Impaired Asset Recovery Branch
B 36 Dyavasanadara Industrial Estate
Mahadevpura, Bangalore, Karnataka 560048
Email: - impbng@jkbmail.com

J&K Bank

Ref. No. JKB/IARB/2026/ **Dated: - 24-06-2026**

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 **01-12-2021** calling upon M/s SAAMS Packaging Prop. Mr.Abdulla Mavad, R/o #581, Andrahalli main road, Andrahalli, Bengaluru, Bangalore Urban **(Borrower/Mortgagor),** for payment of its dues aggregating to **Rs. 8,74,14,054.81** (Rupees Eight Crores Seventy Four Lakhs Fourteen Thousand Fifty Four and Eighty One Paise Only) as on **31-10-2021** 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 **07-03-2022.** 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)	M/s SAAMS Packaging Prop. Mr.Abdulla Mavad, R/o #581, Andrahalli main road, Andrahalli, Bengaluru, Bangalore Urban- 560091; Also At: No.1377 BM Shankarappa Estate Magadi Road Bangalore 560091 Mr. Abdulla Mavad S/o Mr. Sageer Mavad R/o #22, 2nd Main, 3rd Cross Muneshwara Layout Bangalore 560032
Amount in Demand Notice (excluding interest and other expenses 01-11-2021)	**Rs. 8,74,14,054.81** (Rupees Eight Crores Seventy-Four Lakhs Fourteen Thousand Fifty-Four and Eighty-One Paise Only)
Amount Due on 31-05-2026 (Excluding interest from 01-06-2026 and other expenses from 01-11-2021)	**Rs. 15,57,37,574.80** (Rupees Fifteen Crores Fifty Seven Lakhs Thirty Seven Thousand Five Hundred Seventy Four and Paise Eighty Only)

Description of the mortgaged asset (Put on sale)	All that piece and parcel of immovable property bearing no. 122/2, together with the entire structure standing thereon bearing survey no. 31/9, measuring 21780 sq. ft. (20 guntas industrial converted land) measuring East to West: 132 Feet and North to South: 165 Feet located in Bilwaradahalli village (Shanbhogdahalli) New no. allotted after phodi, i.e., New Survey No. 75, Bannerghatta Road, Bangalore and bounded on East by: Road; West by : Chikkanna's Land; North by: Private Property; South by:Private Property and thereafter 30 ft Road Leading to Bilwardahalli Bannerghatta Road.
Reserve Price	Rs. 5,88,06,000/- (Rupees Five Crores Eighty-Eight Lakhs Six Thousand Only)
Earnest Money Deposit (EMD)	Rs 58,81,000/- (Rupees Fifty-Eight Lakh Eighty-One 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 Dyavasanadara 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	**10-07-2026** at 4.00 PM
Date and Time of e-Auction	**13-07-2026** 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: JAKA0IMPBNG ACCOUNT NO.: 0955072000000001 in the name of RTGS Inter Bank Receipts

<u>TERMS AND CONDITIONS:</u>

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 will be permitted to interested bidders upto 10-07-2026 & between 10:00 AM to 4:00 PM 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 **Impaired Asset Recovery Branch**, Bangalore, between 2.00 PM to 4.00 PM on **10-07-2026.** 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 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/DD (EMD remittance details given above) on or before **10-07-2026. at 5.00 PM.** Please note that Cheques 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 :079-68136880/68136837 Mobile Number : 9265562821/18 ,9374519754 Contact Person: Mr. Ram Prasad Sharma Mob No:8000023297, E-mail id:ramprasad@auctiontiger.net, support@auctiontiger.net, and for any property related query may contact Branch Head IARB Bangalore **Mr. Gazanfar Rasool** (Cell# +91-7889635351) Email: **impbng@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/DD before **5.00 P.M. on 10-07-2026** shall be eligible to participate 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**, adjusting the EMD already paid, within **next working day** of the acceptance of bid price by the Authorized Officer and the balance **75%** of the sale price on or before **15th day of the sale.** 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 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.

For Jammu & Kashmir Bank Ltd.

AUTHORIZED OFFICER
Authorized Officer

Date: 24-06-2026
Place: Bengaluru

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Corporate Headquarters
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