


Advertisement No. 1


E-AUCTION SALE NOTICE

Head Office : 57, Helena Apts, Mount Carmel Road, Bandra (West), Mumbai - 400 050

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

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 17.03.2016 UPTO 05.00 PM

Sale of immovable property /ies 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-operative Bank Ltd has taken Symbolic possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account 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 and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.bankauctions.com>)

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES					
Name of the Branch & Account	Name of the owner of the property	Details of property	Outstanding Amount & Demand Notice Date	Reserve Price (Rs) EMD Bid Increase Amount	Date/ Time of e-Auction
Dadar Branch M/s Engineering Consolidated (Partners: Mr. Anthony Alemao & Mr. Alton Alemao) Name of Guarantor : Mr. Anthony Alemao, Mr. Alton Alemao, Mrs. Simona Alemao, Mrs. Sharon Alemao Da Costa, Mrs. Lira Alemao (only Mortgage)	Mrs. Anthony Alemao & Mrs. Lira Alemao	Flat No.10, 2nd Floor, Beau Monde CHSL, Plot No. 491/15 Pitamber Lane, Mahim, Mumbai- 400 016. Area 850 sqft (carpet) (Symbolic Possession)	Rs. 18,61,067/- (plus interest & charges from 01.01.2016) Demand Notice dt. 23/9/2014	Rs. 250,00,000/- Rs. 25,00,000/- Rs. 50,00,000/-	19.03.2016 11.00 am to 12.00 noon
Malad west Branch M/s. Correa Hotels Pvt Ltd & Mr. Martin Correa NAME OF THE GUARANTOR: Mr. Martin Correa, Mr. Blaise Correa, Ms. Archana Dandekar, Ms. Anindha Bandekar, Mr. Virendra Naringrekar NAME OF GUARANTOR: Mansoor Edroos, Mr. Mahendra Naringrekar, Ms. Latika Naringrekar	Mr. Martin Correa	Property No. 1 Mortgage of Land & Structure at Survey No.193, Hissa No.9, Village Ghodbunder, Dist. Thane. Plot area 3035 sq mts, constructed area: 11,529sqft. (Symbolic Possession) Property No. 2 Flat No. 001-002, Ground Floor, Periwang, Matigold Avenue CHSL, Link Road, Malad (W), Mumbai 64. Area 621 sq ft (Built Up) (Symbolic Possession) Property No. 3 Flat No. C-2, Ground Floor, Shiv Sadan, The Greater Bombay Veershaiva CHSL, Chincholi Bunder Road, Malad (W), Mumbai 64. Area 495sqft.(Built Up)(Symbolic Possession)	Rs. 316,48,450.85 (plus interest & charges from 01-05-15) Demand Notice dt. 29/5/2015	Rs. 9,51,44,250/- Rs. 95,14,425/- Rs. 50,000/- Rs. 80,73,000/- Rs. 8,07,300/- Rs. 50,000/- Rs. 69,30,000/- Rs. 6,93,000/- Rs. 50,000/-	19.03.2016 11.00 am to 12.00 noon
Nani Daman Branch M/s. Geet Graphics & Mrs. Geetanjali Badiger NAME OF THE GUARANTOR: Jayaraj Naidu, Ramchandra Badiger	Mrs. Geetanjali Badiger	Flat No.103, DMC No.15-16/C/F/3, 1st Floor, B-wing, Crystal Plaza, Kharwad, Wad chowki, duneetha, Nani Daman 396210, admeasuring 855 sq. ft (super built up)	Rs. 18,96,212.47 (plus interest & charges from 01.08.2015) Demand Notice dt. 10/08/2015	Rs. 17,10,000/- Rs. 1,71,000/- Rs. 50,000/-	19.03.2016 11.00 am to 12.00 noon
Kurla West Branch Mr. John Pinto NAME OF THE GUARANTOR : Mr. Raju Shetty, Mr. Yogesh Singh	Mr. John Peter Pinto	Flat No.1 & 2, Ground Floor, Sadguru Sadan, Near Shiv Ganga Society, Ram Nagar, Shirgaon, Badlapur (East), Ambemath, Thane. Area 1160 sq ft (built-up)	Rs. 10,94,771.58 (plus interest & charges from 01-11-14) Demand Notice dt. 28.11.2014	Rs. 31,90,000/- Rs. 3,19,000/- Rs. 50,000/-	19.03.2016 11.00 am to 12.00 noon
Nani Daman Branch M/s Narayan Refineries Pvt Ltd (Directors :- Mr. Mohan Mohan Chaudhary, Ms. Hema Thorat, Ms. Nanda Anarthe & Ms. Deepa Kshirsagar) NAME OF THE GUARANTOR: Mr. Mohan Mohan Chaudhary, Ms. Hema Thorat, Ms. Nanda Anarthe, Ms. Deepa Kshirsagar, Mr. Raj Kamat, Mr. Suryakant Anarthe, Mr. Lalit Kumar Nalande, Mr. Sagar Shinde	Narayan Refineries Pvt. Ltd. Mohan Chaudhary	Property 1 Land bearing Plot No.1907/3& Plot no.2121, total area admn 1426.84 sq mts, Sarigam Notified Industrial Area, Survey no.44/F, GIDC, Village Sarigam, Tal Umbergam, Dist-Valsad 396155., G+1 RCCBldg admn 3413 sqft & factory shed adm 4039sqft. (Symbolic Possession). Property 2 Flat No.02, Sai Deep Apartment, Bosaar Gulli, Kalwa, Thane- 400 068. Area: 580 sqft (b-up) (Symbolic Possession)	Rs. 100,91,876/- (plus interest & charges from 1-7-15) Demand Notice Dt. 15.07.2015	Rs. 105,40,125/- Rs. 10,54,013/- Rs. 50,000/- Rs. 37,70,000/- Rs. 3,77,000/- Rs. 50,000/-	19.03.2016 11.00 am to 12.00 noon
Naigaon East Branch Om Sai Home Appliances & Pravin Govind Gawas NAME OF THE GUARANTOR: Mr. Joseph Lobo, Mrs. Prateksha Gawas, Girish Mishra	Mr. Pravin Gawas	Flat 207, B Wing, Bldg A-13, Citizen Clematis CHSL, Citizen Housing Complex, Juchandra, Naigaon East, Thane 401 208. Area: 270 sqft (b-up)	Rs. 786,479.02 (plus interest & charges from 01-02-15) Demand Notice dt. 13/2/2015	Rs. 6,88,500/- Rs. 68,850/- Rs. 10,000/-	19.03.2016 11.00 am to 12.00 noon
Kurla (West) Mr. Ronald Lobo NAME OF THE GUARANTOR: Mr. Shivappa Kallurvar, Mr. Atul Nagesh Pai	Mr. Ronald Lobo	Flat No.3 & 4, Ground Floor, Sadguru Sadan, Near Shiv Ganga Society, Ram Nagar, Shirgaon, Badlapur (East), Ambemath, Thane. Area 1160 sq ft (built-up)	Rs. 10,81,402.58 (plus interest & charges from 01-11-14) Demand Notice dt. 28.11.2014	Rs. 31,90,000/- (fair Market value) Rs. 3,19,000/- Rs. 50,000/-	19.03.2016 11.00 am to 12.00 noon
Malad West Branch M/s Ryobran Engineering Corporation (Prop-Hugh Netto) NAME OF THE GUARANTOR: Mrs. Philomena D'Souza, Mr. Francis D'Souza, Mrs. Olga Hugh Netto	Mrs. Olga Netto nee Ms. Olga D'Souza	Flat No. B/403, 4th Floor, Galaxy CHSL, Mith Chowki, Marve Road, Malad (W), Mumbai-400 064. Area 425 sq ft (Built Up)	Rs. 28,80,212.78 (plus interest & charges from 01-01-15) Demand Notice dt. 1/5/2015	Rs. 63,75,000/- Rs. 6,37,500/- Rs. 10,000/-	19.03.2016 11.00 am to 12.00 noon
Vashi Branch Sarang Hi-Tech Infrastructures Pvt Ltd, Mr. Nadeem Shafi Sarang (Director), Mr. Sajjad Shafi Sarang (Director), GUARANTOR : Sarang Rectifier (Prop-Nadeem Sarang) Mr. Tanvir Sarang Mr. Shah Nawaz Wago, Mr. Shafi Sarang	Sarang Rectifier (Prop-Nadeem Sarang)	Godown No. EP28A, Wadi Bunder, Group No.31, Belvedere Road, Mazgaon, Mumbai-10. G+2 mezzanine floor. Area: Ground floor 1300 sqft (built up), mezzanine floors: 2000	Rs. 1,32,18,942.71 (plus interest & charges from 01.06.2015) Demand Notice dt. 02.06.2015	Rs. 255,00,000/- Rs. 25,50,000/- Rs. 50,000/-	19.03.2016 11.00 am to 12.00 noon

