



## 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/3367-82

Dated: 13-05-2024

The Chief Manager/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/Loans ,Jammu.

**Subject: - Tender cum sale notice for auction of properties under SARFAESI Act in loan cases: M/S RAMA MOTORS AND M/S AGRAN TRADERS, - B/O NEW PLOT**

We are enclosing here with photocopies of **tender cum sale notice** published in Newspapers dated 11.05.2024 i.e Daily Excelsior and Amar Ujala, for auction of immovable property, mortgaged in the captioned loan cases . The property mentioned in the notice is under the physical possession of the Bank under the provisions of SARFAESI Act. You are advised to display the same on the notice board of your branch/office with further advice to bring the same in the notice of public in large so as to get the property auctioned at maximum rates.

**AUTHORISED OFFICER**

*[Signature]*  
Chief Manager  
Authorised Officer  
The Citizen's Co-operative Bank Ltd.  
Jammu-180004

Copy to :- ✓

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



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Ph. No. 0191-2432058, Fax: 0191-2432036 Website:

[www.citizenscooperativebankjammu.com](http://www.citizenscooperativebankjammu.com)

## TENDER CUM SALE NOTICE

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 thereunder, for the recovery of our 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 office of the Authorized Officer at 68 B/D Gandhi Nagar Jammu or can be downloaded from the official website of the bank on any working day from **11<sup>th</sup> of May, 2024 to 29<sup>th</sup> of May, 2024**. Bids can be submitted at Adm Office 68 B/D Gandhi Nagar Jammu on any working day up to **29<sup>th</sup> May, 2024 till 1 Pm.** Intending purchasers who desire to inspect properties/secured assets can visit Branch Office New Plot Jammu on any working day from **11<sup>th</sup> of May, 2024 to 28<sup>th</sup> of May, 2024** 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 29<sup>th</sup> May, 2024 at Administrative Office 68 B/D Gandhi Nagar Jammu**, in the presence of the bidders who intend to be present. 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 at his own. 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. 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.

Name of Firm/Borrower/Guarantor	3. <b>M/S Rama Motors</b> , 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. 4. <b>M/s Agran Traders</b> ; 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	3. Cash Credit Limit for Rs. 47.00 Lacs 4. 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	<b>Land Measuring 10 marlas with Double Storied commercial building constructed over it, under Khasra no 14 min, Khawat no. 4 and Khata no 626 min situated at National Highway, Raipur Domana, Teh &amp; 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.</b>
Amount Due	<b>Rs.1,06,26,281.00 (combined for both accounts) with further interest &amp; charges thereon w.e.f 05.02.2024</b>
Reserve Price	<b>Rs. 1,23,52,500.00</b>
Earnest Money Deposit 10% of Reserve Price	<b>Rs. 12,35,250.00</b>
Name of the Branch	New Plot, Jammu

This publication is also a notice about holding of sale to the borrower/mortgagor/guarantor(s) of the above said loan accounts. The property is free from all the encumbrances to the best of the knowledge of the Authorized Officer.