



**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 properties (Put on sale)

1) Land measuring 57 Kanals along with construction thereupon situated Pajooza Colony, Chinad, Estate Sangrama, Tehsil Sopora, District Baramulla, Kashmir standing in the name of Mr. Nirhay Trehan, Mr. Nirbhak Trehan and Mr. Muizz Khan. (*Commonly known as FCI godown*).

**Reserve Price: Rs.21.75 Crore (Rupees twenty one crore seventy five lakh).**

**Full Description of Property:**

#	Khasra No.	Khewat No.	Khata No.	Land Measuring	Name of the Owner
1	499	01	08	3K 6M	Muizz Khan and Nirbhay Trehan
2	467 min	28	89	2K	Muizz Khan and Nirbhay Trehan
3	488	47	145	2K 18M	Muizz Khan and Nirbhay Trehan
4	463	215	564	1K 4 M	Nirbahy Trehan
5	487	47	129	3K	Nirbahy Trehan
6	490min	01	02	1K	Nirbahy Trehan
7	502	191	444	10M	Nirbahy Trehan
8	497	234	593	3K 17M	Nirbahy Trehan
9	1291/505	131	306	3K 15M	Nirbahy Trehan
10	1292/505	159	369	1K 17 ½ M	Nirbahy Trehan
11	495	28	89	5K 13M	Nirbikh Trehan
12	512 min	63	174	1K 8M	Nirbikh Trehan
13	1292/505	159	369	1K 17 ½ M	Nirbikh Trehan
14	472 Min	176	176	1K	Nirbikh Trehan
15	503	191	443	7K 9M	Nirbikh Trehan
16	489	215	541	2K 10M	Nirbikh Trehan
17	500	272	653	2K 6M	Nirbikh Trehan
18	493	123	290	2K 8M	Muizz Khan
19	492	117	284	1K 4M	Muizz Khan
20	498	57	161	2K 9M	Muizz Khan
21	499	01	08	3 K6M	Muizz Khan
22	501	272	656	2K 2M	Muizz Khan

2) Land measuring 44 Kanals and 15 Marlas along with construction thereupon situated Pajooza Colony, Chinad, Estate Sangrama, Tehsil Sopora, District Baramulla, Kashmir standing in the name of Mr. Nirhay Trehan, Mr. Nirbhak Trehan and Mr. Muizz Khan. (*Commonly known as FCI godown*).

**Reserve Price: Rs.14.15 Crore (Rupees fourteen crore fifteen lakh).**

**Full Description of Property:**

#	Khasra No.	Khewat No.	Khata No.	Land Measuring	Name of the Owner
1	443	234	593	5K 17 M	Nerbhay Trehan
2	444	125	293	6K 01 M	Nerbhay Trehan
3	450	145	327	9K 15 M	Nerbhay Trehan
4	1774/452	176	411	8K 11M	Nerbhay Trehan
5	453	148	337	3K 10M	Muizz Khan
6	454	148	337	4K 11M	Muizz Khan
7	455	135	315	2K 17M	Muizz Khan
8	456	135	316	2K 12M	Muizz Khan



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	9	459	64	172	1K 01M	Muizz Khan
Name of the Borrower	Kash Ind Agro Infra Services.					
Earnest Money Deposit (EMD)	10% of auction/reserve price of the property.					
Bid Increase Amount	Rs.10.00 Lakh (Rupees ten lakh).					
Name of the Branch	Impaired Assets Recovery Branch, J&K Bank, Corporate Headquarters, M.A.Road, Srinagar (J&K).					
Last Date & Time of submission of Bid	12-02-2025 (5PM)					
Date and Time of e-Auction	13-02-2025 (3PM to 4PM)					
Earnest Money Deposit (EMD) & Other Remittance/s details by RTGS to Account Number	<p>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'.</p> <p>Alternatively EMD can also be deposited through DD/Banker's Cheque to be send to/delivered at: Impaired Assets Recovery Branch Jammu &amp; Kashmir Bank Ltd Corporate Headquarters M.A.Road, Srinagar - 190 001 (J&amp;K).</p>					

#### TERMS AND CONDITIONS:

- i) The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATSOEVER THERE IS" and "NO COMPLAINT" basis.
- ii) To the best of knowledge and information of the Authorized officer, there are no encumbrances on the properties. 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 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.
- iii) The Borrower has filed a Special Leave Petition (SLP) before the Hon'ble Supreme Court of India (SLP (C) No.9342 of 2018) - M/s Kash Ind Agro Infra Services Vs. The Jammu & Kashmir bank Ltd. and Ors., which pending disposal.
- iv) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- v) 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 12-02-2025. The bid price shall be absolute in terms and should not be linked to any reference. Conditional bids shall be rejected.
- vi) 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.
- vii) The EMD 10% of Reserve Price shall be payable through NEFT/RTGS/DD (EMD remittance details given above) on or before 12-02-2025 up to 5.00 PM.
- viii) 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.
- ix) 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 Id: [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



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property related query may contact Branch Manager Mr. Abdul Rashid Najar, Mobile No.8826117693  
[Email: iarb.chq@jkbmail.com](mailto:iarb.chq@jkbmail.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 12-02-2025 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, including the EMD already paid immediately of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price within 03 months of the confirmation of sale.
- 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 assets.

(Authorized Officer)

Place: Srinagar (J&K)  
Date: 27-01-2025.