

E-AUCTION/SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-AUCTION/ SALE NOTICE FOR SALE OF PROPERTY MORTGAGED TO THE BANK UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT 2002 AND SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to public in general and in particular to Borrower, Mortgagor and Guarantor(s) that the below described immovable property/ies mortgaged to Jammu & Kashmir Bank Ltd Branch Sagam (hereinafter referred to as the Bank/ Secured Creditor), the Possession of which has been taken by one of the Authorized Officer of the Bank/ Secured Creditor in exercise of powers conferred under **Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (the Act) and Security Interest (Enforcement) Rules, 2002 (the Rules)**, will be sold on **"As is where is, As is what is, Whatever there is and Without recourse basis"**, as per the particulars given hereunder.

Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)	(i) Abdul Majeed Wani S/O Abdul Ahad Wani R/O Kharpeth Larnoo Kokernag Anantnag. (ii) Mohammad Younis Bhat S/O Abdul Salam Bhat R/O Khalhar Sagam Anantnag. (iii) Nazir Ahmad Rather S/O Ghulam Rasool Rather R/O Buchoo Kokernag Anantnag
Amount in Demand Notice (excluding interest and other expenses from 01.03.2022)	Rs.75,56,734.56 (Rupees Seventy Five lacs Fifty Six Thousand Seven Hundred and Thirty Four and fifty six paise only)
Legal and Other Charges	Rs. 215321/- (Rupees Two Lac Fifteen Thousand Three Hundred & Twenty One Only)
Amount Due on 29.02.2024 (Excluding interest from 01.03.2024 upto date.	Rs. 9409461.56/- (Rupees Ninety Four Lacs Nine Thousand Four Hundred & Sixty One & Fifty Six Paise Only)
Description/Schedule of the mortgaged Property/ Secured Asset (Put on sale)	(i) Land measuring 03 kanal 02 marlas falling under khasra no.627-min(01 kanal), khewat no.300, khata no.657; khasra no.815-min(09M), khewat no.300, khata no.656; khasra no.696(5M), khewat no.311, khata no.688; khasra no.735-min(8M), khewat no.315, khata no.710; khasra no.863(01K), khewat no.334, khata no.765 situated at mouza Larnoo District Anantnag (Hereinafter referred to as Property A) (ii) Land measuring 03 kanal 13 marlas falling under khasra no.2383/808, khata no.661 and Khewat no.300 situated at village kharpeth mouza larnoo tehsil larnoo and District Anantnag (Hereinafter referred to as Property B); (iii) Two storied residential house with Attic alongwith land underneath and appurtenant thereto measuring 02 kanal 13 marlas falling under khasra no.691 (01K 02M) and survey no.692 (01 K 11 M), khewat no. 320, khata no.721 situated at village Kharpeth Larnoo Anantnag. (Hereinafter referred to as Property C)
Reserve Price(For Property A as mentioned in Schedule above)	Rs.6,97,000/-(Rupees Six Lacs Ninety Seven Thousand Only)
Earnest Money Deposit (EMD); (For Property A as mentioned in Schedule above)	Rs.69,700/-Rupees Sixty Nine Thousand Seven Hundred Only)
Reserve Price(For Property B as mentioned in Schedule above)	Rs.13,14,000 /-(Rupees Thirteen Lacs Fourteen Thousand Only)

Earnest Money Deposit (EMD); (For Property B as mentioned in Schedule above)	Rs.1,31,400/- (Rupees One Lac Thirty One Thousand Four Hundred Only)
Reserve Price (For Property C as mentioned in Schedule above)	Rs.30,93,390/- (Rupees Thirty Lac Thirty Nine Thousand Three Hundred and Ninety Only)
Earnest Money Deposit (EMD); (For Property C as mentioned in Schedule above)	Rs.3,09,339/- (Rupees Three Lacs Nine Thousand Three Hundred and Thirty Nine Only)
Bid Increase Amount	Rs.20,000/- (Rupees Twenty Thousand Only)
Name of the Branch	Branch office Sagam
Authorized Officer/Designation	Masood Ahmad Shah, Designation Chief Manager Authorized officer, Contact No.0193222440
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	22.04.2024 up to 04.00 P.M for property A and Property B; and 06-04-2024 for property C
Date and Time of e-Auction (For Property A as mentioned in Schedule above)	23.04.2024 between 11:00 AM to 01:00 P.M
Date and Time of e-Auction (For Property B as mentioned in Schedule above)	23.04.2024 between 01:00 P.M to 03:00 P.M
Date and Time of e-Auction (For Property C as mentioned in Schedule above)	08.04.2024 between 03:00 P.M to 05:00 P.M
Earnest Money Deposit (EMD) & Other Remittance/s detail/s by RTGS to Account Number	Account No. 015807073000003 Account Name : SUNDRY POINTING DESIRE IFSC CODE: JAKA0DESIRE

