THE GOA STATE CO-OP. BANK LTD.,

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

PUBLIC NOTICE FOR SALE OF PROPERTY

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

The following borrowers have failed to repay the amount, mentioned in the respective column. Notice is hereby given to the following borrowers and the public in general that Authorized Officer has taken actual possession of the hypothecated 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 in the table. OFFERS are invited by the undersigned in sealed cover for purchase of undernoted property on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS" as per brief particulars given hereunder.**

(1) Name of the Branch: The Goa State Co-op. Bank Ltd; Upper Bazar Branch. (2)Name of Borrower/Guarantors: M/s Delta City Plaza Mr. Manguesh Bhiku Kundaikar (Director-1), Near Rajashray Bungalow, Gr. Floor, Khadpabandh, Ponda Goa. & **Mr. Afzal Mulla (Director -2)** Near Fatima School, Nagamasjid, Curti, Ponda Goa. **Sureties:1) Mr. Sajanram Bishnoi,** Ramdev Sales, Nagamasjid, Ponda - Goa. **2) Mr. Pradeep Vaman Naik,**H. No. 167/1, Ward No. 8, Shantinagar, Ponda - Goa**. (2) Amount Outstanding: Rs. 4,99,04,117/- as on 30/06/2026 plus further interest, expenses & other charges etc**. **(3) Brief Description of the Property: SCHEDULE NO. I(A)** ALL THAT PLOT No. 5 of the property known as "NOVOZ CANO BHATAVORIL TUCDA" situated at Mardol of Village Priol, Cuncolim, within the area and jurisdiction of Gram Panchayat of Veling, Priol, Cuncolim of the Taluka and sub – district of Ponda, of North Goa District, of the State of Goa, and which property wholly registered in the Land Registration Office of Panjim under No. 4630 of Book B-12 New and enrolled in Matriz records under No. 716, and form part of survey No. 308/1 and which plot as distinct unit is bounded as under on or towards North :- With the road, South : with the land of Devasthan of Shree Mahalsa East :- with the plot No. 4 West : partly with the plot No. 6 and partly with plot A of Priolkar family. **SCHEDULE NO. I (B)** ALL THAT (3) three shops / premises admeasuring 110 Sq. mtrs on lower ground floor and three (3) shops / premises admeasuring 120 Sq. mtrs on upper ground floor altogether an area admeasuring 230 Sq. mtrs on lower upper ground floor of the residential cum commercial building situated in plot No. 5 of the property described in schedule No. I (A) above.

Reserve Price/EMD : Rs. 75,72,950/- **Date of Auction : 13/08/2026** **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 o f 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 **12/08/2026 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 **13/08/2026** 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 **12/08/2026 between 10:00a.m. to 5:00p.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 reserves 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.

Sd/-
Authorised Officer
The Goa State Co-op. Bank Ltd

Date : 09/07/2026
Place : Panaji Goa.

SEAL