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JKB/IAPMD/ZOB/2024-25

Dated: 02.12.2024

## E-AUCTION

### **PUBLIC NOTICE FOR SALE OF PROPERTY MORTGAGED TO J&K 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 under section 13(2) of the Act on **12.09.2023** calling upon **M/S Star World Prop. Mr. Sajad Ahmad Ganai S/o Wali Mohammad Ganai R/o Wagoora BK Pora Budgam, J&K (Borrower cum Mortgagor)** and his **guarantors**, to pay its outstanding dues in the loan account/s aggregating to **Rs. 36,88,284.10/- (Rupees Thirty Six Lakh Eighty Eight Thousand Two Hundred Eighty Four and paisa Ten only )** together with future interest & other costs and charges **within a period of 60 days**.

Whereas, upon failure of the borrower to repay his dues, the Authorized Officer took over the possession of the mortgaged properties mentioned hereinafter under section 13 (4) of the SARFAESI Act 2002 on **25.01.2024** and issued possession notice dated **25.01.2024** which was published in daily newspaper/s Namely **Kashmir Observer & Alsafa on 27.01.2024 & 28.01.2024 respectively**.

Now, I, Mohd Muzaffar, the Authorized Officer of the J&K Bank Ltd. in exercise of the powers conferred under Section 13(4) of the Act read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 notify the sale of the Secured Asset detailed herein below for realization of the dues on "**As is where is**", "**As is what is**", "**Whatever there is**" and "**No complaint**" basis.

Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)	
	<p>1.Sajad Ahmad Ganai S/o Wali Mohammad Ganai R/o Wagoora Tehsil BK Pora Budgam, J&amp;K (Prop. M/s Star World)  (Borrower Cum Mortgagor)</p> <p>2.Farooq Ahmad Dar S/o Ali Mohammad Dar R/o Wagoora Tehsil BK Pora Budgam, J&amp;k (Guarantor)</p> <p>3.Muzaffar Ahmad Dar S/o Ali Mohammad Dar R/o Checkpora Kalan Tehsil BK Pora Budgam, J&amp;K (Guarantor)</p> <p>4.Shakeel Ahmad Bhat S/o Ghulam Mohammad Bhat R/o Gousia Colony Kanipora</p>

	<p>PIN: 190015 (Guarantor)</p> <p>5.Shiraz Ahmad Lone S/o Ghulam Mohammad Lone R/o Wagoora Budgam, J&amp;K</p> <p>(Guarantor)</p>
Amount in Demand Notice dated 12.09.2023	Rs. 36,88,284.10/- ( Rupees Thirty Six Lakh Eighty Eight Thousand Two Hundred Eighty Four and paisa Ten only )
Description of the mortgaged property (Put on sale)	Residential House along with land underneath and appurtenant thereto measuring 19 Marlas falling under Khasra no. 1564, Khata no. 145(old 112) & Khewat no. 26 situated at mouza Wagoora, Tehsil B.K Pora District Budgam standing in the name of Mr. Sajad Ahmad Ganie S/o Wali Mohammad Ganie R/o Wagoora B.K Pora, Budgam J&K.
Reserve Price	Rs. 63, 28, 800/- (Rupees Sixty Three Lacs Thirty Twenty Eight Thousand Eight Hundred Only)
Earnest Money Deposit (EMD)	Rs.6,33, 000/-
Bid Increase Amount	Rs 1,00,000
Name of the Branch	Chattergam and B.K. Pora
Authorized Officer/Designation	Mohd Muzaffar: Assistant General Manager
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	23.12.2024 & 4.00 PM
Date and Time of e-Auction	24.12.2024 11: 30 AM - 4.00 PM
Earnest Money Deposit (EMD) & Other Remittance/s detail/s by RTGS to Account Number	THE JAMMU AND KASHMIR BANK LIMITED Business Unit: CHATERGAM (J&K) IFSC CODE:JAKA0CHATER ACCOUNT NO.: 0755070700000003

## TERMS AND CONDITIONS

1) The E-Auction is being held on “As is where is”, “As is what is”, “Whatever there is” 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 10.00 AM up to 4.00 PM upto **23.12.2024** 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 office CHATERGAM** on Bank's working days between 10.00 AM up to 4.00 PM upto **23.12.2024** with prior permission of the Authorised officer. 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 "**<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) by or before **23.12.2024**. 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. (Auctiontiger), Ahmadabad. [support@auctiontiger.net](mailto:support@auctiontiger.net) Contact Persons: Mr.Ram Sharma (M) 9978591888, 9265562821 (O) 079 – 6813 6844, E-mail id: delhi@auctiontiger.net, support@auctiontiger.net,

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 4.00 PM on **23.12.2024** 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 **48 hours** of the acceptance of bid price by the Authorized Officer and the balance **75%** of the sale price on or before **15<sup>th</sup> day of the confirmation of sale** or within such extended period as agreed upon in writing by and between the purchaser and the Bank. 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.

**Place: Budgam (J&K)**

**Sd/-  
Mohd Muzaffar  
AUTHORIZED OFFICER**