



**CITIZEN CREDIT**

CO-OPERATIVE BANK LTD  
(A Scheduled Multi-State Bank)

**Registered Office: CITIZEN CREDIT CENTRE, CTS No.236, Marve Road, Orlem, Malad (West), Mumbai 400 064.**

**NOTICE OF SALE THROUGH PRIVATE TREATY**

**Notice of sale through private treaty sale of immovable assets charged to the bank under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT)**

The Authorized Officer of CITIZEN CREDIT CO-OPERATIVE BANK LTD has taken over possession of the schedule property u/s 13(4) of the SARFAESI Act. Public at large is informed that the secured property as mentioned in the Schedule is available for sale through Private Treaty, as per terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS".

<b>Name of the Branch &amp; Account</b>	<b>Name of the Owner of the Property</b>	<b>Details of the Property</b>	<b>Reserve Price (Rs.)</b>	<b>Earnest Money Deposit (Rs.)</b>
<b>Nani Daman Branch</b> <b>Mr. Nainesh Shah (deceased) through his legal heirs and Mrs. Mandakini Shah</b>  <u>Name of Guarantors:</u> Mrs. Bhumita Panchal Mr. Vijay Panchal  <u>Amount Outstanding as on 31.12.2022:</u> Rs.77,40,226.33 with further interest and cost, expense etc	Mr. Nainesh Shah (deceased) through his legal heirs and Mrs. Mandakini Shah	Shop No.10, Ground Floor, Plot No.1/A, Village Chhiri, Tal Pardi, Dist Valsad, Gujarat, Area 279 sqft (carpet).	Rs.12,00,000/- (Rupees Twelve Lakhs Only)	Rs.1,00,000/- (Rupees One Lakh Only)

**Terms & Condition for sale of property through private treaty are as under:**

1. Sale of Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS".
2. The purchaser has to deposit Rs.1,00,000/- (EMD) along with the application. The purchaser shall have to deposit 25% of the offer price, adjusting the EMD already paid, immediately after the acceptance of offer price by the Authorised Officer and the balance 75% of the offer price on or before 15<sup>th</sup> day of sale or within such extended period as agreed upon in writing which shall be solely at the discretion of the Bank.
3. In the event of failure to remit the balance 75% amount as required under clause (2) above the EMD paid will stand forfeited to the Bank.

4. The interested purchaser shall submit their application with self-attested copy of PAN Card and Proof of Identification/ Address Proof along with the Application Form to email ID: [legal@citizencreditbank.com](mailto:legal@citizencreditbank.com). The Notice of Sale with the format of application for participation in private treaty is available on Bank's website- [www.citizencreditbank.com](http://www.citizencreditbank.com).
5. The interested purchaser shall submit their Earnest Money Deposit (EMD) (as mentioned above) through NEFT/ RTGS in the following Account: 10057700, Name of the A/C.: CITIZENCREDIT CO-OPERATIVE BANK LTD., IFSC Code: CCBL0209005.
6. In case of rejection of offer of purchase by the Bank the EMD paid to the Bank will be refunded without any interest.
7. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way, for any third-party claims/rights/dues.
8. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/ Secured Creditor in this regard at a later date.
9. The Bank reserves the right to reject any offer of purchase without assigning any reason.
10. In case of more than one offer, the Bank will accept the highest offer, if highest bidder fails to deposit the remaining amount; then the Bank may request & accept the second highest offer.
11. The interested buyers can approach the Authorised Officer: **Mr. Anthony Noronha, Mobile No. +91- 9819576214, e-mail ID: [legal@citizencreditbank.com](mailto:legal@citizencreditbank.com) during working hours (10 am to 6 pm) from Monday to Saturday** for further details/clarifications and for submitting their application.
12. The purchaser shall bear the applicable stamp duty, registration expenses, transfer charges, etc and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees, etc due against the property.
13. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules.
14. Last date of receipt of offer will be 13.02.2023 by 05.00 pm.

Date: 23.01.2023  
Place: Mumbai



Authorised Officer

CITIZENCREDIT CO-OPERATIVE BANK LTD.

