

**Address of the Branch: - Kathua, Tehsil & Distt. Kathua (J&K)**

**Mobile No. of Branch Manager:-7006648114**

**E-Mail Id of Branch: -kathua@jkbmail.com**

**Authorised Officer's Detail: - Jagdeep Kumar (Mobile No.9596885222)**

**E-Mail id: - amid.zojtwo@jkbmail.com**

**NOTICE OF SALE THROUGH PRIVATE TREATY.**

**SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SARFAESI ACT2002.**

**Bank has taken over possession of the schedule property (ies) us/13(4) of the SARFAESI Act 2002.**

**Public at large is informed that the secured property(ies) as mentioned in the schedule below are available for sale through Private treaty, as per the terms agreed to the bank for realization of Bank's dues on "AS IS WHERE IS BASIS" , AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" AND "WITHOUT RECOURSE" basis.**

**Standard Terms & Conditions for sale through Private Treaty as under:-**

- 1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS", AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" AND "WITHOUT RECOURSE "basis. The Bank does not undertake any responsibility to procure any permission/ license etc. in respect of the property/ assets under sale.**
- 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.**

Zonal Office Kathua  
J&K Bank  
NHW-44, Near Forest Protection office Kathua -184102 J&K

For The Jammu & Kashmir Bank Ltd.

  
Authorised Officer

6. The property is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorised 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 Authorised 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 will accept the highest offer.
10. The interested parties may contact the Branch Manager/Authorised Officer for further details /clarifications and for submitting their application.
11. The purchaser has to bear all the expenses like stamp duty, registration fee, NOC, GST, taxes etc. necessary for transfer of the property in your name.
12. Sale shall be in accordance with the provisions of SARFAESI Act/rules.
13. It is expressly made clear that the AO/secured creditor do not take or assume any responsibility for any dues, statutory or otherwise of the borrower including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid solely by the purchaser
14. The Purchaser may carry out its own comprehensive due diligence in respect of the secured assets including any dues relating to the secured assets. The Purchaser shall be deemed to have full knowledge of the condition of the assets, relevant documents, information etc. whether the Purchaser actually inspect or visits or verify or not.
15. Sale Shall be in accordance with the provisions of SARFAESI Act/Rules.

For The Jammu & Kashmir Bank Ltd.



Authorised Officer

**SCHEDULE of Properties (under sale)**

Description of the Properties	Reserve Price (below which properties will not be sold.)
1. Mortgage of all part and parcel of Land measuring 5 Kanals & 8 marlas bearing Khasra No 27R/9/3(1-2) & 27R 10/1 (5-6), khewat no. 226, khatoni no. 403, H.B No. 318 along with building constructed upon it situated at Gandian Paniar Road, Gurdaspur Tehsil Gurdaspur Distt. Gurdaspur standing in the name of Sh. Vineet Mahajan S/O Sh Tarsem Kumar Mahajan	Rs.94.00 lacs
2. Mortgage of all part and parcel of Land measuring 3 kanal 13 marlas along with building constructed upon it comprising under khewat no. 562, Khatoni No. 1052, Khasra No. 6R/22(0-2), 7R/13(5-9),7R/14/1(1-9),7R/17/3(0-8),7R/18/2/3(4-6) situated in the revenue estate of village Gajikot Had Bast No. 644 Tehsil Dinanagar Distt. Gurdaspur standing in the name of Sh. Sudershan Kumar S/o Sh. Bua Ditta Mal	Rs.70.00 lacs

Date: - 23/08/23

Place:- Kathua

For The Jammu & Kashmir Bank Ltd.

*[Signature]*  
For Jammu & Kashmir Bank  
Authorised Officer