

**IMPAIRED ASSETS PORTFOLIO MANAGEMENT DEPARTMENT**

JKB/IAPMD/DEL/2025

Dated: 27.05.2025

**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 29.08.2023 calling upon Mrs Monika and Mr. Satyinder Singh (Co- Borrower), for payment of their dues (Housing Loan Facility) aggregating to Rs.26,54,865.03 (Rupees Twenty Six Lacs Fifty Four Thousand Eight Hundred Sixty Five and Paise Three Only) being the balance outstanding as on 31.07.2023 together with future interest w.e.f 01.08.2024 and other cost and charges within a period of 60 days (Total outstanding balance of Rs.29,04,383.03 as on 30.06.2024 excluding interest w.e.f 01.07.2024 and other expenses).

Whereas, the Authorized Officer has taken physical possession of the mortgaged properties mentioned hereinafter under section 13 (4) of SARFAESI Act 2002 on 20.03.2024 and issued possession notice dated 20.03.2024. 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.

<b>Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)</b>	Mrs Monika W/o Satyinder Singh R/o C-53, Shivaji Park Punjabi Bagh, West Delhi - 110026 (Borrower).  Mr Satyinder Singh S/o Surjeet Singh Dutta R/o C-53, Shivaji Park Punjabi Bagh, West Delhi - 110026 (Co Borrower). Also at : 1. C-44, Shivaji Park, Ground Floor, Backside, West Punjabi Bagh, Delhi-110026. 2. Pvt No. 7, Bharat Garden Matiala Road, Uttam Nagar, New Delhi - 110059
<b>Amount in Demand Notice dated 29.08.2023.</b>	Rs.26,54,865.03 (Rupees Twenty Six Lacs Fifty Four Thousand Eight Hundred Sixty Five and Paise Three Only) being the balance outstanding as on 31.07.2023
<b>Amount Due on 30.04.2025 (excluding interest w.e.f 01.05.2025 and other expenses)</b>	Rs.31,48,222.00/- (Rupees Thirty One Lacs Forty Eight Thousand Two Hundred and Twenty Two Only)
<b>Description of the mortgaged asset (Put on sale)</b>	Upper Ground Floor, without roof/terrace rights, Pvt No7 (2-BHK) lift facility with common one hatchback car parking space Ground floor of built up property bearing No 7,8 & 9, area measuring 55 sq. yds., out of total area of 902 Sq. Yds., out of Khasra No 16/4, situated in the area of village Matiala and the colony known as Guru Harkishen Nagar, Uttam Nagar New Delhi-110059, with proportionate rights of the land underneath.
<b>Reserve Price</b>	Rs 29,40,000.00 (Rupees Twenty Nine Lacs And Forty Thousand Only)
<b>Earnest Money Deposit (EMD)</b>	Rs.2,94,000.00 (Rupees Two Lacs and Ninety Four Thousand)

*The Jammu & Kashmir Bank Ltd.*

*Authorised Officer  
Zonal Office Delhi*



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	Only).
Bid Increase Amount	Rs.50,000/- (Rupees Fifty Thousand only)
Name of the Branch	Jammu & Kashmir Bank, Branch Sector 44 Gurugram, Plot No.132-134, Sector 44, Gurugram (Haryana) Pin Code 122002
Authorized Officer/Designation	Mr. Rajneesh Mahajan / Assistant General manager
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	16.06.2025
Date and Time of e-Auction	17.06.2025 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: SECTOR 44 GURUGRAM IFSC CODE: JAKAOGURSEC Account Name:- RTGS INTERBANK RECEIPTS Account Number:-07200720000000001.

**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 16.06.2025** 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 Sector 44 Gurugram, Plot No.132-134, Sector 44, Gurugram (Haryana) Pin Code 122002, BETWEEN 2.00 PM TO 4.00 PM UP TO 16.06.2025**. 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 16.06.2025 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) 9978591888/8000023297, email: [support@auctiontiger.net](mailto:support@auctiontiger.net), and for any property related query may contact Mr. Rajneesh Mahajan (Authorized Officer) Mob No: 9967753294 and Ms. Amrita Kaul (Branch Manager, Sector 44 Gurugram) Mob No: 9899715567, E-mail: [gursec@jkbmail.com](mailto:gursec@jkbmail.com).

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Authorised Officer  
Zonal Office Delhi



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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 16.06.2025** 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, on the same day or not later than the next working day 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 confirmation of sale** or within such extended period as agreed upon in writing between the purchaser and the secured creditor. In case of default in payment by the successful bidder, the amount already deposited by the Bidder shall 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 purchaser.

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) read with Rule 9 OF THE SARFAESI ACT, 2002**

The borrower(s)/guarantor(s)/mortgagor(s) are hereby notified to pay the total outstanding of the loan as mentioned above along with upto date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and costs.

**The Jammu & Kashmir Bank Ltd.**  
  
Authorized Officer  
Zonal Office Delhi  
(Rajneesh Mahajan)  
**AUTHORIZED OFFICER**

Date: 27.05.2025  
Place: Gurugram