

Dated: 21.09.23

Ref: 72

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 and Security Interest (Enforcement) Rules, 2002.

Public at large is informed that the secured property (ies) as mentioned in the Schedule of this notice mortgaged to Jammu and Kashmir Bank Ltd, possession whereof has been taken over by the Bank through one of the Authorized Officers, is/are available for sale through Private Treaty, as per the terms agreeable to the Bank for realization of Bank's dues on "**As is where is, As is what is, Whatever there is and No Complaint Basis**"

Standard terms & conditions for sale of properties through Private Treaty are as under:-

1. Sale through Private Treaty will be on "As is where is, as is what is, whatever there is and no complaint basis".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank may accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property and shall be solely responsible for transferring the Secured Asset in his/her/its name.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE OF THE PROPERTY

Particulars of Borrower/s:

- (i) Mr. Abdul Majeed Wani S/O Abdul Ahad Wani R/O Kharpeth Larnoo, Kokernag;(Borrower/Mortgagor).
- (ii) Mr.Mohammad Younis Bhat S/O Abdul Salam Bhat R/O Khalhar, Sagam, Anantnag (Guarantor).
- (iii) Mr.Nazir Ahmad Rather S/O Ghulam Rasool Rather R/O Buchoo, Kokernag, Anantnag (Guarantor).

Description of the mortgaged Property/ Secured Asset (Put on sale):-

Two storied Residential House with Attic alongwith land underneath and appurtenant thereto measuring Two (02) Kanals Thirteen (13) Marlas falling under Survey No.691 (01Kanal 02Marla) and Survey No.692 (01Kanal 11Marla) Khewat No.320, Khata No.721 situated at Village Kharpeth, Mouza Larnoo Tehsil Larnoo District Anantnag.

- Account Number for depositing EMD 0158070700000003
Account Name : SUNDRY POINTING - DESIRE
IFSC CODE: JAKA0DESIRE
BRANCH: SAGAM

Authorized Officer: 
J&K Bank

Name: Juneed Ahmad Wani
Designation: Chief Manager.
Phone No.: 7006277328

Date: 21.09.23
Place: ANANTNAG