

E-AUCTION SALE NOTICE
PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT
2002(NO. 54 OF 2002) SARFAESI ACT.

Whereas, the borrower/s named hereunder have defaulted to Jammu & Kashmir Bank Ltd and owe the sums as indicated herein below and further interest thereon, Jammu & Kashmir Bank Ltd, through its Authorized Officer, had taken possession of the mortgaged properties under section 13(4) of SARFAESI Act 2002 and the Bank has decided to sell the properties, described here in below against their names, on “as is where is”, “as is what is” , “whatever there is” and “without any recourse “ basis., under rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)	<ol style="list-style-type: none"> 1. M/s Great Himalayan Farm Fresh situated at Village Salol, Mohal Prei, Tehsil Mangram Prei Distt: Kangra (H.P)-176214 through its proprietor Mr. Madan Lal Kapoor S/o Sh.Ranjha Ram (Borrower Firm) 2. Mr. Madan Lal Kapoor S/o Sh.Ranjha Ram R/o Great Himalayan Resort, Bhagsu Nag Dharamshala, Mouza & Tehsil Kangra Distt. Kangra (H.P)-176219 Also at Bharmour (97),Chamba Himachal Pradesh-176315 (Proprietor/Mortgagor) 3. Ms.Vibhuti Kapoor D/O Sh. Madan Lal Kapoor R/O Great Himalayan Resort Bhagsu Nag, Dharamshala Kangra (H.P). Also at B-1/403 Sunny Valley Society Plot no-27, Sector-12 Dwarka Distt. Court Complex, Dwarka , Delhi-110075 (Guarantor/Mortgagor) 4. Mr.Vyomjit Kapoor S/o Sh.Madan Lal Kapoor R/o Great Himalayan Resort Bhagsu Nag ,Dharamshala, Kangra (H.P)-176219 Also at B 1/403 Sunny Valley Apartments Sector-12 Dwarka NSIT Dwarka South Delhi-110078 (Guarantor/Mortgagor) 5. Mr. Sanjeev Rana S/O Sh. Dharam Singh Rana R/o VPO Ghaniyara Tehsil Dharamshala Distt.Kangra (H.P) (Guarantor) 6. Mr. Mukesh Kumar S/o Puran Nath R/o Ward no 8,Village Chilgarhi Tehsil Dharamshala Distt.Kangra (H.P). (Guarantor)
Amount of Demand Notice dated 17.11.2022 (excluding interest and other expenses from 01.11.2022)	Demand Notice dated 17.11.2022 for Rs.12,71,20,676.15
Outstanding as on 31.01.2024	Rs 14,18,38,665.99 plus future interest w.e.f. 01.02.2024 & charges incurred/to be incurred by the bank

<p>Description of the mortgaged/ hypothecated assets</p>	<p>All that part and parcel of land measuring 03-45-29 hectares comprising Khata no. 4 , Khatauni no. 5 & 6, Khasra no.81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91 and 92, Kita 12 situated at Mohal Praiee, Hadbast no. 229 , Patwar circle Salol , Tehsil & Distt. Kangra H.P. as per Jamabandi for the years 2012-2013 standing in the name of Mr. Madan Lal Kapoor S/o Ranjha Ram AND</p> <p>Leasehold right of land measuring 00-75-07 hectares bearing khata no 5, Khatauni no 7, Khasra no. 71, situated at Mohal Praiee, Patwar circle Salol, Tehsil & Distt. Kangra HP in the name Sh. Tahandu S/o Sh Hariyar R/o Mohal Praiee and leased out to Sh. Madan Lal Kapoor S/o Ranjha Ram for 50 yrs.</p> <p>Along with Plant & Machinery and all misc. fixed assets</p>
<p>Reserve Price fixed</p>	<p>Rs. 33.26 Crore (Rupees Thirty three crore twenty six lac only)</p>
<p>EMD</p>	<p>Rs.3,32,60,000/- (Rupees Three crore thirty two lac sixty thousand only)</p>
<p>Description of the mortgaged/ hypothecated assets</p>	<p>All that part and parcel of land and Hotel known as Great Himalayan Resort standing in the name of three persons namely Madan Lal Kapoor S/o Ranjha Ram, Vyomjit Kapoor S/o Madan Lal Kapoor and Miss.Vibhuti Kapoor D/o Madan Lal Kapoor i.e</p> <p>i) ½ share of the land measuring 3992-24 sq. meter out of the total land measuring 7984-48 sq meter bearing Khata no. 85, Khatauni no. 262, Khasra nos. 1459,1460, 1461,1462, 1463, 1464,1465,1466,1467,1468, Kita 10 situated at Mohal Bhagsu Nag, Hadbast no 363/3 Tehsil Dharamshala Distt. Kangra (H.P) standing in the name Sh. Madan Lal Kapoor S/o Ranjha Ram</p> <p>ii) 161212/798448 share of the land measuring 1612.12 sq meter out of total land measuring 7984-48 sq meter bearing Khata no 85 , Khatauni no 262 , Khasra no 1459 ,1460,1461,1462,1463,1464,1465,1466,1467,1468 , Kita 10 (part of) Mohal Bhagsu Nag , Mouja & Tehsil Dharamshala Distt. Kangra H.P. standing in the name of Sh. Vyom Jit Kapoor S/o Madan Lal Kapoor</p> <p>iii) 161212/798448 share of the land measuring 1612.12 sq meter out of the total land measuring 7984-48 sq meter comprising Khata no 85, Khatauni no 262,Khasra no.1459,1460, 1461,1462,1463, 1464,1465, 1466,1467, 1468,Kita 10, (part of) Mohal Bhagsu Mouza & Tehsil Dharamshala standing in the name of Ms. Vibhuti Kapoor D/O Sh. Madan Lal Kapoor.</p>
<p>Reserve Price fixed</p>	<p>Rs.11.62 Crore (Rupees Eleven crore sixty two lac only)</p>

