



THE CITIZENS' COOPERATIVE BANK LTD.

Administrative Office: 68 B/D Gandhi Nagar, Jammu.
PH No 0191-2432058, FAX NO 0191-2432036

Ref No: Adm/SARFAESI/3413-28

Dated: 10.06.2024

The Manager/Incharges Branch Office,
Kanak Mandi/Moti Bazar/New Plots/Ware House
Vinayak Bazar/Shastri Nagar/Transport Nagar
Gangyal/Akhnoor/Vijaypur/R S Pura/Ext Counter Janipur/
Channi Himmat/Talab Tillo/Sheikh Nagar Jammu.

Subject: - Tender cum sale notice for auction of properties taken under possession under SARFAESI Act in the loan cases of different branches.

We are enclosing here with photocopies of tender cum sale notice published in two news papers Daily Excelsior and Dainik State Samachar for auction of different properties taken under possession by bank through the Authorised Officer under the SARFAESI Act -2002 .In this connection you are requested to display the same on the notice board of your branch/office and also bring the same in the notice of public in large so as to get the properties auctioned at maximum rates.

~~AUTHORISED OFFICER~~

~~Chief Manager
Authorised Officer
The Citizen's Co-operative Bank Ltd.
Jammu-180004~~

Copy to:-

(1) Incharge/ Head (IT) Section , The Citizen's Cooperative Bank Ltd, Jammu with the advise to upload the Tender cum sale notice & Tender form on web site of bank immediately.



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TENDER CUM AUCTION SALE NOTICE

Tender cum sale notice under Rule 8 (6) of Security Interest (Enforcement) Rules, 2002 (the Rules) under Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (The Act).

Sealed bids on the prescribed tender document/form are invited from the interested parties for purchase of mortgaged property/ies/secured assets mentioned in column '6' held as security by the bank against credit facility/ies mentioned in column '4' here under. The properties/secured assets are in possession of the bank which intends to sell the same under the provisions of SARFAESI Act read with the rules thereunder, for recovery of secured debt mentioned in column '7'. The sale of the properties/secured assets shall be on 'As Is Where Is' basis. Arrears, if any, payable towards electricity dues, water dues, other past/future dues/ taxes of what so ever nature etc. shall be paid by the successful bidder in respect of respective property. To the best of the knowledge of the Authorized Officer, no other encumbrance exists on the properties. The tender documents can be obtained from the office of the Authorized Officer at 68 B/D Gandhi Nagar Jammu or can be downloaded from the official website of the bank. Tender document duly completed & necessarily accompanied by the earnest money (refundable to unsuccessful bidder) being 10% of the reserve price by way of demand draft/pay order/CDR in favor of "The Citizens Cooperative Bank Ltd. Jammu" drawn on any bank payable at Jammu, **can be deposited in the office of Authorized Officer by or before 29.06.2024 up to 1.00 PM.** Intending purchasers who desire to inspect the properties/secured assets can contact the concerned branch as mentioned in column '10' herein below on any working day between 10.30 A.M. to 3.00 P.M. by or before 28.06.2024. Tenders shall be **opened by the Authorized Officer on 29.06.2024 at 3.00 noon** in his office in presence of the bidders who desire to be present & the highest bidder shall be declared as successful bidder. The successful bidder shall have to pay 25% of the bid amount including earnest money on the day of opening of tenders or not later than next working day and balance amount (75% of the sale consideration) within 15 days thereafter. However, the sale, shall be subject to confirmation by the secured creditor. The detailed terms & conditions of the sale are prescribed in the tender document itself.

