



IMPAIRED ASSETS RECOVERY BRANCH

JKB/IARB/JAN/2025

Dated: 10.01.2025

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 30.06.2022 calling upon the borrower(s) cum mortgagor(s) M/s Kiran Udyog Private Limited, Mr Arvind Kumar Jain, Mr Rajeev Kumar Jain, Mr Vivek Jain, Mrs Sunita Jain, Mrs Monika Jain, Mrs Rama Jain, Mrs Lata Jain residents of 27b/7, New Rohtak Road, Karol Bagh New Delhi-110005 and guarantors, for payment of its dues aggregating to Rs.116176852.97/- (Rupees Eleven Crores Sixty One Lacs Seventy Six Thousand Eight Hundred Fifty Two & Paise Ninety Seven Only) being the balance outstanding as on 31.05.2022 together with future interest w.e.f 01.06.2022 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 10.05.2024 and issued possession notice dated 10.05.2024. 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.

<p>Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)</p>	<ol style="list-style-type: none"> 1. M/s Kiran Udyog Private Limited- Address: 27-B/7, New Rohtak Road ,Karol Bagh, New Delhi-110005 through its Directors (Borrower). 2. Mr Arvind Kumar Jain, 27-B/7, New Rohtak Road, Karol Bagh, New Delhi-110005 (Director cum Personal Guarantor). 3. Mr Rajeev Kumar Jain, R/o 27-B/7, New Rohtak Road, Karol Bagh, New Delhi-110005 (Director cum Personal Guarantor). 4. Mr. Vivek Kumar Jain, 27-B/7, New Rohtak Road, Karol Bagh, New Delhi-110005 (Director cum Personal Guarantor). Also at, 27-B/7, Desh Bandhu Gupta Road, Karol Bagh, Central Delhi-110005 5. Mrs. Sunita Jain W/o Sh Arvind Jain, 27-B/7, New Rohtak Road ,Karol Bagh, New Delhi-110005 (Mortgagor cum Personal Guarantor) 6. Mrs Monika Jain W/o Sh Vivek Jain, R/o 27-B/7, New Rohtak Road ,Karol Bagh, New Delhi-110005 (Mortgagor cum Personal Guarantor) 7. Mrs Rama Jain W/o Sh Rajeev Jain, 27-B/7, New Rohtak Road ,Karol Bagh, New Delhi-110005 (Mortgagor cum Personal Guarantor)
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	8. Legal heirs of Deceased Mrs Lata Jain(W/o Sh Sanjay Kumar Jain) R/o 27-B/7, New Rohtak Road ,Karol Bagh, New Delhi-110005(Mortgagor) i) Ayush Jain(Son), 27-B/7, New Rohtak Road, Karol Bagh New Delhi -110005 ii) Samir Jain(Son), 27-B/7, New Rohtak Road, Karol Bagh New Delhi -110005
Amount in Demand Notice dated 30.06.2022	Rs.116176852.97/- (Rupees Eleven Crores Sixty One Lacs Seventy Six Thousand Eight Hundred Fifty Two & Paise Ninety Seven Only)
Amount Due on 31.12.2024 (excluding interest w.e.f 01.01.2025 and other expenses)	Rs.161159068.71 (Rupees Sixteen Crores Eleven Lakhs Fifty Nine Thousand Sixty Eight and Paise Seventy One only)
Description of the mortgaged asset (Put on sale)	Immovable Property bearing Municipal No's 1586 and 1590-92, Ward no XVI, Plot/Khasra No 920 measuring 122 sq.yds in Block E, Gali No.31, situated at Naiwala Karol Bagh New Delhi Owned By Mrs. Sunita Jain, Mrs Monika Jain, Mrs. Lata Jain and Mrs Rama Jain. Note: Property comprises of Basement Shop only.
Reserve Price	Rs 1,25,00,000/- (Rupees One Crore Twenty Five Lacs Only)
Earnest Money Deposit (EMD)	Rs 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only)
Bid Increase Amount	Rs.1,00,000/- (Rupees One Lakhs only)
Name of the Branch	Impaired Assets Recovery Branch, Plot 132-134, Sector 44, Gurgaon.
Authorized Officer/Designation	Mr. Khuram Jah Rasool / Chief Manager
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	13.02.2025 by or before 5.00 PM
Date and Time of e-Auction	14.02.2025 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: Sadar Bazaar DELHI IFSC CODE: JAKA0SADDAR Account Name:- RTGS INTERBANK RECEIPTS Account Number:-0103072000000001.

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 13.02.2025 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: Sadar Bazar Delhi, 2121/2122, Bahadurgarh Road, Sadar Bazaar, Delhi-110006 BETWEEN 2.00 PM TO 4.00 PM UP TO 13.02.2025**. 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 **13.02.2025 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: Ram Prasad Sharma (M) 9978591888, email: support@auctiontiger.net, and for any property related query may contact Mr. Khuram Jah Rasool (Authorized Officer) Mob No: 7006309750, Email:iardel@jkbmail.com and Mr. Malik Abdul Rauf Mob No. 7006399473 Branch Manager Saddar Bazar, New Delhi.
- 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 13.02.2025** 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 purchase.

Date: 10.01.2025
Place: Delhi



(Khuram Jah Rasool)
AUTHORIZED OFFICER