

Ref. No. JKB/IARB/BNG/2025/

Dated: - February 04, 2026

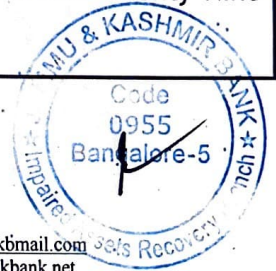
E-AUCTION/SALE NOTICE

**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 Jammu & Kashmir Bank Ltd in exercise of powers conferred under SARFAESI Act, 2002 and Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated 30-11-2022 calling upon 1. Syed Akbar S/o Mr. Syed Niyamathulla R/o No. 15 Slaughter House D Street Bangalore 560051 (Borrower) for payment of its dues aggregating to Rs. 29,26,556.86 (Rupees Twenty Nine Lakh Twenty Six Thousand Five Hundred Fifty Six and Paise Eighty Six Only) as on 30-11-2022 together with future interest and other cost and charges within a period of 60 days.

Whereas, the Authorized Officer has taken Physical possession of the mortgaged properties mentioned hereinafter under section 13 (4) of SARFAESI Act 2002 on 18-03-2024. Consequent upon failure by the borrower to repay the Bank's dues, I the 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 for realization of the dues on "as is where is and/or as is what is and whatsoever there is, basis" and "no complaint/no recourse basis" condition.

Name of the Borrower(s) / Mortgagor(s)/ Guarantor(s)	1. Syed Akbar S/o Mr. Syed Niyamathulla R/o No. 15 Slaughter House D Street Bangalore 560051 (Borrower) 2. Mr. Imran Hussain S/o Ashvaq Ahmed R/o No. 29 Ground Floor 3rd Main Road Kadugondahalli Near K G Halli Bus Stop Bangalore-560045 (Guarantor)
Amount in Demand Notice (excluding interest and other expenses from 01.12.2022)	Rs. 29,26,556.86 (Rupees Twenty Nine Lakh Twenty Six Thousand Five Hundred Fifty Six and Paise Eighty Six Only)
Amount Due on 31.01.2026 (Excluding interest from 01.02.2026 and other expenses from 01.12.2022)	Rs. 36,10,627.29 (Rupees Thirty Six Lakhs Ten Thousand Six Hundred Twenty Seven and Twenty Nine Paise Only)



Registered Office

Corporate Headquarters
M A Road, Srinagar 190001
Kashmir, India

T +91(0)194 2481930
F +91(0)194 2481934

Einfo@jkbmail.com
www.jkbank.net

Description of the mortgaged asset (Put on sale)	Residential Flat under construction bearing Flat No.204, on Second Floor Corner Stone Measuring 750 Sq. Ft. of super built up area and 184 sq ft undivided share right title and interest in the land comprised therein constructed in the property bearing khata No.326/379/2 and a portion of No.326/379 (both Northern and Southern Portion) and bearing khata No.329/381 old Khata No.325, situated at Venkatespuram Village, Kadugondanahalli Dakhile Kasaba hobli, Bangalore North taluk, Bangalore-560084, belonging to Mr. Syed Akbar
Reserve Price	Rs. 28,51,000/- (Rupees Twenty Eight Lakhs Fifty One Thousand Only).
Earnest Money Deposit (EMD)	Rs. 2,85,000/- (Rupees Two Lakh Eighty Five Thousand Only)
Bid Increase Amount	Rs. 50,000/- (Rupees Fifty Thousand Only)
Name of the Branch	THE JAMMU AND KASHMIR BANK LIMITED, Business Unit, Impaired Asset Recovery Branch, B 36 Dyavasanaadara Industrial Estate Mahadevpura, Bangalore 560048
Authorized Officer/Designation	Mr. Gazanfar Rasool / Chief Manager
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	19-02-2026 at 4.00 PM
Date and Time of e-Auction	21-02-2026 from 2.30 PM to 3.30 PM
Earnest Money Deposit (EMD) & Other Remittance/s detail/s by RTGS to Account Number	THE JAMMU AND KASHMIR BANK LIMITED BUSINESS UNIT: Impaired Asset Recovery Branch, Bangalore IFSC CODE: JAKA0IMPBG ACCOUNT NO.: 0955072000000001 in the name of RTGS Inter Bank Receipts

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/NO RECOURSE 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

Registered Office Corporate Headquarters
M A Road, Srinagar 190001
Kashmir, India

T +91(0)194 2481930
F +91(0)194 2481934



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 1% TDS on account of the sale of property 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: 04-02-2026
Place: Bengaluru

Authorised Officer

Gazanfar Rasool
Authorized Officer