



National Business Centre
Zonal Office Mumbai

1st& 2nd Floor, Bandra Kurla Complex, Bandra (E) Mumbai- 400051

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002(NO. 54 OF 2002) SARFAESI ACT.

Whereas, the borrower/s named hereunder have defaulted to Jammu & Kashmir Bank Ltd and owe the sums as indicated herein below and further interest thereon, Jammu & Kashmir Bank Ltd, through its Authorized Officer, had taken possession of the mortgaged properties under section 13(4) of SARFAESI Act 2002 and the Bank has decided to sell the properties, described here in below against their names, on "as is where is" and "as is what is" and "no complaint" condition, under rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002.

Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)	1. Mr. Arunaben J Parmar w/o Mr. Jitender Singh Parmar R/o 1/153 Brahmin Falia, Opp Bank of Baroda, Unn, Taluka Choryasi, Surat, Gujarat (Borrower cum Mortgagor) 2. Mr. Jitender Kumar R Parmar s/o Mr. Ranjeet Singh Parmar R/o 1/153 Brahmin Falia, Opp Bank of Baroda, Unn, Taluka Choryasi, Surat, Gujarat (Guarantor) 3. Mr. Nishil A Gandhi S/o Mr Ashok Gandhi R/O 8 pathak Row house, opp navyug College, Rander, Surat, Gujarat (Guarantor)
Amount of Demand Notice (excluding interest and other expenses from 08.10.2007)	Rs. 6,11,347/- as on 31/07/2006 together with further interest from 31/07/2006 along with costs, charges & expenses.
Outstanding as on 31.12.2016	Housing Loan Account Rs. 9,28,326/- plus future interest w.e.f. 01.01.2017 & charges
Description of the mortgaged/ hypothecated assets	Flat no. 203, second Floor, Modi Complex, Opp. Bhestan Community Hall, Bhestan, Surat It is a residential Flat situated at second floor of lower ground floor plus ground floor plus three floor storied low rise residential Cum commercial Building Known as "Modi Complex". It is abutting sub road of Udhna Navsari Road, Near Bhestan.

Reserve Price fixed (in lacs)	Rs.6.90Lac (Six Lac Ninety Thousands only)
EMD (in lacs)	Rs. 0.69 Lac (Sixty Nine Thousand)
Bid Increase Amount	Rs. 25,000/- (Rupees Twenty Five Thousand Only)
Name of the Branch	The Jammu and Kashmir Bank Ltd (Business Unit: Supertex Tower, Opp. Kinary Cinema, Ring road, Surat Landline: 0261-2325657, 0261-2346176, 0261-2347788. email:- soorat@jkbmail.com, Mr. Surinder Kumar Gupta (Business Unit Head) Mobile: 9737016260
Authorized Officer/Designation	Mr. Surinder Kumar Gupta (Executive Manager)
Last Date & Time of submission of EMD and Documents	06.03.2017 upto 5 pm
Date and Time of e-Auction	07.03.2017 between 11:00 AM to 01:00pm with unlimited extension of 5 minutes each
EMD REMITTANCE DETAILS BY RTGS TO ACCOUNT NUMBER	

TERMS & CONDITIONS:-

(1) The E-Auction is being held on "AS IS WHERE IS" & "AS IS WHAT IS BASIS" and "No Complaint basis". To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the property/ies. 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.

(2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders sites on Banks working days.

(3) The interested bidders shall submit their offer along with EMD 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 (EMD remittance details given above) on or before **06.03.2017 upto 5.00 P.M.** Please note that Cheques/ Demand Drafts shall not be accepted as EMD amount.

(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. 1. Copy of the NEFT/ RTGS challan. 2. Copy of PAN card, 3. Proof of identification (KYC) viz. copy of Voter ID Card/ Driving License/ Passport etc. , 4. Copy of proof of address, 5. 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), Ahmedabad: Contact Person; Mr. Tilak Maratha, Mobile No.9067799646 , Mr. Vijay Shetty Mobile No.

9619120214, Contact No. 079-40230823 /821/ 831/ 824/ 817/ 818/ 819/ 820. E-Mail ID Tilak@auctiontiger.net, Vijay.Shetty@auctiontiger.net, Maharashtra@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 have submitted their EMD not below the 10% of reserve price through ONLINE mode before **5.00 P.M. on 07.03.2017** shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled date & time as mentioned above 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/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 48 hours 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. 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.

(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.

Statutory 30 days sale notice under Rule 8(6) of the SARFAESI Act -2002

The borrowers/mortgagors/guarantors are hereby notified to pay the sum as mentioned above along-with up to date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date:

Place:

Authorized Officer