

THE BICHOLIM URBAN CO-OPERATIVE BANK LTD.,

'NANDANVAN', CENTRAL OFFICE,

BICHOLIM GOA, 403504

POSSESSION NOTICE

WHEREAS the undersigned being the authorized Officer of The Bicholim Urban Co-operative Bank Ltd., Nandanvan, Central Office, Bicholim-Goa, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest [Act, 2002] and in exercise of powers conferred under Section 13(12) read with [rule 9] of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 21.01.2022 calling upon the borrower **M/s. AVR Realty**, Partnership Firm through its partners **(1) Shri. Virendra Vithal Kamat, resident of 1st Floor, Kamat Building, Near Hari Mandir, Margao-Goa 403601 (2) Shri. Rama Alias Rajiv Dinanath Naik, resident of H.No. E-74, Bombi Niwas, Comba, Margao-Goa 403601 (3) Shri. Amit Vyankatesh Kamat, resident of H.No. 10, Saraswat Colony, Sitaladevi Temple Road, Mahim-Mumbai 400016** to repay the amount mentioned in the notice being Rs. 2,65,81,645/- (Rupees Two Crores Sixty Five Lakhs Eighty One Thousand Six Hundred Forty Five only) towards ODS/32 as on 01.01.2022 and Rs. 2,06,17,401/- (Rupees Two Crore Six Lakh Seventeen Thousand Four Hundred One only) towards LSTS/112 as on 01.01.2022 with further interest and charges within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this 18th day of July of the year 2022.

The Borrower/Mortgagers of the said Property in particular and the public in general are hereby cautioned not to deal with the said Property more particularly described hereinbelow and any dealings in respect of the said Property will be subject to the Charge of The Bicholim Urban Co-operative Bank Ltd., Bicholim Goa for an amount of Rs. 4,71,99,046/-

(Rupees Four Crore Seventy One Lakh Ninety Nine Thousand Forty Six only) towards said Loan/ODS account which was the outstanding amount as on 01.01.2022 with further interest and cost thereon.

The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE PROPERTY

All the property admeasuring 905 sq.mts. alongwith the building constructed thereon, the said property being known as "Indurbata (1/8), situated at Malbhat within the limits of Margao Municipal Council, Taluka and Sub District of Salcete, District South Goa, State of Goa and described in the Land Registration Office under No. 41734 of Book B-108 (New Series) and enrolled in the Taluka Revenue Office under Matriz No. 217 and surveyed under Chalta No. 172 of P.T. Sheet No. 252 in the City Survey of Margao and bounded as under:

On the North: by Municipal Road

On the South: by Chalta Nos. 188, 189, 173 & 175 of P.T. Sheet No. 253

On the East: by Municipal Road

On the West: by Chalta Nos. 380, 319,171 of P.T. Sheet No. 253

Date: 18.07.2022

Place: Bicholim-Goa

**AUTHORIZED OFFICER
THE BICHOLIM URBAN CO-OP. BANK LTD.,
"NANDANVAN", CENTRAL OFFICE,
BICHOLIM-GOA.**