

## **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 Notices on **28.06.2021** and **01.12.2021** calling upon (i) Mr. Ajmal Shaikh S/o Shaikh Ahmad (ii) Mrs. Salma W/o Mr. Ajmal Shaikh Both residing at: R/o Flat No. 402 4th Floor A J Muneera Enclave No. 59, 1st Cross Lingrajpuram Bangalore-560084 (Borrower/Mortgagor) As partners of M/S AJ Developers (iii) Mr. Mohd Rafi Sait S/o Mohd Ahmad Sait R/o 669/10, 2nd A cross, 2nd main Dharmanna Garden, RT Nagar Bangalore-560032 (Guarantor), for payment of its dues aggregating to Rs. **1,67,89,240** (One Crore Sixty Seven Lacs Eighty Nine Thousand Two Hundred And Forty Only) and **Rs.294,27,934.08** (Rupees Two Crores Ninety Four Lacs Twenty Seven Thousand Nine Hundred Thirty Four and Paisa Eight Only) as on **01.12.2021** together with future interest and other cost and charges within a period of 60 days.

Whereas, total amount due and outstanding as on **31.03.2025** in respect of above notices is **Rs. 1,23,42,631.18** (One Crore Twenty Three Lakhs Forty Two Thousand Six Hundred Thirty One And Paisa Eighteen Only)

Whereas, the Authorized Officer has taken possession of the mortgaged properties mentioned hereinafter under section 13 (4) of SARFAESI Act 2002 on **17.10.2022**. Consequent upon failure by the borrower to repay the Bank's dues, the 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 notified the sale of the Secured Asset 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.

Whereas, I, Mr. Nissar Ahmad Zargar the 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 again notifies 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.

For Jammu & Kashmir Bank Ltd.

Authorized Officer

**The Jammu & Kashmir Bank**  
**Frazer Town Branch**

No. 95, Gold Signature Building, Mosque Road, Bangalore 560005, Karnataka, India  
T +91 (0)80 41203888 E frazer@jkbmail.com W www.jkbank.net



Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)	<b>Borrower/Mortgagor:</b>  1) Mr. Ajmal Shaikh S/o Shaikh Ahmad R/O Flat No. 402 4th Floor, A J Muneera Enclave, No. 59, 1st Cross Lingrajpuram, Bangalore-560084  2) Mrs. Salma W/o Mr. Ajmal Shaikh R/O Flat No. 402 4th Floor, A J Muneera Enclave, No. 59, 1st Cross Lingrajpuram, Bangalore-560084  <b>Guarantor:</b>  1) Mr. Mohd Rafi Sait S/O Mohd Ahmad Sait R/O 669/10, 2nd A cross, 2nd main Dharmanna Garden, RT Nagar Bangalore-560032		
	Description of the mortgaged asset (Put on sale) with reserve price	<b><u>Description of Property</u></b>	<b><u>Floor No.</u></b>
<b>Flat No. 302 (Eastern Side)</b>		<b>3rd</b>	<b>1.1430 (Crores)</b>
<b>Flat No. 402 (Eastern Side)</b>		<b>4<sup>th</sup></b>	<b>1.1430 (Crores)</b>
<b>Flat No. 501 (Western Side)</b>		<b>5<sup>th</sup></b>	<b>1.02 (Crores)</b>
The above stated Flats numbered as <b>Flat No. 302 (Eastern Side)</b> Third Floor, <b>Flat No. 402 (Eastern Side)</b> 4 <sup>th</sup> floor & <b>Flat No. 501 (Western Side)</b> 5 <sup>th</sup>			

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	<p><b>floor</b>, having a super built-up area of 2000 sq. ft. along with One Covered parking spaces in the stilt floor respectively, in the multistoried building known as "AJ. Residency" along with proportionate undivided share, right title and interest in the land approximately measuring 346 Sq. Ft in property bearing municipal New No. 10 (formerly No. 17) Unique property ID No. 91-44-10 situated at Kumaraswamy Naidu Road Frazer Town, coming under the jurisdiction of the Bruhat Bangalore Mahanagara Palike Ward No. 91 (Pulikeshinagar), Bangalore standing in the name of Mr. Ajmal Shaikh &amp; Salma. More fully, detailed in the schedule 'A' property with proportionate share in the common areas such as passages, lobbies, lift, staircase and other areas of common use with right to pass through all the common passages leading to road and free for egress and ingress at all the times and entitled for all the common areas and amenities.</p>
Earnest Money Deposit (EMD)	<b>10% of Auction Amount</b>
Bid Increase Amount	<b>Rs.50,000.00</b>
Name of the Branch	THE JAMMU AND KASHMIR BANK LTD, FRAZER TOWN, BANGALORE, KARNATAKA.
Authorized Officer/Designation	Mr. Zubeer Mohammad /Chief Manager
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	<b>17.04.2025</b> 04:00 PM
Date and Time of e-Auction	<b>19.04.2025</b> from 02:30 PM to 03:30 PM
Earnest Money Deposit (EMD) & Other Remittance/s detail/s by RTGS to Account Number	THE JAMMU AND KASHMIR BANK LTD BRANCH: FRAZER TOWN, BANGALORE, KARNATAKA IFSC: JAKA0FRAZER ACCOUNT NO: 07460720000000001 ACCOUNT NAME: RTGS INTER BANK RECEIPTS

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- 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 and sanctioned plan of the property 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 **17.04.2025** with prior permission of the Authorized officer. Inspection of the documents relating to the properties will be permitted to the interested bidders or their authorized representatives at Branch Frazer Town between 2.00 PM to 4.00 PM up to **17.04.2025**. 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 "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) on or before **17.04.2025**. 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. Contact Number :079-68136805/68136837 Mobile Number : 9265562821 ,9374519754 Contact Person : Mr. Ram Sharma Mob No: 9978591888 Contact no. 079-68136880/68136837, E-mail id: ramprasad@auctiontiger.net/ support@auctiontiger.net, and for any property related query may contact Authorize officer Mr. Zubeer Mohammad Ph. +91-9086511175 and Branch Manager Branch Frazer Town Bangalore, Karnataka (Cell# +91-6005595486) Email: [frazer@jkbmail.com](mailto:frazer@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 4.00 P.M. on **17.04.2025** 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

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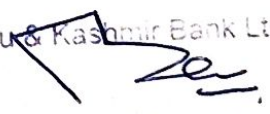
for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject 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**, adjusting 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 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 tax 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: 02.04.2025**

**Place: Bangalore**

For Jammu & Kashmir Bank Ltd.

  
**(Mr. Nissar Ahmad Zargar)**

**AUTHORIZED OFFICER**

**(FOR J&K BANK)**

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**Date: 02.04.2025**

**Place: Bangalore**

For Jammu & Kashmir Bank Ltd.

  
**(Mr. Nissar Ahmad Zargar)**

**AUTHORIZED OFFICER**

**(FOR J&K BANK)**