

IMPAIRED ASSETS PORTFOLIO MANAGEMENT DEPARTMENT

JKB/IAPMD/DEL/2025

Dated: 28.07.2025

E-AUCTION/SALE NOTICE
**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**

Whereas, the Authorized Officer of The Jammu & Kashmir Bank Ltd in exercise of powers conferred under SARFAESI Act, 2002 and Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 28.05.2024 calling upon the borrower(s) cum mortgagor(s) Mr. Nikhil Bhatiya S/o Keshav Bhatia Permanent Address: D-46/47, Nai Basti, Varanasi, Uttar Pradesh-221001 Communication Address: Flat No. P-82, India Bulls, Centrum Park, Sector 103, Gurgaon-122001 (**Borrower/Mortgagor**), Ms. Sonam Singh W/o. Mr. Nikhil Bhatiya Permanent Address: Goithahan, Asapur, Varanasi, Uttar Pradesh-221007 Communication Address: Flat No. P-82, IndiaBulls, Centrum Park, Sector 103, Gurgaon-122001 (**Co-Borrower/Mortgagor**) and guarantor, for payment of its dues (in Housing Loan Facility) aggregating to **Rs.27,85,037.00/- (Rupees Twenty Seven Lacs Eighty Five Thousand and Thirty Seven Only)** being the balance outstanding as on 24.05.2024 together with future interest w.e.f 25.05.2024 and other cost and charges within a period of 60 days.

Whereas, the Authorized Officer has taken physical possession of the mortgaged property mentioned hereinafter under section 13 (4) of SARFAESI Act 2002 on 17.02.2025 and issued possession notice dated 17.02.2025. Consequent upon failure by borrower to repay the Bank's dues, I the below named Authorized Officer in exercise of the powers conferred under Section 13(4) of the Act read with rule 8 to 9 of the Security Interest (Enforcement) Rules, 2002 notify the sale of the Secured Asset detailed herein for realization of the dues on "as is where is and/or as is what is and whatsoever there is, basis" and "no complaint basis" condition.

Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)	1. Mr. Nikhil Bhatiya S/o Keshav Bhatia Permanent Address: D-46/47, Nai Basti, Varanasi, Uttar Pradesh-221001 Communication Address: Flat No. P-82, IndiaBulls, Centrum Park, Sector 103, Gurgaon-122001 (Borrower/Mortgagor) 2. Ms. Sonam Singh W/o. Mr. Nikhil Bhatiya Permanent Address: Goithahan, Asapur, Varanasi, Uttar Pradesh-221007 Communication Address: Flat No. P-82, IndiaBulls, Centrum Park, Sector 103, Gurgaon-122001 (Co-Borrower/Mortgagor) 3. Smt. Sunita Singh W/o. Sh. Upendra Pratap Singh Permanent Address: Goithahan, Asapur, Varanasi, Uttar Pradesh-221007 Communication Address: Flat No. C-34, IndiaBulls, Centrum Park, Sector 103, Gurgaon-122001. (Guarantor).
Amount in Demand Notice dated 28.05.2024	Rs.27,85,037.00/- (Rupees Twenty Seven Lacs Eighty Five Thousand and Thirty Seven) as on 24.05.2024.
Amount Due on 24.07.2025 (excluding interest w.e.f 25.07.2025 and other expenses)	Rs.31,00,915.00/- (Rupees Thirty Lacs Seventy Nine Thousand Five Hundred Twenty Seven Only)
Description of the mortgaged asset (Put on sale)	"EQUITABLE MORTGAGE of UPPER GROUND FLOOR BACK SIDE WITHOUT ROOF RIGHTS OF PROPERTY BEARING NO. 79 AND 80-A, AREAD MEASURING 75 SQ YDS OUT OF TOTAL 150 SQ YDS IN KHASRA NO. 21/12, SITUATED IN THE AREA OF VILLAGE RAZAPUR KHURD, COLONY KNOWN AS MOHAN

	GARDEN, IN BLOCK-S, UTTAM NAGAR, NEW DELHI WITH ALLOTTED ONE CAR PARKING IN STILT FLOOR WITH PROPORTIONATE RIGHTS OF THE LAND UNDERNEATH."
Reserve Price	Rs.34,00,000/- (Rupees Thirty Four Lakh Only)
Earnest Money Deposit (EMD)	Rs.3,34,000/-(Rupees Three Lakh Seventy Three Thousand Only)
Bid Increase Amount	Rs.25,000/- (Rupees Twenty Five Thousand only)
Name of the Branch	J&k Bank Janakpuri, B1-512, Near District Center Janakpuri New-Delhi-110058, India. email : jannak@jkbmail.com
Authorized Officer/Designation	Mr. Mohammad Ismail Zargar
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	21.08.2025
Date and Time of e-Auction	22.08.2025 from 3.00 PM to 4.00 PM
Earnest Money Deposit (EMD) & Other Remittance/s detail/s by RTGS to Account Number	JAMMU AND KASHMIR BANK LIMITED BRANCH: Janakpuri DELHI IFSC CODE: JAKA0JANNAK Account Name:- RTGS INTERBANK RECEIPTS Account Number:-0742072000000001.

TERMS AND CONDITIONS

1) The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATSOEVER THERE IS BASIS and NO COMPLAINT BASIS". To the best of knowledge and information of the Authorized officer, there are no encumbrances on the properties, except specifically disclosed herein. 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. The bidders shall satisfy themselves as to the description, condition or accuracy of the details regarding the property/ies given hereinabove.

2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The physical inspection of property/ies put on auction will be permitted to interested bidders on Bank's working days **between 2:00 PM to 4:00 PM up to 21.08.2025** with prior permission of the Authorised officer. Inspection of the documents relating to the properties will be permitted to the interested bidders or their authorized representatives at **Branch: J&k Bank Janakpuri, B1-512, Near District Center Janakpuri New-Delhi-110058, India, BETWEEN 02.00 PM TO 4.00 PM UP TO 21.08.2025**. The bid price shall be absolute in terms and should not be linked to any reference. Conditional bids shall be rejected.

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 "http://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 21.08.2025 at 5.00 PM**. 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. i) Copy of the NEFT/RTGS challan. 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, v) 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), Ahmadabad, Contact numbers (M) 9265562818/ 9265562821/ 9265562819/ 9978591888, LAND LINE- 079-68136880/881/837/842, Contact Persons: RamPrasad Sharma (M) 9978591888, email: support@auctiontiger.net, and for any property related query may contact Mr. Mohammad Ismail Zargar Authorized officer Mob: 8882775338 and Mr. Sachin (Branch Manager, Janakpuri Delhi) Mob: 09555097272 / 011-49962910 Email: jannak@jkbmail.com.
- 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 may have submitted their **EMD not below the 10% of reserve price** through online mode before **5.00 P.M. on 21.08.2025** 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 and 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**, including the EMD already paid, within **24 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 confirmation of 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. The successful bidder shall have to bear any TDS or other taxes on account of the sale over and above the bid amount.
- 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.
- 13) Participation in the bid shall be deemed to be acceptance of the terms and conditions specified in the e-auction by the bidders/intending purchaser.

Date: 28.07.2025
Place: Delhi


