



The Jammu & Kashmir Bank Ltd.
IAPM Department, Zonal Office Srinagar,
M. A. Road, (Opposite Women's College),
Srinagar-190001, Kashmir.
0194-2452658, Ext.:132; iapmd.kmr@jkbmail.com

'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 Property (Put on sale)	1) Residential house with land underneath and appurtenant thereto measuring 15 marlas bearing Khasra No.125 (8 Marlas) and Khasra No. 2152/126 min (07 Marlas) of Khata No.863 and 879 and Khewat No. 306 and 309 situated at Mouza Saderbal, Srinagar (North) standing in the name of Mohammad Ayaz Azad S/O Shams-ud-din Azad R/O Saderbal, Srinagar. 2) Leasehold rights of commercial space with a carpet area of 616 sft. Room No. 302 in 3 rd Floor of Ali Jan Complex, M.A. Road, Srinagar leased out by Sheri Kashmir Medical Institute Trust vide Lease Deed dated 19.1.2000 in favour of Fayaz Ahmad Azad S/O Shams-ud-Din Azad R/O Professor colony, Naseem Bagh, Srinagar.
Name of the Borrower	M/s Azad Enterprises, Prop. Mr. Fayaz Ahmad Azad (Borrower) Mr. Mohammad Ayaz Azad (Guarantor) Mr. Irfan Ahmad Mir (Guarantor)
Amount of secured debt for the recovery of which the property is sold, as on 30.09.2025	Rs. 2,83,78,526.07 (Rupees Two Crore Eighty Three Lac Seventy Eight Thousand Five Hundred Twenty six and Paise Seven only)
Reserve Price	1) Rs.282.17 lacs (Rupees Two Crores Eighty Two Lacs and Seventeen Thousand only) 2) Rs.80.94 lacs (Rupees Eighty Lacs Ninety Four Thousand only)
Earnest Money Deposit (EMD)	10% of Reserve price of the property.
Bid Increase Amount	1) Rs.10.00 Lakhs (Rupees Ten lakh). 2) Rs.01.00 lakh (Rupees One Lakh)
Name of the Branch	Zonal Impaired Assets Branch Srinagar
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: ZIARB, Srinagar, IFSC CODE: JAKA0ZIARB Account No. 0187070700000001 in the name of SUNDRY DEPOSITS ACCOUNT.

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.
- 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.



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- iv) Inspection of the documents relating to the properties will be permitted to the interested bidder at Business Unit: LCU Nirman Complex Barzulla between 3.00 PM to 5.00 PM up to 01.12.2025. The bid price shall be absolute in terms and should not be linked to any reference. Conditional bids shall be rejected.
- 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; support@auctiontiger.net & chintan.bhatt@auctiontiger.net, Contact No's: 9265562818/9265562821/6352634834 and for any property related query may contact Branch Impaired Assets Recovery Branch, Zone Srinagar, Mobile No. 9622632968 Email: ziarsg@jkbmail.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 (inclusive of EMD amount already deposited) immediately of the acceptance of bid price by the Authorized Officer and the balance 75% within 15 days, however the time to deposit 75% may be extended up to 03 months at the discretion of the Secured Creditor/Bank from the confirmation of sale on the request of the successful bidder.
- 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 Authorized Officer reserves the right to cancel/reject any/all the bids without assigning reasons.

(Authorized Officer)

Place: Srinagar (J&K)
Date: 28.10.2025.