

POSSESSION NOTICE

Notice under Section 13 (4) of the SARFAESI ACT, 2002 read with Rule 8 (1) of the Security (Enforcement) Interest Rules, 2002
Whereas I, undersigned, being the Authorized Officer of the J & K Bank Ltd, under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the Act) and in exercise of powers conferred upon me under Section 13 (12) of the Act read with Rule 3 of Security Interest (Enforcement) Rules 2002 (the Rules) issued a Demand Notice dated 09/07/2019 calling upon M/S RESIDENCY PVT. LTD JAMMU (Borrower Company) Through (i) Mr. Aditya Malhotra S/o Sh. Amit Malhotra R/o House No 3, Residency Road Jammu (Borrower/Mortgagor/Guarantor) (ii) Sh. Ankur Mahajan S/o Sh. Jatinendra Gupta R/o No 3, Extension Karan Nagar Jammu (Borrower/Mortgagor/Guarantor) (iii) Smt. Davinder Kaur W/o Sh. K. Kaur R/o H No 42 Sector 1A, Mohali Punjab (Borrower/Mortgagor/Guarantor) (iv) Sh. Wasil Tak S/o Sh. Itikbar Ahmed Tak R/o EP-345, Mohalla Dalpatian Jammu (Borrower) to repay the amount mentioned in the said notice, being Rs. 6,96,08,209.00 (Rs. Six Crore Ninety Six Lacs Eight Thousand Two Hundred Nine Only) as on 30.06.2019 together with further interest thereupon from 01/07/2019 at the applicable rate with monthly rests besides other costs & expense, within 60 days from the date of issue of the said notice.

The above named borrowers/mortgagors/guarantors having failed to repay the amount in full, notice is hereby given to the borrowers/mortgagors/guarantors in particular, and the public in general, that the undersigned has taken **POSSESSION** of the property described herein below in exercise of power conferred on me under Section 13 (4) of the said Act read with Rule 8 of the Rules on this the 26th day of May 2022.

The said borrowers/mortgagors/guarantors in particular and the public in general are hereby cautioned not to deal with the said properties/assets detailed below and any dealing with the said properties/assets will be subject to the charge of the Jammu & Kashmir Bank Ltd, B.U. RESIDENCY ROAD JAMMU for an amount of Rs. 6,96,08,209.00 (Rupees Six Crore Ninety Six Lacs Eight Thousand Two Hundred Nine Only) as on 30.06.2019 together with further interest thereupon from 01/07/2019.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Property

Mortgage of Land measuring 8 kanals and 1-1/2 Marla under khasra no 701 min, 704 min, 730 min & 736 min situated at Chowadi Jammu along with 25 villas bearing Villa no. 53 to 77 constructed thereupon excepting villa no 63, villa no 70 and villa no 71, standing in the name of Mr. Aditya Malhotra.

DATE: 26.05.2022
PLACE: JAMMU
JKB/IA/PWD/ZA/J/2021-1137

DIP/J-890-P/22

Authorized Officer



UNION TERRITORY OF JAMMU AND KASHMIR
OFFICE OF THE EXECUTIVE ENGINEER PWD (R&B) B.C. ROAD DIVISION BHADERWAH

E-Mail :- xenbhaderwahrh66@gmail.com

Ph. / Fax No.: 01997-244160

SHORT NOTICE INVITING TENDER

e-NIT NO. 10 OF 2022-23 Dated:- 26-05-2022

For and on behalf of the Lieutenant Governor of Jammu and Kashmir Union Territory, Executive Engineer PWD (R&B) BC Road Division Bhaderwah, invites tenders by e-tendering mode from approved and eligible contractors registered with J&K State Govt. (U.T)/CPWD and Railways for the following work.

S. No	Name of Work	Estimated Cost (in Lacs)	Earnest Money (@ 2%)	Cost of document	Time of completion (in days)	Date of opening of tender	Class of Contractor
1	Development of Bus Stand by way of Providing and laying of CGI Sheet roofing to 1 st floor 07 No. Shops	3.52	7040	600	60 Days	04-06-2022	D
2	Construction of District Collection Centre (Balance work) in the premises of Research Institute of High Altitude Medicinal Plant at Kotli (Chabba) Bhaderwah AYUSH	17.88	35760	600	90 Days	04-06-2022	B,C

1. Date of Publishing from 26-05-2022.
2. The Bidding documents can be downloaded from the website <http://jktenders.gov.in> from 10.00Hrs on 26-05-2022 to 02-06-2022 (1600 Hrs).
3. The Bids shall be deposited in electronic format on the website <http://jktenders.gov.in> from (10.00 Hrs) on 26-05-2022 to 02-06-2022 upto (1600 Hrs). The bids received will be opened at (1230 Hrs) on 04-06-2022 on line.

