

CITIZEN CREDIT Co-Operative Bank Ltd.
Registered Office: CITIZEN CREDIT CENTRE, CTS No. 236, Marve Road, Orlem, Malad (West), Mumbai 400 064.

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

Sale of immovable properties mortgaged to Bank under **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002)**

Whereas, the Authorized Officer of CITIZEN CREDIT CO-OP BANK LTD has taken Possession of the following properties as per the Act / pursuant to the Order Passed under section 14 of the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** by the concerned Magistrate office/s in the following loan account/s with right to sell the same on **“AS IS WHERE IS BASIS”** and **“AS IS WHAT IS BASIS”** for realization of Bank’s dues plus interest as detailed hereunder. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.bankeauctions.com>)

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

Name of the Branch & Account	Name of the owner of the property	Details of property	Outstanding Amount as per order / 13(2) Date of order u/s 14	Reserve Price (Rs.)	Date and Time of Inspection	Date & Time of EMD
				EMD		Date & Time of E-Auction
				Bid Increase Amount		
Sahar Branch Mrs. Veronica D'Mello and Mr. Movin D'Mello <u>Name of Guarantors:</u> Mr. John Felix D'Souza, Mrs. Virginia Simpson Gomes and Ms. Teresa Pereira	Mr. Movin D'Mello and Mrs. Veronica D'Mello	Property No.1 Flat No. 402, 4th Floor, Concept Gharonda CHSL, Plot No 20, Sector No.27, Village Kharghar, Taluka Panvel, District Raigad, Navi Mumbai – 410 210, Area – 452 sq ft (Built up)	Rs.13,76,243/- as on 31.01.2022 – 13 (2) (plus interest & charges from 01.02.2022)	Property No.1 Rs.30,74,000/- Rs.3,07,400/- Rs.50,000/-	04.07.2022 11.00 am to 2.00 pm	EMD by 13.07.2022 by 5.00 p.m. E-Auction on 14.07.2022 11.00 am to 12.30 pm
Bandra Branch M/s. ARB Interactive (Prop: Mr. Vikram D'Souza) <u>Name of Guarantors:</u> Mrs. Aarti Shantikumar and Late Maj. Gen. Eustace D'Souza	Maj. Gen. Eustace D'Souza (Since deceased) through his Legal Heirs. 1. Mr. Vikram D'Souza, 2 Brother Eric D'Souza, 3. Mr. Karl D'Souza, 4. Dr. Lalitha D'Souza, 5. Mr. Michael D'Souza, 6. Ms. Nisha Padbidri, 7. Dr. Deepak D'Souza, 8. Ms. Kavita D'Souza and 9. Ms. Chiaveli Diya D'Souza	Property No.2 Flat No.1, 1st Floor, Grosvenor CHSL, Plot No.174/A, CTS No.C/579, St. Cyril's Road, Bandra (West), Mumbai - 400 050. Area: 707.37 sq.ft. (carpet)	Rs.172,30,739.70 as on 30.11.2018 – 13 (2) (plus interest & charges from 01.12.2018) U/s 14 Order dated 21.11.2019	Property No.2 Rs.2,52,58,000/- Rs.25,25,800/- Rs.1,00,000/-	02.07.2022 11.00 am to 2.00 pm	EMD by 13.07.2022 by 5.00 p.m. E-Auction on 14.07.2022 11.00 am to 12.30 pm
Bandra Branch M/s. PCD Linovate Global (Erstwhile M/s. PCD Fire Systems) (Partners: Mr. Christopher Pereira and Mr. Joseph Rozario) <u>Name of Guarantors:</u>	M/s. PCD Linovate Global (Erstwhile M/s. PCD Fire Systems)	Property No.3 Gala No.A/149, 1 st Floor, Ghatkopar Industrial Estate, Agra Road Industrial Premises Co-op Society Ltd, Amrut Nagar, LBS Marg, Ghatkopar (West), Mumbai – 400 086. Area - 875 sq.ft (Carpet)	Rs.24,23,368.02 as on 30.11.2019 - as per Order (plus interest & charges from 01.12.2019) U/s 14 Order dated 04.01.2021	Property No.3 Rs.1,70,10,000/- Rs.17,01,000/- Rs.1,00,000/-	02.07.2022 11.00 am to 2.00 pm	EMD by 13.07.2022 by 5.00 p.m. E-Auction on 14.07.2022 11.00 am to 12.30 pm