EMD	Rs.1,16,20,000/- (Rupees One Crore sixteen lac twenty thousand only)
Bid Increase Amount	Rs. 50000/- (Rupees Fifty Thousand Only)
Name of the Branch	The Jammu and Kashmir Bank Ltd ,Branch: LCU Mohali , Punjab Mobile no.9803081365 email:- lcu.mohali@jkbmail.com Contact person: Ms. Meenakshi Raina
Authorized Officer/Designation	Mr Jagdeep Kumar Mobile No. 9596885222
Last Date & Time of submission of EMD and Documents	04.03.2024 upto 04.00 P.M
Date and Time of e-Auction	05.03.2024 between 12.00 P.M to 01.00 P.M
EMD REMITTANCE DETAILS BY RTGS TO ACCOUNT NUMBER	Account No. 0370010100001136 Account Name : E Auction Account, IFSC CODE: JAKA0MOHALI

TERMS & CONDITIONS:-

(1) The E-Auction is being held on “as is where is”, “as is what is”, “whatever there is” and “without any recourse “basis. To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the property/ies. 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.

(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on Banks working days.

(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 “<https://sarfaesi.auctiontiger.net>”) through their login ID and Password. The EMD 10% of RESERVE PRICE shall be payable through NEFT/RTGS/Transfer (EMD remittance details given above) **on or before 4.00 P.M on 04.03.2024**. 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. 1. Copy of the NEFT/ RTGS challan. 2. Copy of PAN card, 3. Proof of identification (KYC) viz. copy of Voter ID Card/ Driving License/ Passport etc., 4. Copy of proof of address, 5. 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), Ahmedabad: Contact Person; Mr.Ram Sharma ,Mobile No. 9978591888/ 9265562818/9265562821/9374519754, Contact No. 079-68136837/68136880. E-Mail ID: ramprasad@auctiontiger.net , support@auctiontiger.net , during office hours on working days.

(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 have submitted their EMD not below the 10% of reserve price through ONLINE mode before **4.00 P.M. on 04.03.2024** 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/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, adjusting the EMD already paid, within 24 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 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

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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.

(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. NOC or any requisite document from any concerned authority for registration of Conveyance Deed has to be obtained by the purchaser only.

(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) The publication is subject to the force majeure clause.

(14) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e- Auction will be entertained.

(15) The bid once submitted by the bidder, can not be cancelled/ withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned therein will result in forfeiture of the amount paid by the defaulting bidder.

(16) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD once to the eligibility of the bidder, authority of the person representing the bidder, interpretation and the decision of the Authorized Officer shall be final in such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorized officer of the concerned bank branch only.

(17) Special Instructions, Bidding in the last moment should be avoided in the bidders own interest and neither the The Jammu & Kashmir Ltd. nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation & are able to participate in the auction successfully.

(For detailed term & conditions please refer to website <https://sarfaesi.auctiontiger.net> M/s E-procurement Technologies Ltd.)

Date : 16.02.2024
Place : Kathua

Authorised Officer

Registered office

Corporate Headquarters

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