



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, tax arrears 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 23.04.2024 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 22.04.2024. Tenders shall be opened by the Authorized Officer on 23.04.2024 at 4.00 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, however, 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 the Branch
1	2	3	4	5	6	7	8	9	10
1	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 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. 51.48 Lakhs	Rs. 5.15 Lakhs	Vinayak Bazar Jammu
2	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-Shahidi Chowk, Jammu and 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 Road, 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. 66.27 Lakhs	Rs. 6.63 Lakhs	Moti Bazar Jammu
3	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 Khewat 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. 31.20 lakhs	Rs.3.12 Lakhs	Vinayak Bazar Contact No 0191-2579544
4	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/p 52, Digiana Camp Jammu.	10 marla land under Kh.No.103, Khata No.332 Khewat No. 77 situated at Raipur Satwari Jammu	Rs.1852144.00 as on 31.12.2021 with further interest.	Rs. 7.73 lakhs	Rs. 77300/-	Shastri Nagar Contact No 0191-2452107

5	Asha Vaid W/O Sh. Vijay Kumar R/O Baspur Bangla Tehsil. Suchetgarh M/S Vaid Traders	Vijay Kumar S/O Amar Nath R/O Baspur Bangla Suchetgarh, Raj Kumar S/O Amar Nath R/O Baspur Bangla, Suchetgarh	C/C limit of Rs. 4.00 lakhs	Vijay Kumar S/O Amar Nath R/O Baspur Bangla Teh. Suchetgarh.	3 shops on the ground floor and one residential house on 1 st floor over land measuring 1107 SFT. Under Khasra No. 568, Khata 486, Khewat 18 at Village Fatehpur Slarian R.S.Pura	1864853.00 as on 13.5.2019 with further interest and other charges	Rs. 5.50 lakhs	Rs. 55000/-	R.S.Pura Contact No 01923-250488
6	Rohtas Kumar S/o Sh. Baij 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	Rohtas Kumar S/o Sh. Baij Nath R/o Village Agra Chak R S Pura	Land measuring 5 Kanals & 17 Marlas falling under Khasra 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. 34.64 Lakhs	Rs. 3.47 Lakhs	R.S.Pura Contact No 01923-250488

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/3188
Dated: 04.04.2024


AUTHORIZED OFFICER

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