

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

Mobile No. of Branch Manager:-7006723641

E-Mail Id of Branch: -octroi@jkbmail.com

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

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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.**

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.

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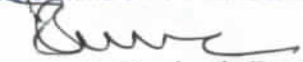
SCHEDULE of Properties (under sale)

Description of the Properties	Reserve Price (below which properties will not be sold.)
<p>1.All that part and parcel of land measuring 05 Kanals 07 marlas being 107/426 share in the land measuring 21 Kanals 6 marlas bearing Khasra no. 36 R/1/1(1-0), 10/2/2/1(4-13), 11/2(4-4), 37R/6/2(3-2), 15/1/1(0-12), 36R/1/2(1-0),1/3(0-16), 10/1(0-4), 10/2/1(0-8), 36R/10/2/2/2(0-8), 11/1(3-4), 37R/15/1/2(1-5) situated in Village Labini HB no. 342, Tehsil Pathankot District Gurdaspur, Punjab standing in the name of Late Sh. Kulbhushan Rai and Sh Anil Mahajan both are S/o Late Sh. Rattan Chand.</p>	<p>Rs.70.00 lacs</p>
<p>2. All that part and parcel of land measuring 0-07-65 Hect. Meters being 765/13187 share in the land measuring 1-31-87 Hect. Meters bearing Khasra no. 104,420,679,683,691, khata no. 14 min, Khatuni no. 26 min situated in Mohal and Mouja Ganthota (Mirwani) HB no.57 Tehsil Indora District Kangra (Himachal Pardesh) standing in the name of Mrs. Sangeeta Mahajan D/O Sh. Tilak Rai W/O Sh. Anil Mahajan</p>	<p>Rs.30.00 lacs</p>
<p>AND</p>	
<p>All that part and parcel of land measuring 0-02-55 Hect. Meters being 255/13187 share in the land measuring 1-31-87 Hect. Meters bearing Khasra no. 104,420,679,683,691, Khata no. 14 min, Khatuni no. 26 min situated in Mohal and Mouja Ganthota (Mirwani), HB no.57, Tehsil Indora, District Kangra (Himachal Pardesh) standing in the name of Mrs. Sangeeta Mahajan D/O Sh. Tilak Rai W/O Sh. Anil Mahajan.</p>	

Date: -23.08.2023

Place:-Kathua

For The Jammu & Kashmir Bank Ltd.


 For Jammu & Kashmir Bank
 Authorised Officer