

**THE BICHOLIM URBAN CO-OPERATIVE BANK LTD.,**  
**“NANDANVAN”, CENTRAL OFFICE,**  
**BICHOLIM-GOA.**

**NOTICE OF SALE ISSUED UNDER PROVISIONS OF SECURITISATION**  
**AND RECONSTRUCTION OF FINANCIAL ASSETS AND**  
**ENFORCEMENT OF SECURITY ACT, 2002 AND THE SECURITY**  
**(ENFORCEMENT) RULES, 2002.**

**CALLING TENDERS FROM PUBLIC**

The Bicholim Urban Co-operative Bank Ltd., hereinafter called as Bank has taken over possession of the property described hereinbelow by due process of law, and now invites sealed tenders from the public for sale of property described below on the following terms:

<b><u>Sr. No.</u></b>	<b><u>Name &amp; Address of the Borrower/Mortgagers/Sureties</u></b>	<b><u>Total Liabilities</u></b>
1.	M/s. Ishwari Motors Pvt. Ltd.,  Director Smt. Twinkle Anant Vernekar and Anant Narayan Vernekar, FF-3 & 4, Navnath Chambers, Opp. Shivaji Maidan, Bicholim- Goa.	Rs. 5,24,06,625/- as on 31.03.2022 plus further interest and charges from 01.04.2022
2.	Smt. Twinkle Anant Vernekar,  FF-3 & 4, Navnath Chamber, Opp. Shivaji Maidan, Bicholim- Goa.	
3.	Shri. Anant Narayan Vernekar  FF-3 & 4, Navnath Chambers, Opp. Shivaji Maidan, Bicholim-Goa.	
4.	Miss. Sneha Shivanand Mashelkar  H.No. 29, Bhailipeth, Bicholim- Goa.	
5.	Shri. Prashant Chandrakant Dongre  Flat No. 1 Khalchawada, Sarvan, Bicholim-Goa.	

**DESCRIPTION OF IMMOVABLE PROPERTY**

ALL THAT PREMISES being Premises NO.GS-9999 having area of 89.93 square meters, GS-999 having area of 74.16 square meters, GS-99A having area of 12.21 square meters, GS-99B having area of 6.33 square meters and GS-09 having area of 39.50 square meters, situated on the ground floor and premises bearing No. FH 621 Hall admeasuring 186.44 square meters, OF- 531 admeasuring 32.44 square meters, OF- 532 admeasuring 25.74 square meters, OF- 533 admeasuring 28.14 square meters, OF-534 admeasuring 21.07 square meters situated on first floor and an area of 39.15 square meters for the purpose of residential on the second floor of the building alongwith undivided proportionate right in the property known as “ MALAR” or “TONCO” or “ GHAR JAGA”, situated at Bicholim, within the limits of Bicholim Municipal Council, Taluka and Sub District of Bicholim. North Goa District, State of Goa, described in the Land registration of Bicholim under No.1472 of Book B-4 New, enrolled for Matriz Predial in the Taluka Revenue Office of Bicholim under Matriz No. 357, admeasuring 825.00 square meters, presently surveyed under survey No.113/1-A of Village Bicholim.

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- 1) Reserve Price- Rs. 4.00 Crores (Rupees Four Crores only).
- 2) The interested buyers satisfying the terms and conditions mentioned in the tender form and in this notice shall submit the tenders in sealed cover alongwith EMD (Earnest Money Deposit) of Rs. 40,00,000/- (Rupees Forty Lakh only) to the Bank, at its Central Office Branch, Bicholim-Goa on or before 10.08.2022 by 4.00 p.m.
- 3) Tenders shall be opened on 11.08.2022 at 11.00 a.m. at the Central Office of the Bank situated as "Nandanvan", Central Office, Bicholim-Goa.
- 4) The property shall be sold to the highest tenderer/bidder. However, the Bank has absolute discretion to allow inter-se bidding among the tenderers/ bidders who are present at the time of opening of the tenders, if deemed necessary and hence tenderers shall remain present themselves or through their representatives duly authorized in writing.
- 5) The successful tenderers/bideers have to deposit 25% of the purchase amount including EMD already paid within 1 day from the date of acceptance of tender/bid conveyed to him in writing. In default of payment of 25% of the purchase amount or any part thereof, the EMD shall stand forfeited.  
  
The Balance 75% amount of purchase price shall be payable on or before the 15<sup>th</sup> day of confirmation of sale i.e. 26.08.2022 or such extended period as may be agreed in writing and in default of payment of balance of 75% of sale price or part thereof within the stipulated period, the 25% of the purchase price already paid shall be forfeited.
- 6) The property shall be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" and subject to any agreement, encumbrances and liability as may exist on the said property.
- 7) The successful tenderers/bidders shall have to bear stamp duty, registration charges, legal charges etc. for getting the sale certificate registered and also other charges, taxes etc. relating to the said property.
- 8) The interested tenderers/bidders may inspect the property and the documents from 25.07.2022 to 02.08.2022 by calling on Central Office Branch, Bicholim during office hours.
- 9) The terms, conditions and stipulations as contained in the tender form and also in this notice shall be binding on all the tenderers/bidders.
- 10) The tender form shall be available with the Branch Manager of the C.O. Branch, Bicholim-Goa during working hours from 10.00 a.m. to 2.00 p.m. on payment of Rs. 2,500/-Rupees Two Thousand Five Hundred only).
- 11) The Bank shall have the right of rejecting all or any of the tender or adjourn/postpone the sale without assigning any reason whatsoever.

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- 12) In case of liquidation of the secured debts by secured debtor before the payment of the entire bid amount by tenderer, tender shall stand cancelled.

Place: Bicholim-Goa

Date: 19.07.2022

**SD/-**  
**(AUTHORISED OFFICER)**  
**MANAGING DIRECTOR ACTING**  
**THE BICHOLIM URBAN CO-OPERATIVE BANK LTD.,**