

JKB/BU/Jaipur/2021-

Dated: 20.02.2021

E-AUCTION/SALE NOTICE

**PUBLIC NOTICE FOR SALE OF PROPERTIES MORTGAGED TO THE BANK
UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF
SECURITY INTEREST (SARFAESI) ACT 2002**

Whereas, the Authorized Officer of The Jammu & Kashmir Bank Ltd in exercise of powers conferred under SARFAESI Act, 2002 and Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 02.08.2017 calling upon the firm M/s Raajdhani Educational Welfare Society through its Chairman Sh. Ram Karan Bhakar, 22 Satya Vihar Colony, near ENT Hospital, Lal Kothi, Jaipur-302015 through its Trustee(s) cum mortgagor(s) and guarantors, for payment of its dues (in SOD/Term Loan Facility) aggregating to Rs. 1,97,76,032.90 (Rupees One Crore Ninety Seven Lakhs Seventy Six Thousand Thirty Two and Paise ninety only) as on 31.07.2017 together with future interest w.e.f 01.08.2017 and other cost and charges within a period of 60 days.

Whereas, the Authorized Officer has taken possession of the mortgaged properties mentioned hereinafter under section 13 (4) of SARFAESI Act 2002 on 20.11.2019 and issued possession notice dated 20.11.2019. Consequent upon failure by borrower to repay the Bank's dues, I the named Authorized Officer in exercise of the powers conferred under Section 13(4) of the Act read with rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002 notify the sale of the Secured Asset detailed herein for realization of the dues on "as is where is and/or as is what is and whatsoever there is, basis" and "no complaint basis" condition.

<p>Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)</p>	<ol style="list-style-type: none"> 1. M/s Raajdhani Educational Welfare Society through its Chairman Sh. Ram Karan Bhakar, 364, Nemi Sagar, Vaishali Nagar , Behind Tata Showroom , Jaipur , Rajasthan. (Borrower firm). 2. Mr. Heera Singh Samota S/o Nathu Ram Samota R/o :-A3, Shiv Nagar YKJ , road No-1,Murlipura Jaipur Rajasthan. (Director/Trustee) 3. Mr. Dugar Mal Jat S/o Sh. Bura Mal Jat R/o :- Mada, P.S Data Ramgarh, Sikar Rajasthan. (Director/Trustee) 4. Mr. Ram Karan Bhakar S/o Sh. Ram Chandra Chowdhary R/o :-364, Nemi Sagar, Vaishali Nagar , Behind Tata Showroom , Jaipur , rajasthan.. (Director/Chairman) 5. Mr. Nitin Talsera S/o Sh. Dilip Kumar Talsera R/o :- Mr. Nitin Talsera S/o Sh. Dilip Kumar Talsera R/o :- 602, Somdutt LandMark Building ,Coral Tower ,Hawa Sadak,Civil Lines, Jaipur.. (Director/Guarantor/Trustee). 6. Mr. Sita Ram S/o Sh. Dungar Mal R/o :- D-340 A, Siddharth Nagar, Greater Road, Jaipur, Rajasthan. (Director/Trustee) 7. Mr. Birju Singh S/o Sh. Kalu Ram R/o :- C112,113B, Angad Marg, Hanuman Nagar,Ext. ,Vaishali nagar, Near Khatipura Mod, Jaipur, Rajasthan. (Director/Trustee)
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Registered Office
Einfo@jkbmail.com

Corporate Headquarters
M A Road, Srinagar 190001
Kashmir, India

T +91(0)194 2481930

F +91(0)194 2481934

Wwww.jkbank.net

	<p>8. M/s Lotus Buildcon Pvt Limited having its registered office at 22 Satya Vihar Colony, Lal Kothi, Jaipur-302015 (Corporate Guarantor)</p> <p>9. Smt. Urmila Samota R/o :- Flat no. 501, Pent House, Star Excellency, Manglam Apartment, Aditya Marg, Gali No. 8, Gandhi Path, Vaishali Nagar, Jaipur, Rajasthan.</p>
Amount in Demand Notice dated 02.08.2017	Rs. 1,97,76,032.90 (Rupees One Crore Ninety Seven Lakhs Seventy Six Thousand Thirty Two and Paise ninety only)
Amount Due on 31.12.2020 (excluding interest w.e.f 01.01.2021 and other expenses)	Rs. 3,35,80,250.90 (Rupees Three crore Thirty Five lakhs Eighty Thousand Two Hundred Fifty and paise Ninety Only)
Description of the mortgaged asset (Put on sale)	<i>ALL THAT PART AND PARCEL OF THE IMMOVEABLE MORTGAGED PROPERTY: Consisting of Lease hold rights of plot of land measuring 20486.54 Sqm and three storied building having built up area of 9894.04 sq mtrs bearing Khasra No. 1577/3, 1570/2 & 1570/3 situated at Village Renwal, Tehsil Phagi, Jaipur"</i>
Reserve Price	Rs. 1350.00 Lacs (Rupees Thirteen Crore Fifty lacs only)
Earnest Money Deposit (EMD)	Rs. 135.00 Lacs (Rupees One Crore Thirty Five Lacs only)
Bid Increase Amount	Rs 5,00,000/- (Rupees Five lacs only)
Name of the Branch	THE JAMMU AND KASHMIR BANK LIMITED, Business Unit M.I. ROAD, JAIPUR, PAANCH BATTI, M.I. ROAD, JAIPUR, Rajasthan, 302001
Authorized Officer/Designation	Mr. Raj Kumar Handa / Executive Manager
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	25-03-2021
Date and Time of e-Auction	26.03.2021 from 3.00 PM onwards
Earnest Money Deposit (EMD) & Other Remittance/s detail/s by RTGS to Account Number	THE JAMMU AND KASHMIR BANK LIMITED Business Unit: M.I. ROAD, JAIPUR IFSC CODE: JAKAOJAIPUR Account Name:-E AUCTION RAAJDHAANI EDUCATIONAL WELFARE SOCIETY Account Number:- 0299010100004495.

