

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 **05.02.2016** calling upon **M/S Exotica Hi-Tech Seeds Pvt. Ltd.**, a private limited company, having its office at 3-5-874/A, 102, 1st Floor, Vipanchi Commercial Complex, Near Old M.L.A Quarters, Hyderguda, Hyderabad-500029, Telangana, for realization of its dues aggregating to **Rs. 54,55,533.18** (Rupees fifty four lac fifty five thousand five hundred thirty three and paise eighteen only) together with future interest and other cost and charges.

Whereas, the Authorized Officer has taken possession of the mortgaged property under section 13 (4) of SARFAESI Act 2002 on **07.12.2016**, consequent upon failure by borrower/mortgagor/guarantor to repay the Bank's dues, 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 notified 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**" condition.

Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)	1. M/S Exotica Hi-Tech Seeds Pvt. Ltd. At: 3-5-874/A, 102, 1 st Floor, Vipanchi Commercial Complex, Near old M.L.A Quarters, Hyderguda, Hyderabad-500029. Represented by its Directors: a. Mr. Ravinder Kumar Dhar S/o Lt Sh Janki Nath Dhar R/o 8-1-332/3/35 Aziz Bagh, Tolichowki, Hyderabad-08. b. Mr. Naveen Kumar Thakur S/o Sh. Gangadhar Thakur R/o Flat No. 305, 3 rd Floor, Happy Home, Hi-Tech Suits, Upperpally, Rajinder Nagar, Hyderabad-48. c. Mr. Tej Krishan Dhar S/o Lt Sh. Janki Nath Dhar R/o 8-1-332/3/35 Aziz Bagh, Tolichowki, Hyderabad-08. d. Mr. Bharat Bhushan Dhar S/o Lt Sh. Janki Nath Dhar R/o 8-1-332/3/35 Aziz Bagh, Tolichowki, Hyderabad-08. (Borrower) 2. Mr. Ravinder Kumar Dhar S/o Lt Sh. Janki Nath Dhar R/o 8-1-332/3/35 Aziz Bagh, Tolichowki, Hyderabad-08 (Mortgagor) 3. Mr. Satish Koul S/o Sh S N Koul R/o Flat No. 2, H No. 11-5-127, Sai Sudha Apartments, Red Hills, Hyderabad-04 (Guarantor). 4. Mr. Syed Jalil Ahmed S/o Lt. Syed Ahmed R/O Shah Ali Banda, Qazipora, Hyderabad-65. (Guarantor)
Amount of Demand Notice (excluding interest and other expenses from 01.02.2016)	Rs. 54,55,533.18 (Rupees fifty four lac fifty five thousand five hundred thirty three and paise eighteen only)
Description of the mortgaged assets (Put on sale)	1.All that the Flat No. 305 on Third Floor, in the premises known as "Happy Homes Hitech Suites" in the land bearing Sy. No. 35, 36 of Upperpally Village, Rajendra Nagar Mandal, Ranga Reddy District, with a super plinth area of 880.00 Sq Ft inclusive of wall thickness and common area excluding the Terrace rights with an undivided share of land 35.2 Sq Yards, car parking bearing No. 106 admeasuring 140.00 Sq Ft, bounded on the North by 40' wide road, South by corridor, East is open to sky & on the west by Flat No. 304, standing in the name of Mr. R K Dhar S/O Mr. J N Dhar. 2.All that the Flat No. 307 on Third Floor, in the premises known as "Happy Homes Hitech Suites" in the land bearing Sy. No. 35, 36 of Upperpally Village, Rajendra Nagar Mandal, Ranga Reddy District, with a super plinth area of 880.00 Sq Ft inclusive of wall thickness and common area excluding the Terrace rights with an undivided share of land 35.2 Sq Yards, car parking bearing No. 109 admeasuring 140.00 Sq Ft, bounded on the North by 40' wide road, South by corridor, East is open to sky & on the west by Flat No. 306, standing in the name of Mr. R K Dhar S/O Mr. J N Dhar.
Reserve Price (Individual Flats)	Flat No. 305: Rs. 24.00 lac (Rupees twenty four lac only), & Flat No. 307: Rs 24.00 lac (Rupees twenty four lac only)
Reserve Price for both the Flats	Rs 48.00 lac (Rupees forty eight lac only)
Earnest Money Deposit (EMD)	For each Flat: Rs. 2.40 lac (Rupees two lac forty thousand only) For both the Flats: Rs 4.80 lac (Rupees four lac eighty thousand only)
Bid Increase Amount	Rs. 5,000/- (Rupees five thousands only)
Name of the Branch	THE JAMMU AND KASHMIR BANK LIMITED, Business Unit, Pathergati, Hyderabad-500002.
Authorized Officer/Designation	Mr. Altaf A Moharkan/ Executive Manager
Last Date & Time of submission of EMD and Documents	26.12.2017 at 4.00 PM
Date and Time of e-Auction	27.12.2017 from 2.30 PM to 3.30 PM
Earnest Money Deposit (EMD) & Other Remittance/s detail/s by RTGS to Account Number	THE JAMMU AND KASHMIR BANK LIMITED Business Unit: Pathergati, Hyderabad IFSC CODE: JAKA0BHAWNI ACCOUNT NO.: 0035070700000003 in the name of Sundry pointing-BHAWNI.

TERMS AND CONDITIONS

- 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.
- 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 upto **22.12.2017**.
- The interested bidders shall submit their offer along with EMD through website [https:// sarfaesi.auctiontiger.net](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 (EMD remittance details given above) **on or before 26.12.2017 at 4.00 PM**. Please note that Cheques/Demand Drafts shall not be accepted as EMD amount.
- 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.
- 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. (Auctiontiger), Ahmadabad. Contact Persons: Mr. Madhusudan Mob. No: 9686999578, Mr. Jinesh Jariwal Mob. No. 079-41072405 and Mr. Rikin Brahmaxatriya Mob No: 9978591888, E-mail id: Karnataka@auctiontiger.net rikin@auctiontiger.net, LL No: +91 079-41072405/407/408/409/410/411/412/413. Fax No. 079-40016876/816; E-mail: [support@ auctiontiger.net](mailto:support@auctiontiger.net) and for any property related query may contact Branch Head **Mr. Mohammad Yaqoob Wani** (Cell# +91-7889873436) Landline/Fax: 040-66712111/24527631 Email: bhawani@jkbmail.com.
- 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.
- The interested bidders who may have submitted their **EMD not below the 10% of reserve price** through online mode before **4.00 P.M. on 26.12.2017** 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.
- 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 **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 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.
- 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.
- 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 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.
- 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.
- 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 sum as mentioned above along with upto date interest and ancillary expenses before the date of e-auction and get the property redeemed, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and costs.

Date:21.11.2017
Place:Bangalore

Altaf A Moharkan,
AUTHORISED OFFICER