

**J&K Bank**

Serving to Empower

The Jammu & Kashmir Bank Limited  
IMPAIRED ASSETS RECOVERY BRANCH  
Zonal Office Delhi Plot No.132-134 Sector 44, Gurgaon: (T) 0124-4715800 Email: e:iaridel@jkbmail.com

**E-Auction Notice****(For sale of immovable property/ies under the SARFAESI Act, 2002)****"Appendix, IV-A, Refer Proviso to Rule 8(6)"**

Notice is hereby given to the public in general and to the borrowers and guarantors in particular that the below mentioned property mortgaged to secured creditor (**Jammu & Kashmir Bank Ltd**), the possession of which has been taken by the Authorized officer of the Secured Creditor (**Jammu & Kashmir Bank Ltd**) under Section 13(4) of the SARFAESI Act, will be sold through E-auction on "**AS IS WHERE IS**" "**AS IS WHAT IS**" AND "**WHATEVER THERE IS**" and "**No COMPLAINT**" basis on below mentioned dates, for recovery of amount as mentioned below due to the secured creditor from concerned borrower(s), mortgagor(s) and guarantors. The Reserve Price is mentioned below and earnest money to be deposited is mentioned respectively.

|                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name &amp; Address of Borrower/Guarantors</b>                                               | i) <b>M/s Saree Palace</b> , Plot No. B-111, Basement and Ground, Sector 65, Noida, Up-201301(Borrower)<br>ii) <b>Mr. Satinder Kapoor S/O Mr. Joginder Pal Kapoor</b> , R/O D-13, Anand Vihar, Delhi-110092 (Partner/Borrower)<br>iii) <b>Mr. Harjinder Singh Sandhu S/o Mr. Satnam Singh Sandhu R/o: H No. C-1, Aruna Park, Laxmi Nagar, Vikas Marg, Shakarpur, East Delhi-110092(Partner/Borrower/Mortgagor)</b><br>iv) <b>Mr. Sulabh Kapur S/o Satinder Kapur R/o: D-13, Anand Vihar, Delhi-110092(Guarantor)</b> |
| <b>Details of Security Charged covered under Auction</b>                                       | <b>Equitable Mortgage of Property bearing no. B-17/2(adjoining property B-17/1) measuring 451 ½ Sq Yard (377.45 Sq mts), situated at Krishna Nagar, village Ghondli, illaqa shahadra, Delhi-110051 standing in the name of Harjinder Singh Sandhu S/o Mr Satnam Singh Sandhu R/o House No C-1, Aruna Park, Laxmi Nagar, Vikas Marg, Shakarpur, East Delhi-110092</b>                                                                                                                                                 |
| <b>Reserve price</b>                                                                           | Rs. 495.90 lakh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>EMD Amount</b>                                                                              | Rs. 49.59 Lakh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Bid Increment</b>                                                                           | Rs. 2.00 Lakh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Outstanding Dues</b>                                                                        | Rs.1174.85 Lakhs as on 30.06.2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Name &amp; Number of Contact Person &amp; Branch</b>                                        | <b>Mr. Reyaz Ahmad Mir Mob No- 9906980479 Branch Manager Impaired Assets Recovery Branch.</b><br><b>Mr. Sheeraz Ahmad Shan Mob No. 9103256676 (For Documents purpose)</b>                                                                                                                                                                                                                                                                                                                                            |
| <b>Earnest Money Deposit (EMD) &amp; Other Remittance/s detail/s by RTGS to Account Number</b> | <b>JAMMU AND KASHMIR BANK LIMITED</b><br><b>BRANCH: Dwarka Delhi</b><br><b>IFSC CODE: JAKAODWARKA</b><br><b>Account Name: - RTGS INTERBANK RECEIPTS</b><br><b>Account Number: -0521072000000001.</b>                                                                                                                                                                                                                                                                                                                 |
| <b>Date &amp; time of E-auction</b>                                                            | <b>18.07.2026 3:00 PM to 4:00 PM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**Terms & Conditions of E-Auction are as under:**

- The E-Auction is being held on "**AS IS WHERE IS**" "**AS IS WHAT IS**" AND "**WHATEVER THERE IS**" and "**NO COMPLAINT**" basis and will be conducted online. The bid document/format containing full details of the property and all the terms and conditions can be had from, and submitted on, the website "<http://sarfaesi.auctiontiger.net>" (contact person Ram Sharma -9978591888, Contact no. 079-68136880/68136837 Mob.: +91 9265562821/18 email: support@auctiontiger.net).
- 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. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank.
- 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 17.07.2026 at 5.00 PM. Please note that Cheques/Demand Drafts shall not be accepted as EMD amount.

- iv. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- v. 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.
- vi. The other terms and conditions of the e-Auction are available on the website <https://www.auctiontiger.net>

Date: 02.07.2026 Place: New Delhi

S/d- Authorised Officer, Jammu & Kashmir Bank Ltd.

Registered Office: Corporate Headquarters M.A Road Srinagar-190001, J&K, India

CIN: L65110JK1938SGC000048; T:+91(0)194 2481 930-35; F: +91(0)194 248 1928; E: info@jkbmail.com W: www.jkbank.com



A handwritten signature in blue ink, appearing to be "S. D. S.", written over the stamp.