The online auction will be conducted on website (**URL Link- “<https://sarfaesi.auctiontiger.net>”**) of our auctioning agency M/s e-Procurement Technologies Limited (Auction tiger). The interested bidders shall submit their offer through website <https://sarfaesi.auctiontiger.net>. The EMD/S 10% of RESERVE PRICE/S shall be payable through NEFT/RTGS/DD on or before 04:00 PM of **22.04.2024 for property A and Property B and 06.04.2024 for Property C.** For any Clarifications with regards to inspection, terms and conditions of the auction or submission of bids etc kindly contact Jammu and Kashmir bank Ltd Branch office Sagam, Anantnag or the Authorised Officer. 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. For detailed terms and conditions of the Auction/sale please visit <https://www.jkbank.com> or <https://sarfaesi.auctiontiger.net>.

STATUTORY SALE NOTICE UNDER RULE 8 (6) READ WITH RULE 9 OF THE SARFAESI ACT, 2002

The borrower/ mortgagor/guarantor(s) are again hereby notified to pay the outstanding sum as mentioned above along with up to 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: 18.03.2024

Place: ANANTNAG

Masood Ahmad Shah
AUTHORIZED OFFICER

TERMS AND CONDITIONS IN RESPECT OF E-AUCTION/ SALE NOTICE DATED 18.03.2024 FOR SALE OF PROPERTY MORTGAGED TO THE JAMMU & KASHMIR BANK LTD BRANCH SAGAM, ANANTNAG IN CREDIT FACILITY/IES OF ABDUL MAJEED WANI.

1) The Auction is being held on “**As is where is, as is what is, whatever there is and without recourse 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 Mortgaged 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 **22.04.2024 for property A and B, and 06.04.2024 for property C** with prior permission of the Authorized officer. Inspection of the documents relating to the properties will be permitted to the interested bidders or their authorized representatives at **Branch Office SAGAM, Anantnag** between 2.00 PM to 4.00 PM up to **22.04.2024 for property A and B, and 06.04.2024 for property C**. The bid prices 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 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/DD (EMD remittance details given above) on or before 04:00 PM on **22.04.2024 for property A and B, and 06.04.2024 for property C**. Please note that Cheques shall not be accepted as EMD amount. The Prospective Bidder(S) must also submit signed copy of Registration Form and Bid Terms and Conditions form etc at Jammu and Kashmir Bank Ltd **Branch office SAGAM on or before 04.00 P.M 22.04.2024 for property A and B, and 06.04.2024 for property C**.

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 Person; Mr. Ram Sharma ,Mobile No. 9265562818/9265562821/6352634834. 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 may have submitted their **EMD not below the 10% of reserve price/s** through online mode/DD before 04:00 PM on **22.04.2024 for property A and B, and 06.04.2024 for property C** shall be eligible for participating in the e-auction. The e-auction of **Property A mentioned in auction notice dated 18.03.2024 would be conducted exactly on 23.04.2024 between 11.00 AM to 01.00 P.M and between 01:00 PM to 03:00 PM for property B and on 08.04.2023 between 03:00 PM to 05:00 PM for property C mentioned in said auction notice dated 18.03.2024** 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**, adjusting the EMD already paid, within **next working day** 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 which may not exceed 90 days from the date of auction. 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 taxes on account of the sale over and above the bid amount. **The successful bidder shall be solely responsible for transfer of supra Secured Asset in his/her/their/its name.**

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

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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, cannot 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 authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders. The authorized 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 amount, the eligibility of the bidder, authority of the person representing the bidder etc, the 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. Neither 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.

Masood Ahmad Shah
AUTHORIZED OFFICER