**THE CITIZENS’ CO-OPERATIVE BANK LTD.**



Administrative Office: 68 B/D Gandhi Nagar,Jammu Ph No 01912432058

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

AUCTION 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 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 **25th** **of July, 2025**. Bids can be submitted at Adm Office 68 B/D Gandhi Nagar Jammu on any working day up to **26th August, 2025** **till 1.00 Pm**. Intending purchasers who desire to inspect property/secured assets can visit Branch Office **Vinayak Bazar Jammu** on any working day from from **25th of July, 2025 to 25th of August, 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 26th August, 2025 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/Pay order 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 payabale 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 terms and conditions in detail for the sale are prescribed in the tender document available at official web site of bank & at the Branch Vinayak Bazar, Jammu ( 0191-2548433.Mobile-9419221227) or in office of Authorized Officer at 68 B/D Gandhi Nagar Jammu .

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| **Name of Borrower**  **Name of Co-Borrower**  **Name of Guarantor’s** | **Anwar Hussain S/o Sh Ahmed Din R/o H No 50 Narwal Pain Satwari Jammu**  **Mrs Baby W/o Sh Anwar Hussain R/o H No 50 Narwal Pain Satwari Jammu**   1. **Sh Kiran Kumar S/o Sh Madan Lal R/o H No 2 Krishna Nagar Jammu**   **(B). Sh. Jagjit Singh S/o Sh. Kartar Singh R/o H No 147 W No 1 Narwal Pain Satwari Jammu** |
| **Nature of Facility** | **Housing Loan for Rs. 18.00 Lacs** |
| **Name of Mortgagor** | **Anwar Hussain S/o Sh Ahmed Din R/o H No 50 Narwal Pain Satwari Jammu.** |
| **Description of Secured**  **Assets /Property** | **Land measuring 4 Marlas & 6 Sarsai falling under Khasra No. 306 min (new) 106 (old), Khata No. 125 min/178, Khewat No.22/30 along with a double storey residential building bearing H.No. 50, Narwal Pain Satwari Jammu is constructed belonging to Sh. Anwar Hussain S/O Sh. Ahmed Din (Borrower cum mortgagor in the instant credit facility)** |
| **Amount Due** | **Rs 3671132.00 with further interest & charges thereon w.e.f 24.07.2025** |
| **Reserve Price** | **Rs. 3786000 (Rupees Thirty Seven Lakhs Eighty Six Thousands Only)** |
| **Earnest Money Deposit**  **10% of Reserve Price** | **Rs. 378600.00 (Rs Three Lakh Seventy Eight Thousand & Six Hundred only)** |
| **Name of the Branch** | **Vinayak Bazar, Jammu, phone No:-0191-2548433, 9419221227** |

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.

**Ref. No : Adm/SARFAESI /4540**

**Dated : 24.07.2025 AUTHORIZED OFFICER**