

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale notice for Sale of immovable properties mortgaged to Bank under **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the following immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised officer of CITIZEN CREDIT CO-OP BANK LTD will be sold on **“AS IS WHERE IS BASIS” “AS IS WHAT IS BASIS”** and **“WHATEVER THERE IS BASIS”** for recovery of dues plus interest and costs detailed hereunder. The sale will be done by the authorised officer through e-auction platform provided at the Web Portal (<https://www.bankeauctions.com>)

DESCRIPTION OF IMMOVABLE PROPERTIES

Branch Name Name & Address of Borrower	Details of mortgaged 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		
Branch - Hill Road Mr Ram Abhilash Pal Ms. Vitola Pal <u>Address of Borrowers:-</u> Mr. Ram Abhilash Pal Satyam Shivam Enterprises, 106, 1 st Floor Sheetal Plaza, Opp. Panchal Estate Goddev Phatak Road, Bhayander (E), Thane – 401105 <u>Name of Guarantors</u> Mr Rajeshwar Singh Mr.Jitesh More Mr Nandlal Pal Mr.Chouraja Panchu Pal	Property No.1 Flat No. 115, D Wing, 1 st Floor, Suraj Nagar CHSL, B.P Cross Road No. 5 Revenue Village Khari, Bhayander (East), Pin-401105 Thane. Old Survey No 103, New Survey No 57, Hissa No.15 Area 375 sq ft (Super Built Up). (Owned by Mr Ram Abhilash Pal & Ms. Vitola Pal)	Rs.20,85,778/- as on 30.06.2021- 13 (2) (plus interest & charges from 01.07.2021) U/s 14 Order dated 10.04.2022	Property No.1	06.06.2025 03.00 pm to 04.00 pm	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm
			Rs.18,50,000 /-		
			Rs 1,85,000		
			Rs.10,000/-		
Branch-Malad Mr.Narendra Harishchandra Bhanse <u>Address of Borrowers:-</u> 101 Sambhav Apartment, Vrindavan Road Overipada, Dahisar East, Mumbai-400068 <u>Name of Guarantor:</u> Mr. Amit Salkar	Property No.2 Shop No. 4, Ground Floor, Om Sai Manthan Apartment II, Om Nagar Road, Nallasopara (East), Village Achole, Taluka Vasai, Dist. Palghar 401 209, Area 236 sq.ft (built up) (Owned by Mr.Narendra Harishchandra Bhanse)	Rs.13,11,550.12 as on 30.06.2021 – 13 (2) (plus interest & charges from 01.07.2021)	Property No.2	06.06.2025 11.00 am to 12.00 noon	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm
			Rs. 12,60,000/-		
			Rs.1,26,000/-		
			Rs.10,000/-		

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Branch - Hill Road Mr.Dinesh Ashok Shinde and Mrs.Kamal Ashok Shinde <u>Address of Borrowers:-</u> 34, Chintamani Vikas Society, New Link Road, Opp. Symphony Tower, Samshan Bhoomi Road, Shiv Sena Shaka, Shankar Pada No. 1, Dhanukarwadi, Kandivali (W), Mumbai – 400067 <u>Name of Guarantor:</u> Mr. Kalpesh Ashok Shinde	Property No.3 Flat No.102, 1st Floor, Sai Chhaya Phase 2, S.No.190, H.No.3, Near Sai Chhaya Vidya Mandir School, Village More, Nallasopara (East), Tal. Vasai Dist Palghar - 401 209 Area: 595 sq.ft (Built up). (Owned by Mr Dinesh Ashok Shinde & Mrs. Kamal Ashok Shinde)	Rs.26,30,489.90 as on 31.05.2021 13(2) (plus interest & charges from 01.06.2021) U/s 14 Order dated 29.04.2022	Property No.3 <table><tr><td>Rs.17,00,000 /-</td></tr><tr><td>Rs.1,70,000 /-</td></tr><tr><td>Rs.10,000/-</td></tr></table>	Rs.17,00,000 /-	Rs.1,70,000 /-	Rs.10,000/-	06.06.2025 01.00 pm to 02.00 pm	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm
Rs.17,00,000 /-								
Rs.1,70,000 /-								
Rs.10,000/-								
Vasai -Branch Mr.Rameshkumar Avadhbihari Mishra and Mrs.Sangita Ramesh Mishra <u>Address of Borrowers:-</u> C-401,Panchsheel Apartment,Achole Talav Ambedkar Nagar,Nallsopara (East)-401209 <u>Name of Guarantor:</u> Mr. Prabhat Kumar R Tiger	Property No.4 Flat No.001, Ground Floor, Sai Chhaya Phase 2, S. No 190, Hissa No 3, Near Sai Chhaya Vidya Mandir School, Village More, Nallasopara East, Tal Vasai, Dist Palghar - 401 209, Area: 425 sq.ft (Built up). (Owned by Mr.Rameshkumar Avadhbihari Mishra and Mrs.Sangita Ramesh Mishra)	Rs.25,60,485.18 as on 31.07.2021 - 13(2) (plus interest & charges from 01.08.2021) U/s 14 Order dated 29.04.2022	Property No.4 <table><tr><td>Rs. 15,30,000/-</td></tr><tr><td>Rs.1,53,000/-</td></tr><tr><td>Rs.10,000/-</td></tr></table>	Rs. 15,30,000/-	Rs.1,53,000/-	Rs.10,000/-	06.06.2025 01.00 pm to 02.00 pm	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm
Rs. 15,30,000/-								
Rs.1,53,000/-								
Rs.10,000/-								
Branch-Colaba- Mr.Stevan Rajaram Jinna <u>Address of Borrowers:-</u> F-2,Flat No.403 Moraj Chs,Sector-16 Palm Beach Sanpada-400705 <u>Name of Guarantors:</u> Mr. Raju R Pikilivanti, Mr. Dhiraj Dilip Deshmukh	Property No.5 Flat No. 604, 6th floor, Gurumauli Niwas, Gut No.216/1/K, House Property No. GHA-GHO-0169-0002, Village Rabale, Gothivali, Navi Mumbai, Dist Thane - 400 701 Area 580 sq.ft Built up (Owned by Mr.Stevan Rajaram Jinna)	Rs.27,47,735.68 /- as on 31.05.2021 - 13 (2) (plus interest & charges from 01.06.2021) U/s 14 Order dated 22.08.2022	Property No.5 <table><tr><td>Rs. 27,00,000</td></tr><tr><td>Rs. 2,70,000/-</td></tr><tr><td>Rs.10,000/-</td></tr></table>	Rs. 27,00,000	Rs. 2,70,000/-	Rs.10,000/-	06.06.2025 12.00 noon to 01.00 pm	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm
Rs. 27,00,000								
Rs. 2,70,000/-								
Rs.10,000/-								

