

Ref:JKB/IAPM/ZOB -2024/

Date : 21.09.2024

**Legal Heirs of Deceased borrower cum mortgagor namely Mr.Ghulam Ahmad Mir:-**

Mst. Aisha Begum W/o. Lt. Gh Ahmad Mir R/o Muqami Shahwali Drugmulla Kupwar	Mr. Fayaz Ahmad Mir S/o.Lt. Gh Ahmad Mir R/o. Muqami Shahwali R/o Drugmulla Kupwara
Mr. Mohd Saqib Mir S/o.Lt. Gh Ahmad Mir R/o. Muqami Shahwali R/o Drugmulla Kupwara	Mr. Mohd Sayed Mir S/o. Lt. Gh Ahmad Mir R/o. Muqami Shahwali Drugmulla Kupwara
Mst. Mir Mehak D/o.Lt. Gh Ahmad Mir R/o. Muqami Shahwali Drugmulla Kupwara	Mst. Neelofer Akhter D/o. Lt.Gh Ahmad Mir R/o. Muqami Shahwali R/o Drugmulla
Mst. Rehana D/o.Lt. Gh Ahmad Mir R/o. Muqami Shahwali Drugmulla Kupwara	Mr. Shabir Ahmad Mir S/o. Lt.Gh Ahmad Mir R/o Muqami Shahwali Drugmulla Kupwara
Mst. Ulfat Begum D/o.Lt. Gh Ahmad Mir R/o. Muqami Shahwali Drugmulla Kupwara	

**Guarantors:-**

Mr. Ghulam Nabi Wani S/O. Mr. Mohammad Ishaq Wani R/O. Dolipora Trehgam Kupwara	Mr. Ghulam Ahmad Rather S/O. Mr. Abdul Gaffar Rather R/O. Drugmulla Kupwara
---	---

**Subject: Fifteen days notice to legal heirs of borrower cum mortgagor and to guarantors under provisions of SARFAESI Act before sale of the mortgaged property.**

Dear Sir/Madam,

Please refer to the possession notice of the immovable properties depicted below taken on 26.09.2022 (Symbolic) and 20.03.2023 (Physical), by the Authorized Officer for the purpose of realization of secured assets in exercise of the power conferred on the secured creditors under the provisions of SARFAESI Act. 2002 and the rules there under.

S.No	Property Name
1.	A Shopping Complex with land measuring 06 Marlas underneath having Survey No.1875, Khata No.64 & Khewat No.57 situated at Mouza Bumhama, District Kupwara belonging to Mr. Ghulam Ahmad Mir S/O. Mr. Ghulam Mohammad Mir R/o Muqami Shahwali Drugmulla, Kupwara (Deceased Borrower cum Mortgagor).

Pertinent to mention that **1<sup>st</sup> Auction notice** for sale of captioned property was conducted on **04.07.2023** with Reserve Price of Rs 61.39 Lacs. But the auction got failed as no buyer came forward. The property was then put to 2nd Auction on 12.09.2023 with Reserve Price of Rs 55.26 Lacs (10% less by the 1st Auction reserve Price). But this time too, the auction got failed.

Please be informed that all the above mentioned notices were published in local dailies (English as well as Urdu newspapers) and the borrower/mortgagor/guarantors were provided with ample time to clear the outstanding dues before the auction could take place but till date, no payment has been received by the Bank towards discharge of liabilities in full and hence we propose to sell the aforesaid immovable property i.e. Shopping Complex with land measuring 06 Marlas underneath having Survey No.1875, Khata No.64 & Khewat No.57 situated at Mouza Bumhama, District Kupwara belonging to Mr. Ghulam Ahmad Mir S/O. Mr. Ghulam Mohammad Mir R/o Muqami Shahwali Drugmulla, Kupwara (Deceased Borrower cum Mortgagor) by way of Private Treaty after 15 days of this notice.

Now Bank has been approached by one namely “Mr. Tariq Ahmad Dar S/O. Mr. Ghulam Quadir Dar R/O. Champora Trehgam Kupwara” who intent to purchase the property under Private Treaty and has offered **Rs.67,00,000/-** (Rupees Sixty Seven Lacs Only) for purchase of said property i.e. Shopping Complex with land measuring 06 Marlas underneath having Survey No.1875, Khata No.64 & Khewat No.57 situated at Mouza Bumhama, District Kupwara belonging to Mr. Ghulam Ahmad Mir S/O. Mr. Ghulam Mohammad Mir R/o Muqami Shahwali Drugmulla, Kupwara (Deceased Borrower cum Mortgagor) by way of Private Treaty. Bank/ Secured Creditor agreed to the offer made by the aforesaid intended purchaser for the said amount offered.

We hereby give you a notice of Fifteen (15) days to redeem your property by making payment of an amount of Rs.1,30,53,539.78 (Rupees One Crore Thirty Lacs Fifty Three Thousand Five Hundred Thirty Nine and Paise Seventy Eight Only) being balance outstanding in the account as on **31-08-2024**, plus further interest w.e.f **01.09.2024** and other charges. Upon your failure to redeem the property by paying the Bank dues within the aforesaid period, Bank shall be left with no other option except to sell the aforesaid immovable property to above mentioned person by way of Private Treaty against the price of **Rs.67,00,000/-** (Rupees Sixty Seven Lacs Only), after the expiry of 15 days from this notice.

This shall be without prejudice to the rights of the bank to recover from all you notices the remaining amount due, if any, in accordance with law.

Authorized Officer