S. No.	Name of The Borrowers	Name of Guarantors	Nature of Credit Facility	Name of Mortgagor	Description of Property/ Secured Assets	Amount Due	Reserve Price	Earnest Money	Name of Branch
1	2	3	4	5	6	7	8	9	10
1	Mohd Farooq S/o Sh Ghulam Hussain R/o Lane No 4 Gurah Brahmana Ban Talab Jammu	Mohd Bashir S/o Sh Wazir Mohd R/o H No 148 Vidhata Nagar Bhatindi Jammu S Manjit Singh S/o S Amar Singh R/o H No 2 Sec C Sainik Colony Jammu	Housing Loan for Rs. 14.00 lakhs	Mohd Farooq S/o Sh Ghulam Hussain R/o Lane No 4 Gurah Brahmana Ban Talab Jammu	Land measuring 14 marlas out of 1 Kanal 4 Marlas falling under Kh No. 65 Min Khawat No. 60, Khata No. 245 Min along with construction over it situated at Gurah Brahmana Bantalab Jammu	Rs. 2128730.00 as on 19.02.2022 together with further interest & charges	Rs. 29.64 lakh	Rs. 2.97 Lakh	Vinayak Bazar 0191-2548433
2	Jasprit Singh S/O S. Prem Singh R/O Chatha Hakkal Satwari a/p 52, Digiana Camp Jammu.	Ramneek Singh S/O Jasbir Singh R/O 301 sec 4 Channi Himmat Jammu. Amandeep Singh S/O S. Rajinder Singh R/o Upper Gadi Garh near Exchange.	Housing loan of Rs.8.00 lakhs	Jasprit Singh S/O S. Prem Singh R/O Chatha Hakkal Satwari A/present 52, Digiana Camp Jammu.	10 marla land under Kh.No.103, Khata No.332 Khawat No. 77 situated at Raipur Satwari Jammu	Rs.1852144.00 as on 31.12.2021 with further interest.	Rs. 6.26 lakh	Rs 62600/-	Shastri Nagar 0191-2452107
3	Rohitas Kumar S/o Sh. Bai Nath R/o Village Agra Chak R.S.Pura Sole prop M/S Jai Datti Karyana Store Agra Chak R.S.Pura	Harbans Lal S/O Sh. Daya Ram R/O Near ITI College R.S.Pura	Cash Credit limit for Rs.4.00 lakhs	Rohitas Kumar S/o Sh. Bai Nath R/O Village Agra Chak R S Pura	Land measuring 5 Kanals & 17 Marlas falling under Kh.No.1421/901 over which three shops measuring 10'X13' each are constructed situated at Village Chak Agra R S Pura Jammu (Land/secured assets can also be purchased in lots).	Rs. 930250.00 as on 15.12.2017 together with further interest and charges	Rs. 32.90 Lakh	Rs 3.29 Lakh	R.S.PURA 01923-250488
4	M/S Hotel Green Star, Jogi Gate, Jammu Sole Prop Mrs Rifat Khan W/o Shah Nawaz Khan R/o H.No.152 Jogi Gate Jammu	1.Sh Shadi Lal S/o Sh Durga Dass R/O Village Mandrian P.O Mera Akhnoor Jammu 2. Sh.Parvez Akhter S/o Sh Akhter Ali R/O H No 4 Upper Gujjar Colony Jammu	Term loans for Rs 15.90 Lakhs	Mrs Rifat Khan w/o Shah Nawaz Khan R/O HNO-152 Jogi Gate Jammu	Land measuring 893 sqft over which a double storey building situated at Jogi Gate Jammu, standing in name of Mrs Rifat Khan w/o Shah Nawaz Khan and is bounded as under: North: Land of Standard Hotel South: Open Land of Gulam Mustafa East: Rajput School, West: Public Lane	Rs.11636921.00 together with further interest & charges thereon w.e.f. 31.12.2022	Rs. 44.01 Lakhs	Rs 440100/-	Vinayak Bazar 0191-2548433
5	M/S Gee Ess Traders Narwal Pain Satwari Prop- Smt Rajni Devi W/o Sh.Janak Raj R/o Village Puro Bb Bhan,Tehsil R.S Pura Jammu	Sh.Mohinder Pal S/o Sh. Mela Ram R/o Village Puro Bhan,Tehsil R.S Pura Jammu and Sh.Keshav Lal S/O Sh. Kaku Ram R/oVillage Chak Agra, R.S.Pura, Jammu	Cash Credit Limit of Rs 19.00 Lakhs	Sh.Mohinder Pal S/o Sh. Mela Ram R/o R/o Village Puro Bhan,Tehsil R.S Pura Jammu (Guarantor /Mortgager)	Land Measuring 2 Marla along with two shops falling under Kh.No-57, Khata No32,Khawat No-8, Situated at Village Puro Bhan Tehsil R.S.Pura Jammu	Rs.1804843.00 along with further interest & charges w.e.f 07.11.2017	Rs. 15.41 Lakhs OR Rs 770500/- for Per Shop	Rs 154100/- Or Rs 77050/- Per Shop	Shastri Nagar 0191-2452107

The Authorized Officer reserves the right to reject all or any offer without assigning any reason or postpone the auction date. This publication is also 15 days notice to the Borrower/ Mortgagors/ Guarantors of the above said loan accounts about holding of sale of the mortgaged properties on the above mentioned date/place.

Ref. No: ADM/SARFAESI/3396

Dated: 07.06.2024

AUTHORIZED OFFICER

DAILY EXCURSION 09-06-2024