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Mr. Christopher Pereira and Mr. Joseph Rozario						
Marol Branch M/s Dsouza Travels Pvt Ltd/ Mr.Saver Elias D'Souza & Mrs.Shaila Saver D'Souza <u>Name of Guarantors</u> Mr.James D'Souza	Mr.Saver Elias D'Souza and Mrs.Shaila Saver D'Souza	Property No.4 Unit No.42, 2 nd Floor, A Wing, Raj Industrial Complex Premises Co-operative Society Ltd, Military Road, Marol, Andheri (East), Mumbai – 400 059. Area-980 sq ft (Built up)	Rs.84,12,931.98 and Rs.43,07,447.98 as on 30.11.2019 -13 (2) (plus interest & charges from 01.12.2019) U/s 14 Orders dated 04.01.2021	Property No.4 Rs.1,76,40,000/- Rs.17,64,000/- Rs.1,00,000/-	16.07.2022 11.00 am to 2.00 pm	EMD by 27.07.2022 by 5.00 p.m. E-Auction on 28.07.2022 11.00 am to 12.30 pm
Margao Branch M/s. Goa Mining & Minerals <u>Name of Guarantors:</u> Mr. Mariano Rodrigues and Mrs.Martha Rodrigues	Mr. Mariano Rodrigues	Property No.5 Plot No. A-2, admeasuring an area of 450 sq. mts, forming a part of the larger property known as 'Furandongor', situated within the limits of Village Panchayat of Sao Jose de Areal, Salcette Taluka, State of Goa and surveyed under Survey No. 28/0 of Wadd Mugall, Village of Sao Jose de Areal along with residential house constructed thereon having Panchayat House No.779/D	Rs.5,95,26,065.86 as on 30.09.2018 - 13 (2) (plus interest & charges from 01.10.2018) U/s 14 Order dated 06.05.2019	Property No.5 Rs.1,82,25,000/- Rs.18,22,500/- Rs.1,00,000/-	02.07.2022 11.00 am to 2.00 pm	EMD by 13.07.2022 by 5.00 p.m. E-Auction on 14.07.2022 11.00 am to 12.30 pm

ELIGIBILITY CRITERIA FOR PROPERTY NO.2:

The prospective bidders are put on a notice that the co-operative housing society of the building wherein the flat/property is situated would allow membership to only a Roman Catholic and that the admission to membership shall also be subject to strict adherence to the bye-laws of the society by the prospective buyer. Therefore, it shall be the sole and exclusive liability, responsibility and obligation of the prospective bidder/buyer to satisfy himself about adherence to the bye-laws of the society before submitting any bid and the bank assumes no liability or responsibility in respect of any dispute that may arise between the prospective bidder/buyer and the society for any reason whatsoever.

TERMS & CONDITIONS:

The e-auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property (ies) put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. 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.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their Bid. The inspection of properties put on auction will be permitted to interested bidders at site as mentioned above.
- The interested bidders shall submit their EMD (as mentioned above) through NEFT/ RTGS in the following **Account: 2090055100000001, Name of the A/C.: The Authorized Officer, CITIZEN CREDIT Co-Operative Bank Ltd., Name of the Beneficiary: CITIZEN CREDIT Co-Operative Bank Ltd., IFSC Code: CCBL0209005 (fifth digit is zero)**. Please note Cheques will not be accepted as EMD amount.
- After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the e-copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan ii) Copy of PAN Card iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Aadhar Card/ Voter ID Card/ Driving

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License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE- II & III (can be downloaded from the Web Portal: <https://www.bankeauctions.com>) AFTER DULY FILLED UP & SIGNATURE IS ALSO REQUIRED.

5. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact **M/s. C1 INDIA Pvt Ltd, Plot No. 301, 1st floor, Udyog Vihar, Phase 2, Gurgaon, Haryana, Pin: 122015, Help line No. +91-124-4302020 / 21 / 22 / 23 / 24, +91-9594597555, Help Line email ID: support@bankeauctions.com** and for any property related query may contact Authorised Officer: **Mr. Tony Miranda, Mobile No. +91- 9970 81 1705, e-mail ID: cm.legal@citizencreditbank.com during working hours (10 am to 6 pm) from Monday to Saturday.**
6. Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-auction process.
7. The interested bidder has to submit their Bid Documents [EMD (not below the amount mentioned) and required documents (mentioned in Point No.4)] on / before the date and time mentioned therein, by way of hardcopy to the Authorised Officer. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorised Officer, can submit their Bid Documents through online mode (which is open from the date of publishing the e-auction Event on the Web Portal, <https://www.bankeauctions.com>) on/ before the date and time mentioned therein, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating in the e-auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.
8. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-auction process), otherwise, it will automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 30th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder & borrower shall have no claim/ right in respect of property/ amount.
10. Where the sale price of the property/ies is Rs.50,00,000/- (Rupees Fifty Lakhs Only) and above, the successful purchaser has to deduct 1% of the sale price as TDS in the name of the owner of the property/ies (details will be provided by the Bank) and remit to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the Bank.
11. The Bank shall clear all the pending dues like society maintenance charges, property tax and electricity charges before handing over the property to the prospective purchaser.
12. The prospective qualified bidders may avail online training on e-auction from M/s. C1 India Pvt. Ltd. prior to the date of e-auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event.
13. The purchaser shall bear the applicable stamp duties, Registration expenses & transfer charges.
14. The Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-auction without assigning any reason thereof.
15. The bidders are advised to go through the detailed Terms & Conditions of e-auction Process available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> before submitting their bids and taking part in the e-auction.
16. **Special Instructions:** Bidding in the last moment should be avoided. Neither the Bank nor Service provider will be responsible for any technical lapse/ power or internet failure etc. In order to avoid such contingent situations, bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

STATUTORY 15/30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 27.06.2022

Place: Mumbai

**Authorised Officer
CITIZENCREDIT Co-Operative Bank Ltd.**