



## Impaired Assets Recovery Branch

**‘e-AUCTION NOTICE’****(Rule 8 to 9 of the Security Interest (Enforcement) Rules)**

The undersigned in exercise of the powers conferred under Section 13(4) of the SARFAESI Act read with Rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002 notify the sale of the secured assets detailed herein-below for realization of the dues on “as is where is”, “as is what is”, “whatsoever there is” and “no complaint” basis.

Description of the mortgaged Property (Put on sale)	Mortgage of three storied building with basement, boundary walling along with land measuring 02 Kanal 13 Marlas falling under Khasra no.850 of Khata no.1104 and Khewat no.686 situated at Immambada Mohalla in Estate Bemina Tehsil and District Budgam, Kashmir (now Srinagar).
Name of the Borrower	M/s Dream Land Builders (Prop. Manzoor Ahmad Mir S/o Lal Mohammad Mir)
Reserve Price	Rs.550 Lakh (Rupees five hundred Fifty Lakh Only)
Earnest Money Deposit (EMD)	10% of Reserve price of the property.
Bid Increase Amount	Rs.5.00 Lakh (Rupees Five Lakh).
Name of the Branch	Impaired Assets Recovery Branch, J&K Bank, Ground Floor, Corporate Headquarters, M.A.Road, Srinagar - 190001 (J&K).
Last Date & Time of submission of Bid	05.05.2025 (5PM)
Date and Time of e-Auction	06.05.2025 (3PM to 4PM)
Earnest Money Deposit (EMD) & Other Remittance/s details by RTGS to Account Number	THE JAMMU AND KASHMIR BANK LIMITED Business Unit: Impaired Assets Recovery Branch, IFSC CODE: JAKA0IMPIRD Account no.0490070700000003 in the name of ‘Sundry Pointing IMPIRD’.

**TERMS AND CONDITIONS:**

- The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATSOEVER THERE IS" and “NO COMPLAINT” basis.
- The Borrower had filed a Writ Petition before Hon’ble High Court of J&K and Ladakh at Srinagar vide No.WP(C) No.13/2025 titled Dream Land Builders Vs. Jammu & Kashmir Bank Ltd. and Another, however stands dismissed by the court.
- 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 bids. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The bidders shall satisfy themselves as to the description, condition or accuracy of the details regarding the property/ies given hereinabove.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- Inspection of the documents relating to the properties will be permitted to the interested bidder at Business Unit: IARB, Corporate Headquarters, M.A.Road Srinagar between 3.00 PM to 5.00 PM up to 03.05.2025. The bid price shall be absolute in terms and should not be linked to any reference. Conditional bids shall be rejected.
- 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/DD (EMD remittance details given above) on or before 05.05.2025 up to 5.00 PM.
- 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, i) Copy of the NEFT/RTGS/DD details. ii) Copy of PAN card/Aadhar Card iii) Proof of identification (KYC) viz. copy of Voter ID Card/Driving License/ Passport etc. iv) Copy of proof of address, without which the bid is liable to be rejected.
- 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. at <https://sarfaesi.auctiontiger.net> e-mail [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net); [support@auctiontiger.net](mailto:support@auctiontiger.net) & [chintan.bhatt@auctiontiger.net](mailto:chintan.bhatt@auctiontiger.net), Contact No’s: 9265562818/9265562821/6352634834 and for any

**Impaired Assets Recovery Branch**

property related query may contact Branch Manager, Mobile No.8826117693 [Email: iarb.chq@ikbmail.com](mailto:iarb.chq@ikbmail.com).

- x) Only buyers holding valid User ID/Password and confirmed payment of EMD through shall be eligible for participating in the online auction process.
- xi) The interested bidders who may have submitted their EMD not below the 10% of reserve price of each property/auction before 5.00 P.M. on 05.05.2025 shall be eligible for participating in the e-auction.
- xii) The e-auction of above property 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 and Secured Creditor.
- xiii) 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.
- xiv) The successful bidder shall have to deposit 25% of the sale price (inclusive of EMD amount already deposited) immediately of the acceptance of bid price by the Authorized Officer and the balance 75% within 15 days, however the time to deposit 75% may be extended up to 03 months at the discretion of the Secured Creditor/Bank from the confirmation of sale on the request of the successful bidder.
- xv) 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.
- xvi) The Authorized Officer reserves the right to cancel/reject any/all the bids without assigning reasons.
- xvii) The Borrower's/Guarantor's/Mortgagor's attention is invited to the provisions of sub-Section (8) of Section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset.

(Authorized Officer)

Place: Srinagar (J&K)

Date: 17.04.2025.