



# THE CITIZENS' CO-OPERATIVE BANK LTD.

Administrative Office: 68 B/D Gandhi Nagar, Jammu.  
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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 15.10.2024 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 15.10.2024. Tenders shall be opened by the Authorized Officer on 16.10.2024 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.

Sl. 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	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, & Anand-deep 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 Rajpur Satwari Jammu	Rs.1852144.00 as on 31.12.2021 with further interest	Rs. 5.01 lakh	Rs 50100/-	Shastri Nagar 0191-2452107
2	M/S Hotel Green Star, Jogi Gate, Jammu Sole Prop Mrs Rifat Khan W/o Shah Nawaz Khan R/o Hno.152 Jogi Gate Jammu	1. Sh. Shadi Lal S/o Sh. Durga Dass R/O Village Mandrian P.O. Mera Akhnor 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. 35.75 Lakhs	Rs. 357500/-	Vinayak Bazar 0191-2548433
3	M/S Gee Ess Traders Narwal Pain Satwari Prop- Smt Rajni Devi W/o Sh. Janak Raj R/O Village Puro 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/O Village Chak Agra, R.S.Pura, Jammu	Cash Credit Limit of Rs 19.00 Lakhs	Sh. Mohinder Pal S/o Sh. Mela Ram R/O Village Puro Bhan, Tehsil R.S.Pura Jammu (Guarantor /Mortgager)	Land Measuring 2 Marla along with two shops falling under Khasra No-57, Khata No.32, Khawat No-8 Situated at Village Puro Bhan Tehsil R.S.Pura Jammu	Rs. 1804643.00 along with further interest & charges w.e.f 07.11.2017	Rs. 11.25 Lakhs OR Rs. 562500/- for Per Shop	Rs. 112500/- OR Rs. 56250/- Per Shop	Shastri Nagar 0191-2452107
4	M/S Music Dot Com Kali Janni, Jammu Prop Sh. Kuldeep Gupta S/o Lt Sh. Banarsi Dass Gupta R/o H No. 133 Raj Tilak Road, Jammu	Sh. Suresh Kumar S/o Sh. Puran Chand R/o H No. 191- Shehidi Chowk, Jammu & Sh. Pallav Gupta S/O Sh. Kuldeep Gupta R/o 133, Raj Tilak Road, Jammu.	Cash Credit Limit of Rs 45.00 Lakhs	Sh. Kuldeep Gupta S/o Lt Sh. Banarsi Dass Gupta R/o H.No. 133 -Raj Tilak Road, Jammu	A double storied building & a shop situated at 133, Raj Tilak 15Road, Kali Janni, Jammu which is bounded as under North: Mahajan Sabha South: Lane East: House of Sh. Mohan Jawar West: House of Sh. Shashi Kumar	Rs. 4820936.00 along with further interest & charges w.e.f 30.07.2019	Rs. 56.67 Lakhs	Rs. 566700/-	Moti Bazar Jammu Contact No 0191-2579544
5	(a) M/S Rama Motors, Prop- Sh. Sunil Gupta S/o Sh. Ram Lal Gupta (b) M/S Agran Traders, Prop- Ms. Rakesh Gupta W/o Sh. Sunil Gupta Both R/o HNO-76, WNO-59 Suraksha Vihar Paloura, Jammu.	Guarantors: In M/S Rama Motors & M/S Agran Traders (a) Mrs. Rakesh Gupta w/o Sh. Sunil Gupta (b) Sh. Sunil Gupta S/o Sh. Ram Lal Gupta R/O Both (a&b) WNO-59 Suraksha Vihar Paloura, Jammu (c) Sh. Khitan Kumar S/o Sh. Tej Ram R/o Ward No 51 Mana Basti Talli Morh Jammu.	(a) Cash Credit Limit of Rs 47.00 Lakhs (b) Cash Credit Limit of Rs 45.00 Lakhs Total (a&b) Rs 92.00 Lakhs	Sh. Sunil Gupta S/o Sh. Ram Lal Gupta R/O HNO-76, WNO-59 Suraksha Vihar Paloura, Jammu. in M/S Rama Motors & M/S Agran Traders	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 Rajpur Domana, Teh & Distt. Jammu	Rs. 1,06,26,281.00 (combined for both accounts) with further interest & charges thereon w.e.f 05.02.2024	Rs. 1000700/- (Rs. One Crore seven Thousand Only)	Rs. 1000700/- (Rs. Ten Lakh Seven Hundred Only)	New Plot Jammu Contact No 0191-2578799

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 a 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.