

**Impaired Assets Recovery Branch****'e-AUCTION NOTICE'****(Rule 8 to 9 of the Security Interest (Enforcement) Rules)**

The undersigned in exercise of 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)	<p>1.Mortgage of land measuring 47 Kanals and 19 ½ Marlas situated at Mouza sodal Tehsil Handwara District Kupwara (J&K) standing jointly in the name of Mr.Gh.Rasool Bhat and Nazir Ahmad Bhat both sons of Mr.Ghulam Mohi-ud-din Bhat R/o Village Sodal,Handwara Kupwara Kmr.).</p> <p><u>Reserve Price: Rs.3.51 Crore (Rupees Three crore and fifty one Lakh)</u></p> <p>2.Mortgage of Two Storied Residential Building with land underneath and appurtenant thereto measuring 02 Kanal and 05 Marlas under Khasra No 608 Khata No 487 and Khewat No 74 situated at Mouza sodal Tehsil Handwara District Kupwara (J&K) standing in the name of Mr.Gh.Rasool Bhat son of Mr.Ghulam Mohi-ud-din Bhat R/o Village Sodal,Handwara Kupwara Kmr.</p> <p><u>Reserve Price: Rs.35.72 lakhs (Rupees Thirty five lakh & seventy two thousand)</u></p>
Name of the Borrower	<u>M/S Bhat Brothers</u>
Earnest Money Deposit (EMD)	10% of auction/reserve price of the property.
Bid Increase Amount	Rs. 10 lakh for property (1) and Rs. 1 lakh for property (2).
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	05-12-2025 (5PM)
Date and Time of e-Auction	06-12-2025 (3PM to 4PM)
Earnest Money Deposit (EMD) & Other Remittance/s details by RTGS to Account Number	THE JAMMU AND KASHMIR BANK LIMITED Business Unit: Impaired Assets Recovery Branch, IFSC CODE: JAKAOIMPIRD Account no.0490070700000003 in the name of 'Sundry Pointing IMPIRD'.

TERMS AND CONDITIONS:

- The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATSOEVER THERE IS" and "NO COMPLAINT" basis.
- 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.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- 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 03-12-2025. The bid price shall be absolute in terms and should not be linked to any reference. Conditional bids shall be rejected.

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- v) 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.
- vi) The EMD 10% of Reserve Price shall be payable through NEFT/RTGS/DD (EMD remittance details given above) on or before 05-12-2025 up to 5.00 PM.
- vii) 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.
- viii) 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 & ramprasad@auctiontiger.net & chintan.bhatt@auctiontiger.net, Contact No's: 9265562818/9265562821/6352634834 and for any property related query may contact Branch Manager Ms. Rukhsan ul Nisa , Mobile No.9906478575 Email: iarb.chq@ikbmail.com.
- ix) Only buyers holding valid User ID/Password and confirmed payment of EMD through shall be eligible for participating in the online auction process.
- x) 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 05-12-2025 shall be eligible for participating in the e-auction.
- xi) 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.
- xii) 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.
- xiii) 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.
- xiv) 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.
- xv) 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.
- xvi) The Authorized Officer reserves the right to cancel/reject any/all the bids without assigning reasons.

(Authorized Officer)

Place: Srinagar (J&K)
Date: 17-11-2025.