TERMS AND CONDITIONS

1) The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATSOEVER THERE IS BASIS and NO COMPLAINT BASIS". To the best of knowledge and information of the Authorized officer, there are no encumbrances on the properties, except specifically disclosed herein. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The bidders shall satisfy themselves as to the description, condition or accuracy of the details regarding the property/ies given hereinabove.

2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The physical inspection of property/ies put on auction will be permitted to interested bidders on Bank's working days between 2:00 PM to 4:00 PM up to 25-03-2021

with prior permission of the Authorised officer. Inspection of the documents relating to the properties will be permitted to the interested bidders or their authorized representatives at **Business Unit: M.I Road, Jaipur, Rajasthan, between 2.00 PM to 4.00 PM up to 25.03.2021.** The bid price shall be absolute in terms and should not be linked to any reference. Conditional bids shall be rejected.

3) The interested bidders shall submit their offer along with EMD through website <https://sarfaesi.auctiontiger.net> (the user ID and password can be obtained free of cost by registering name with "http://sarfaesi.auctiontiger.net") through their login ID and Password. The EMD 10% of RESERVE PRICE shall be payable through NEFT/RTGS (EMD remittance details given above) on or before 25-03-2021 at 5.00 PM. Please note that Cheques/Demand Drafts shall not be accepted as EMD amount.

4) After Registration by the bidders in the web-site, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the web-portal before last date of submission of the bid(s) viz. i) Copy of the NEFT/RTGS challan. ii) Copy of PAN card/Aadhar Card iii) Proof of identification (KYC) viz. copy of Voter ID Card/Driving License/ Passport etc. iv) Copy of proof of address, v) Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form, without which the bid is liable to be rejected.

5) The Interested bidders who require assistance in creating login ID and password, uploading data, submitting bid, training on e-bidding process etc., may avail online training on E-Auction from M/s E-Procurement Technologies Ltd. (Auction Tiger), Ahmadabad, Contact numbers: 9265562821- 9265562818, LAND LINE - 079 6813 6837/80, Contact Persons: Mr. Chintan Bhatt, Contact No. (M) 9978591888 (O) 079 - 6813 6844., E-mail id: chintan.bhatt@auctiontiger.net, support@auctiontiger.net, and for any property related query may contact Branch Head Mr.Raj Kumar Handa Mob No: 9419144499 Email:jaipur@jkbmail.com.

6) Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the online auction process.

7) The interested bidders who may have submitted their EMD not below the 10% of reserve price through online mode before 5.00 P.M. on 25-03-2021 shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled date & time as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount" against the Property. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer and Secured Creditor.

8) 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, including the EMD already paid, within 48 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of the confirmation 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 Bidder shall be liable to be forfeited and the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount.

9) The prospective qualified bidders may avail online training on e-auction from M/S E-Procurement Technologies Ltd. prior to the date of e-auction. Neither the Authorized Officer/Bank nor M/s. e-procurement technologies Ltd shall be liable for any network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

10) The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody. The successful bidder shall have to bear any TDS or other taxes on account of the sale over and above the bid amount.

11) The Authorized Officer is not bound to accept the highest offer and the Authorized 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.


12) The bidders are advised to go through the detailed terms and conditions of e-auction available on the website of M/S E-Procurement Technologies Ltd. <https://sarfaesi.auctiontiger.net> before submitting their bids and taking part in e-auction.

13) Participation in the bid shall be deemed to be acceptance of the terms and conditions specified in the e-auction by the bidders/intending purchaser.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) read with Rule 9 OF THE SARFAESI ACT, 2002

The borrower(s)/guarantor(s)/mortgagor(s) are hereby notified to pay the total outstanding of the loan 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 costs.

Date:
Place:


(Raj Kumar Handa)
AUTHORIZED OFFICER