

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		
Pune - Camp Branch Mrs. Ranbir Raj Gautam & Mr. Raj Mangeram Gautam <u>Address of Borrowers:-</u> 302,Skyee 66, Shivshankar Girija Society Chandan Garden N.I.B.M, Undri Road Kondhwa, Pune 411048 <u>Name of Guarantor:</u> Mr. Indrapal J Jeenval Mrs. Shailaja Govind Divate	Property No.1 Flat No 12, A Wing, Mahalaxmi Heights, 3rd Floor, Village Undri Gavthan, Taluka Haveli, Pune 411 048. Area 934 sq.ft (Built up area) inclusive of the Balcony) (Owned by Mrs. Ranbir Raj Gautam & Mr. Raj Mangeram Gautam)	Rs.24,54,698.82 as on 31.05.2021 - 13 (2) (plus interest & charges from 01.06.2021) U/s 14 Order dated 29.07.2022	Property No.1 Rs 27,50,000/- Rs.2,75,000/- Rs.10,000/-	05.06.2025 10.00 am to 11.00 am	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm
Pune - Camp Branch M/s. Khalifa Travel King / Mr. Imran Nadaf & Mrs. Pooja Nadaf <u>Address of Borrowers:-</u> 1) Flat no.7, Mauli Niwas, Krishna Nagar,Lane-2, New Sangvi,Pune 411 061 2) Bungalow No A-2, Gurudutt Colony, Vinayaknagar Pimple Gurav, Pune - 411 061. 3) Office no.232, D-wing, Clover Centre, Camp, Pune 411 001 <u>Name of Guarantors:-</u> Mr. Shaukatali Shaikh Mrs. Suvarna Kalate	Property No.2 Flat No. 101, Sai Enclaves, 1st Floor, Somatane, Tal-Maval, Pune, Area : 620 sq.ft (Built Up) (Owned by Mr. Imran Nadaf)	Rs.25,27,175/- as on 31.10.2016 - 13 (2) (plus interest & charges from 01-11-2016) U/s 14 Order dated 19.12.2017	Property No.2 Rs.15,00,000/- Rs.1,50,000/ Rs.10,000/-	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

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Pune - Camp Branch Mr.Qamar Bashirahmad Shaikh Address of Borrowers:- 801,Bhavani Peth Off Bhagwandas Chawl Pune-411042 <u>Name of Guarantor</u> Mr Azar Afar Qureshi Mrs Kainnat Azar Qureshi	Property No.3 Flat No.202, 2 nd Floor, Abeda Heights Kondhwa Khurd, Pune – 411 048, Area 887 sq.ft (Built-up area) (Owned by Mr.Qamar Bashirahmad Shaikh)	Rs. 29,18,208.44 as on 31.07.2021 - 13 (2) (plus interest & charges from 01.08.2021) U/s 14 Order dated 13.05.2022	Property No.3 Rs 25,25,000/- Rs. 2,52,500/- Rs.10,000/-	05.06.2025 12.00 noon to 1.00 Pm	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm
Pune- Fatima Nagar Branch Mrs. Aruna Popat Barke and Mr.Popat Vithal Barke Address of Borrowers:- Sr No722, Flat No.45,Chintamani Society,Near Pawar Hospital,Balaji Nagar,Dhankwadi,Pune-411043 <u>Name of Guarantors</u> Mr.Tushar Pandurang Sonawane and Mr Kushal Walgude	Property No.4 Flat No.108, First Floor, Ekdant Enclave., Ambegaon Khurd, S.No 60/1, Pune 411046. Area 636 sq. ft (Built up area with Balcony) (Owned by Mrs. Aruna Popat Barke)	Rs.13,65,704.80 as on 31.05.2021 -13 (2) (plus interest & charges from 01.06.2021) U/s 14 Order dated 20.07.2022	Property No.4 Rs.14,40,000/- Rs.1,44,000/- Rs.10,000/-	06.06.2025 10.00 am to 11.00 am	EMD by 16.06.2025 by 5.00 p.m. ----- E-Auction on 17.06.2025 11.00 am to 01.00 pm

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: CCB0209005 (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>.

Sd/-

Date: 14.05.2025
Place: Pune

Authorised Officer
CITIZEN CREDIT Co-Operative Bank Ltd.

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