4. The complete bidding process will be on line.

5. Technical bids of bidders shall be opened on line in the office of **Executive Engineer PWD (R&B) BC Road Division Bhaderwah** on 04-06-2022 at (1230Hrs).

6. Bid documents can be seen at and downloaded from the website <http://jktenders.gov.in> Bids documents contain qualifying criteria for bidder, specifications, bill of quantities, conditions and other details.

7. The site for the work is available.

8. Bids must be uploaded along with **Scanned copy of cost of Tender Document in shape of e-challan/ copy of receipt from treasury favoring Executive Engineer PWD (R&B) BC Road Division Bhaderwah** by crediting the requisite charges to the M/H 0059 – PWD (Revenue) With mandatory mention about name of Contractor – e NIT No and S. No. of the work.

Scanned copy of CDR / FDR pledged to **Executive Engineer PWD (R&B) BC Road Division Bhaderwah** should be uploaded by the tenders and original CDR / FDR shall have to be produced by L1 before allotting the work / issuing of supply order.

The original instruments in respect of cost of documents, and relevant documents of L1 bidder will be required to be submitted to the **Executive Engineer PWD (R&B) BC Road Division Bhaderwah** within three days of opening of financial bids on-line. No separate intimation about opening of financial bids will be sent by this office / by the tender opening authority. In case the original documents are not submitted by the L-1 bidder within three days after opening of financial bid, the tender will be cancelled and the bidder will not be allowed to participate in any further / future tendering process in the Division for a period of One year.

No.: EE/PWD/R&B/BHD/DB/157-78
Sd/-
Dated: -26-05-2022

DIP/J-2112/22

Dated:- 28/05/2022

The Jammu & Kashmir Bank Ltd.
Impaired Assets Portfolio Management Department
Zonal Office Kathua (J&K)
Near Forest protection force office, Kathua-184102 J&K
Tel:- 01922-234663 ; E:- amid.zojto@jkmail.com

SALE CUM AUCTION NOTICE

Sale Notice for sale of immovable / movable properties under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (the Act) & under Rule 8(6) of security interest (enforcement) Rules, 2002 (the Rules)

Sealed bids on the prescribed tender document are invited from the interested parties for purchase of hypothecated assets / mortgaged properties / secured assets held as security by the Bank against credit facility/ies availed by Borrowers hereunder. The properties/ secured assets are in possession of our Bank which we intend to sell under the provisions of the SARFAESI Act read with the Rules there under, for the recovery of secured debt.

The sale of properties/secured assets is on "as is where is", "as is what is" and "whatever there is" basis.

The tender documents can be obtained from our Branch Lakhnau or from IAPMD Department Zonal Office Kathua.

Bids can be submitted at IAPMD Department Zonal Office, near Hatil Morth Kathua on any working day or by before 06.07.2022 by 4.00 P.M. Intending purchasers who desire to inspect properties/ secured assets/title deeds can visit Branch Lakhnau on any working day from 01.06.2022 to 06.07.2022 between 11.00 A.M to 3.00 P.M.

Tenders shall be opened by Authorized Officer at 1.00 P.M. on 07.07.2022 at Zonal Office Kathua, in the presence of those bidders who intend to be present & they will be given an opportunity of inter- se bidding to improve the offer & the highest bidder shall be declared as successful bid subject to his bid/offer accepted by the Authorized officer. The sale, however, shall be subject to confirmation by the secured creditor. The property/ies shall not be sold below the reserve price. All the attendant charges/ dues including registration charges, Stamp duty, electricity & water charges and taxes etc. shall have to be borne by the purchaser exclusively of his own. Sealed bids to be accompanied by Earnest Money Deposit being 10% of the Reserve Price by way of Demand Draft in favour of "The Jammu & Kashmir Bank Ltd." Payable at Kathua. The Earnest Money Deposit (EMD) will not attract any interest. The successful bidder shall have to deposit 25% of the sale amount (inclusive of Earnest Money Deposited) with the Authorized officer on the same day or not later than next working day and the balance amount (75% of the sale consideration) to be deposited within 15 days thereafter. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on part of the successful bidder, the Bank shall be entitled to forfeit all the money paid till then by the successful bidder and the property/ Secured asset shall again be put for resale in absolute discretion of the Authorized officer. The detailed terms and conditions of sale are prescribed in the tender document available at the Branch Lakhnau (BH Cell phone: 9419213040) and IAPMD Department Zonal Office Kathua (Ph. 01922-234663 / Cell phone: 9596885222).

