



# THE CITIZENS' CO-OPERATIVE BANK LTD.

Administrative Office: 68 B/D Gandhi Nagar, Jammu

Ph. No. 0191-2432058, Fax: 0191-2432036 Website: [www.citizenscooperativebankjammu.com](http://www.citizenscooperativebankjammu.com)

## SALE CUM AUCTION NOTICE

Sale cum Auction Notice for Sale of Immovable property under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (The Act) & under Rule 8(6) of Security Interest (Enforcement) Rules, 2002 (The Rules).

Sealed bids on the prescribed tender document are invited from the interested parties for purchase of mortgaged property/secured asset held as security by the Bank against credit facility/ies availed of by Borrower hereunder. The property/secured asset is in possession of our Bank which we intend to sell under the provisions of the SARFAESI Act read with the Rules there under, for the recovery of secured debt.

The sale of property/secured asset is on "as is where is", "as is what is", and "whatever there is" basis. The tender documents can be obtained from the Branch New Plot, Jammu or from office of the Authorized Officer at 68 B/D Gandhi Nagar Jammu or can be downloaded from the official website of the Bank. Bids can be submitted at The Citizens Cooperative Bank Ltd., Adm Office 68 B/D Gandhi Nagar Jammu on any working day from 23<sup>rd</sup> of December, 2024 to 27<sup>th</sup> of January, 2025 by or before 1.00 P.M. Intending purchasers who desire to inspect properties/secured assets/Title deed can visit Branch Office New Plot, Jammu on any working day from 23<sup>rd</sup> of December, 2024 to 27<sup>th</sup> of January, 2025 between 10:30 A.M to 3.00 P.M. Tenders shall be opened by Authorized Officer of The Citizens Cooperative Bank Ltd., Jammu at 4:00 P.M on 27<sup>th</sup> January, 2025 at Administrative Office 68 B/D Gandhi Nagar Jammu, in the presence of the bidders who intend to be present and the highest bidder shall be declared as successful bidder subject to his/her/their bid/offer accepted by the Authorized Officer of the Bank. The sale, however, shall be subject to confirmation by the secured creditor. The property shall not be sold below the Reserve Price. All the charges/dues including registration charges, stamp duty, electricity & water charges and taxes etc. shall have to be borne by the purchaser exclusively of his own. Measurement of the property, however may be verified by the bidder(s) at site/Revenue authorities prior to participating in the auction. The sealed bids to be accompanied by Earnest Money Deposit being 10% of the Reserve Price by way of Call Deposit Receipt (CDR) pledged to "The Citizens Cooperative Bank Ltd. Jammu" or by Demand draft in favour of "The Citizens Cooperative Bank Ltd. Jammu" payable at Jammu. The Earnest Money Deposit (EMD) will not attract any interest. The successful bidder shall have to deposit 25% of the sale amount/offer amount (inclusive of Earnest Money Deposited) with the Authorized Officer on the same day on which the tenders will be opened or not later than next working day by D.D or P.O in favour of The Citizens Cooperative Bank Ltd. Jammu payable at Jammu and the balance amount (75% of the sale consideration) to be deposited within 15 days after the confirmation of sale Or as agreed in writing between the purchaser and the secured creditor as per the provisions of the Act/Rules. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on part of the successful bidder, the bank shall be entitled to forfeit all the money paid till then by the successful bidder and the property/secured asset shall again be put for resale in absolute discretion of the authorised officer. The Authorized Officer reserves the right to reject all or any offer/postpone the auction without assigning any reason thereof. Applications without tender document & EMD shall not be entertained. The detailed terms and conditions of sale are prescribed in the tender document available at the Branch New Plot, Jammu (01912578796) or Authorized Officer at 68 B/D Gandhi Nagar Jammu or can be downloaded from the official web site of the bank.

Name of Firm/Borrower/Guarantor	M/S Rama Motors, Prop:- Sh Sunil Gupta S/o Sh Ram Lal Gupta R/o HNO-76 WNO-59 Suraksha Vihar Paloura, Jammu. Guarantors: (a) Mrs. Rakesh Gupta W/o Sh Sunil Gupta R/o HNo. 76, Suraksha Vihar Paloura, Jammu. (b) Sh Khitan Kumar S/o Sh Tej Ram R/o Ward No 51 Mana Basti Talli Morh Jammu. M/s Agran Traders; Prop:- Mrs. Rakesh Gupta W/o Sh Sunil Gupta R/o HNo. 76, Suraksha Vihar Paloura, Jammu Guarantors: (a) Sh Sunil Gupta S/o Sh Ram Lal Gupta R/o HNO-76 WNO-59 Suraksha Vihar Paloura, Jammu. (b) Sh Khitan Kumar S/o Sh Tej Ram R/o Ward No 51 Mana Basti Talli Morh Jammu.
Nature of Facility	Cash Credit Limit for Rs. 47.00 Lacs Cash Credit Limit for Rs. 45.00 Lacs
Name of Mortgagor	Sh. Sunil Gupta S/o Sh. Ram Lal Gupta R/o HNO-76 WNO-59 Suraksha Vihar Paloura, Jammu. (In both cases)
Description of Secured Assets	Land Measuring 10 marlas with Double Storied commercial building constructed over it, under Khasra no 14 min, Khewat no. 4 and Khata no 626 min situated at NH Raipur Domana, Teh & Distt. Jammu standing in the name of Sh Sunil Gupta S/o Sh. Ram Lal Gupta R/o HNO-76 WNO-59 Suraksha Vihar, Paloura, Jammu (Mortgager) in the instant credit facilities.
Amount Due	Rs. 1,06,26,281.00 (combined for both accounts) with further interest & charges thereon w.e.f 05.02.2024
Reserve Price	Rs. 90,10,000.00
Earnest Money Deposit 10% Of Reserve Price	Rs. 9,01,000.00
Name of the Branch	New Plot, Jammu

The Borrower's attention is hereby invited to the applicable provisions of the SARFAESI Act in respect of the time available to redeem the Secured Assets. This publication is also a notice to the borrower/mortgagor/guarantor(s) of the above said loan accounts about holding of sale of the mortgaged property. The property is free from all the encumbrances to the best of the knowledge of the Authorized Officer.

Ref. No: Adm/SARFAESI/4085  
Dated : 21.12.2024

AUTHORIZED OFFICER

Daily Excelsior

Dated 22-12-2024



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Ref. No: Adm/SARFAESI/4095  
Dated : 21.12.2024

AUTHORIZED OFFICER

Dainik State Samachar Dt 22-12-2024