

THE GOA STATE CO-OP. BANK LTD.

Head Office: Sahakar Sankul, Patto Panaji Goa. Ph. 2437641/42/43/44/45

PUBLIC NOTICE FOR SALE OF PROPERTY

(In terms of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act 2002)

The following borrower has failed to repay the amount, herein mentioned below. Notice is hereby given to the following borrower and the public in general that Authorized Officer has taken actual possession of the Mortgaged property described herein below in exercise of powers conferred on them under section 13(4) of the said Act read with relevant rules of the said rules on the date mentioned below. SEALED TENDER are invited by the undersigned for purchase of undernoted properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" as per brief particulars given hereunder.

Name of the Branch: The Goa State Co-op. Bank Ltd. , Borda Branch

Name of Borrowers /Guarantors: (1)Seven Ocean Forex Tours & Travels Pvt. Ltd., Opp.Bank of India,Near Margao Municipality, Margao-Goa. (2) Mr. Gause Shaikh, H.No. 1598, Vasvaddo,Benaulim, Salcete - Goa.

(3) Mrs. Khatiza Bi Shaikh, H.No. 1598, Vasvaddo, Benaulim, Salcete - Goa. (4) Mr. Shaikh Abdul Kadar, H.No. 1598,Vasvaddo, Benaulim, Salcete - Goa. (5) Mrs. Aisha Banu Kadar Shaikh, H.No. 1598, Vasvaddo, Benaulim, Salcete - Goa. Amount Outstanding: Rs. 11,70,34,947/- (Rupees Eleven Crore Seventy Lakhs Thirty-Four Thousand Nine Hundred Forty Seven Only) as on 30/06/2026 plus further interest from 01/07/2026 & expenses & other charges etc.

BRIEF DESCRIPTION OF THE PROPERTY:

SCHEDULE-I

ALL THAT Plot K admeasuring an area of 885 sq. mts. being part of Plot A & Plot B of the property known as "REBODA" first addition situated at Benaulim, within the limits of Village Panchayat Cana-Benaulim, Taluka and Sub District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 9045 at folio 146 overleaf of Book B-23 New series, enrolled in the Taluka Revenue Office of Salcete under Matriz No. 512 and surveyed under No. 133/6-C of Village Benaulim, which Plot K as a separate and distinct unit is bounded: **On The East** : By partly survey No. 133/5 and partly the reserved access, **On The West** : By survey No. 130/5, **On The North** : By survey No. 130/5, **On The South** : By partly the reserved access and partly the Plot G.

Reserve Price : Rs. 92,92,000 /-

Date of Auction: 06/08/2026

Time :11:30 a.m.

NB .I. To the best of knowledge and information of the Bank, there are no other encumbrances, statutory dues like other dues etc. be ascertained by the prospective purchaser(s)/Tenderer in their own interest. **II.** The particulars in respect of the assets specified hereinabove have been stated to the best of the information of the undersigned, who however shall not be responsible for error, misstatement or commission in the said particulars. The Purchaser/Tenderers are therefore, requested to check up in their own interest these and other details before submitting the tenders.

TERMS & CONDITIONS:

1. All the intending bidders should send their bids in closed/sealed cover superscribed as Bid/Tender along with an EMD @ 10% of reserve price (refundable without any interest to unsuccessful bidders) only by way of Demand Draft / Pay order issued in favour of The Goa State Co-op. Bank Ltd., payable at Panaji so as to reach our office on or before **05/08/2026** by **5:00 p.m.**
2. The sealed covers will be opened by the Authorised Officer at The Goa State Co-op. Bank Ltd., H.O., Panaji Goa in the presence of available/intending bidders on **06/08/2026** at **11.30 a.m.**
3. The aforesaid property shall not be sold below the reserve price mentioned above. The said deposit shall be adjusted in the case of successful bidder, otherwise refunded on the same day or later on as decided by the Authorised Officer. The earnest money deposited will not carry any interest.
4. The successful bidder should deposit 25% of the bid amount (inclusive of EMD) on the same day of the sale or within such extended time as permitted by the Authorised Officer, in cash or DD drawn as above and the balance bid amount i.e. 75% within 15 days or within the extended time from the date of confirmation of the sale by the Secured creditor / Authorised Officer. In case of default, all amounts deposited till then shall be forfeited including earnest money.
5. Inspection of the aforesaid property can be permitted on request of the bidder upto **05/08/2026** between **10:00 a.m. to 5:00 p.m.**
6. After opening the tenders, the intending bidders may be given an opportunity, at the discretion of the Authorised Officer, to have inter-se bidding among them to enhance the offer price. The minimum enhancement offers shall be Rs. 5,000/-
7. The highest bid will be subject to approval of the Secured creditor / Authorised Officer.
8. Property will be sold on "As is where is basis" and "As is what is basis" along with other/ liabilities if any.
9. The Bank / Authorised Officer reserve the right to accept or reject any or all offers without assigning any reason. In case all offers are rejected, the Authorised Officer reserves the right to either call for open bid or negotiate with any of the buyers present.
10. All expenses to be borne by the terms & conditions of this sale without any prior notice.
11. The borrowers/Guarantors shall treat this notice as 30 days notice.

Date : 04/07/2026

Place : Panaji- Goa

Sd/-

**AUTHORISED OFFICER
THE GOA STATE CO-OP. BANK LTD.**