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Colaba- Branch Mr. Venkatesh Krishna Budamala <u>Address of Borrowers:-</u> C/5, Joglekar Chawl, Near Sion Fort, Sion, Mumbai – 400 022. <u>Name of Guarantor:</u> Mr. Mahesh Subramaniyam Nandi Ms. Kalpana Santosh Pancham	Property No.6 Flat No. 204, 2 nd Floor, Shiv Parvati Apartments, Gut No. 11/1/B House Property No. AIR-AIR-2019, Village Airoli, Navi Mumbai, Dist. Thane - 400 708 admeasuring 280 sq. ft. Carpet area (Owned by Mr. Venkatesh Krishna Budamala)	Rs.20,17,451.64 as on 31.07.2021 - 13(2) (plus interest & charges from 01.08.2021) U/s 14 Order dated 10.04.2023	Property No.6 <table><tr><td>Rs. 20,25,000/-</td></tr><tr><td>Rs.2,02,500/-</td></tr><tr><td>Rs.10,000/-</td></tr></table>	Rs. 20,25,000/-	Rs.2,02,500/-	Rs.10,000/-	06.06.2025 10.30 am to 11.30 am	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm
Rs. 20,25,000/-								
Rs.2,02,500/-								
Rs.10,000/-								
Branch-Vashi M/s Yesamma Ventures/ Mr. Santosh Marathe and Mrs.Suyog Marathe <u>Address of Borrowers:-</u> Suyog Sangeet Vidyalaya, D/69 Kamgar Nagar Road, Kurla (E),Mumbai – 400 024 <u>Name of Guarantors:-</u> Mr.Vasudev Vinayak Kulkarni & Mr. Shailendra B Marathe	Property No.7 Flat No.101, 1 st Floor admeasuring 365 sq.ft (built up area) situated at Samayak Raj, House Nos.630A & 630B, Plot No.3, Sector-13, Kharghar Village, Taluka Panvel, Dist. Raigad, Navi Mumbai – 410210 (Owned by Mr. Santosh Narayan Marathe & Mrs. Suyog Santosh Marathe)	Rs.15,69,079/- & Rs.19,64,146/- as on 31.10.2018 - 13(2) (plus interest & charges from 01.11.2018) U/s 14 Order dated 18.01.2020	Property No.7 <table><tr><td>Rs.18,00,000/</td></tr><tr><td>Rs.1,80,000/</td></tr><tr><td>Rs.10,000/-</td></tr></table>	Rs.18,00,000/	Rs.1,80,000/	Rs.10,000/-	06.06.2025 03.00 pm to 04.00 pm	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm
Rs.18,00,000/								
Rs.1,80,000/								
Rs.10,000/-								

To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any of the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The interested bidders shall submit their EMD (as mentioned above) through NEFT/ RTGS in the following **Account: 10057700, Name of the A/C.: 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.

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.68, 3rd Floor ,Sector -44, Gurugram, Haryana, Pin: 122003, Help line No. +91-124-4302020 / 21 / 22 / 23 / 24, +91-9594597555, Help Line email ID: support@bankeauctions.com**. The online auction will take place on the website of e-auction agency C1 India Pvt Ltd URL Link <https://www.bankeauctions.com>. For property related query contact Authorised Officer: **Mr. Tony Miranda , Mobile No. +91- 9970811705 , e-mail ID: legal@citizencreditbank.com during working hours (10 am to 6 pm) from Monday to Saturday.**

The purchaser shall bear the applicable stamp duty, Registration expenses & transfer charges. Also all pending dues against the property such as Society dues, Property taxes, electricity bill etc shall be ascertained and paid by the Purchaser. This is also a notice to the above named Borrowers/Guarantors/Mortgagors about e-auction scheduled for the mortgaged properties.

For further details of the terms and conditions of e-auction sale please refer to the link provided in <https://citizencreditbank.com/mybank/news-events-2> .

Date: 14.05.2025
Place: Mumbai

Sd/-
Authorised Officer
CITIZEN CREDIT Co-Operative Bank Ltd.