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 Authorized 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 Authorized 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 satisfy themselves about the asset and specification before submitting their Bid. But the inspection of property(ies) put on auction is NOT available to interested bidders.
- The interested bidders shall submit their EMD (as mentioned above) through NEFT/ RTGS in the following Account: **5100000001, Name of the A/C: The Authorized Officer CitizenCredit Co-operative Bank Ltd., Name of the Beneficiary: CitizenCredit Co-operative Bank Ltd, IFSC Code: CCBL0209005 (fifth is zero) (Bandra Branch)**. Please note that the Cheques shall 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 or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc.; without which the Bid is liable to be rejected. UPLOADED SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.bankauctions.com>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED.
- 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, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24 +91-9821690968, Help Line e-mail ID: support@bankauctions.com** and for any property related query may contact Authorized Officer: **Ms. Sheeja Mathew Mobile No. +91- 9769 870 310 e-mail ID: legal@citizencreditbank.com during the working hours from Monday to Saturday.**
- 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.
- The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before **17.03.2016 UPTO 05.00 PM** by way of hardcopy to the Authorized Officer. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorized 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.bankauctions.com>) on/ before **17.03.2016 UPTO 05.00 PM**, 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 Authorized Officer.
- 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'll 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 Authorized Officer/ Secured Creditor, after required verification.
- 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 Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
- 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 Authorized 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.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- The Authorized Officer, who is not bound to accept the highest offer, 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.
- 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.bankauctions.com> before submitting their bids and taking part in the e-Auction.
- 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 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.

Authorized Officer
CITIZEN CREDIT Co-Operative Bank Ltd.

Date: Mumbai

16 cm X 39 cm = 624 Sq cm