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Ref. No: JKB/ZOS/IAPM/BNG/2019 / 247

Dated: 16.04.2019

## 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 **20.09.2018** calling upon **Umal Manshoor W/o K A Manshoor** R/o No 10, Sridevi Gardens A K R Nagar Main Road Valasaravakkam Chennai 600087, Tamil Nadu, Chennai-600102, for payment of its dues aggregating to **Rs. 1002593.00** (Rupees Ten Lacs Two Thousand Five Hundred Ninety Three only) as on **31.08.2018** together with future interest w.e.f **01.09.2018** and other cost and charges within a period of 60 days.

Whereas, the Authorized Officer has taken possession of the mortgaged property/ies mentioned hereinafter under section 13 (4) of SARFAESI Act 2002 on **19.03.2019**. 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.

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| <b>Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)</b>   | <p><b>1. Mrs. Umal Manshoor W/o K A Manshoor</b><br/>(Borrower cum Mortgagor)<br/>R/o No 10, Sridevi Gardens A K R Nagar Main Road Valasaravakkam Chennai 600087, Tamil Nadu, Chennai-600102</p> <p><b>2. Mr. K M Shahul Hameed S/o K A Manshoor</b><br/>R/o No 10, Sridevi Gardens A K R Nagar Main Road Valasaravakkam Chennai 600087, Tamil Nadu, Chennai-600102<br/>(Guarantor)</p>  |
| <b>Amount in Demand Notice (excluding interest and other expenses from 01.07.2018)</b>                   | <b>Rs. 1002593.00</b> (Rupees Ten Lacs Two Thousand Five Hundred Ninety Three only)  |
| <b>Amount Due on 31.03.2019 (Excluding interest w.e.f 01.04.2019 and other expenses from 01.07.2018)</b> | <b>Rs. 1085459.00</b> (Rupees Ten Lacs Eighty Five thousand Four hundred Fifty Nine only)  |
| <b>Description of the mortgaged asset/s (Put on sale)</b>  | Equitable mortgage all that piece and parcel of land measuring 10375 sq ft, comprised in S No. 100/10, Approved Layout "Crystal Garden" situated in Bramadesam Village, Thindivanam Taluk, Villupuram District situated within the registration district of Dindivanam and sub registration district of Avaraipakkam, bounded on north by plot No. 106 (Pt) 107, Crystal Garden; south by Dhindivanam-Marakannam highway; east by vacant land bearing Sy No. 106/3 and west by remaining portion of land marked as "owners use", standing in the name of Mrs. Umal Manshoor W/o Mr. K A Manshoor |

Registered Office

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W [www.jkbank.net](http://www.jkbank.net)

(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 EMD already paid, within **48 hours** and the balance **75%** of the sale price on or before **15<sup>th</sup> day of the sale confirmation** 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 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.

*For The Jammu & Kashmir Bank Ltd.*

  
Authorized Officer.

(Sheikh Mohammed Muzaffar)  
AUTHORIZED OFFICER

Date: 16.04.2019  
Place: Chennai