Name of Borrower/Firm/Borrower/Guarantors/Mortgagors

1. M/S Mahajan Industries situated at 14-1, Industrial Extension Area, Kathua (J&K)-184102, Through its partners

2. Sh Anil Kumar S/o Late Sh Rattan Chand R/o Golden Avenue, near Suvidha Farm, Sali Road Pathankot, Tehsil and Distt. Pathankot (Punjab)-145001 (Borrower /Partner/ Mortgagor)

3. Sh. Shivam Mahajan S/o Late Sh Kuhbushan Rai R/o Golden Avenue, near Suvidha Farm, Sali Road Pathankot, Tehsil and Distt. Pathankot (Punjab)-145001 (Borrower /Partner/ Mortgagor)

4. Smt Asha Rani W/o Late Sh Rattan Chand R/o Golden Avenue, near Suvidha Farm, Sali Road Pathankot, Tehsil and Distt. Pathankot (Punjab)-145001 (Borrower /Partner/ Mortgagor)

5. Sh. Kuhbushan Rai S/o Late Sh. Rattan Chand borrower/mortgagor/partner(Since Deceased) now represented by his legal representative & legal heirs:

(i) Mrs. Renuka Rani Choudhary S/o Late Sh Kuhbushan Rai R/o Golden Avenue, near Suvidha Farm, Sali Road Pathankot, Tehsil and Distt. Pathankot (Punjab)-145001

(ii) Mr. Shivam Mahajan S/o Sh Kuhbushan Rai R/o Golden Avenue, near Suvidha Farm, Sali Road Pathankot, Tehsil and Distt. Pathankot (Punjab)-145001

(iii) Mr. Shivin Mahajan S/o Sh Kuhbushan Rai R/o Golden Avenue, near Suvidha Farm, Sali Road Pathankot, Tehsil and Distt. Pathankot (Punjab)-145001

(iv) Mr. Rajesh Gupta S/o Sh M L Gupta R/o 15 A/24 Dandini Nagar Jammu (J&K)-180004 (Guarantor)

(v) Mr. Ashok Kumar S/o Sh Roshan Lal R/o Opp. Embassy Hotel near Dr. Suresh Sharma Pathankot (Punjab)-145001 (Guarantor)

7. Mr. Rajesh Gupta S/o Sh M L Gupta R/o 15 A/24 Dandini Nagar Jammu (J&K)-180004 (Guarantor)

(Address:- (i) Name of legal representatives and legal heirs of deceased Borrower/Mortgagor/Partner Late Sh. Kuhbushan Rai S/o Late Sh. Rattan Chand (ii) Name of legal heirs of deceased Borrower/Mortgagor/Partner Late Sh. Kuhbushan Rai S/o Late Sh. Rattan Chand (iii) Name of legal heirs of deceased Borrower/Mortgagor/Partner Late Sh. Kuhbushan Rai S/o Late Sh. Rattan Chand (iv) Name of legal heirs of deceased Borrower/Mortgagor/Partner Late Sh. Kuhbushan Rai S/o Late Sh. Rattan Chand (v) Name of legal heirs of deceased Borrower/Mortgagor/Partner Late Sh. Kuhbushan Rai S/o Late Sh. Rattan Chand)

6. Mr. Ashok Kumar S/o Sh Roshan Lal R/o Opp. Embassy Hotel near Dr. Suresh Sharma Pathankot (Punjab)-145001 (Guarantor)

7. Mr. Rajesh Gupta S/o Sh M L Gupta R/o 15 A/24 Dandini Nagar Jammu (J&K)-180004 (Guarantor)

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8. Mortgage of Lease Hold rights of all that part and parcel of land measuring 04 kanal 10 marla along with all the constructions raised thereupon in the shape of factory building constructed there upon situated at Plot No 14/1, Industrial Extension Area Kathua (UT of J&K) constructed upon it situated at Vill. Chak Satta, Kathua Tehsil & Distt. Kathua

9. Hypothecation of all kinds of Raw material, Stocks of Finished Goods, Plant & machinery, furniture Fixture and other Fixed Assets and receivables.

10. Mortgage of Lease Hold rights of all that part and parcel of land measuring 04 kanal 10 marla along with all the constructions raised thereupon in the shape of factory building constructed there upon situated at Plot No 14/1, Industrial Extension Area Kathua (UT of J&K) constructed upon it situated at Vill. Chak Satta, Kathua Tehsil & Distt. Kathua

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13. Hypothecation of all kinds of Raw material, Stocks of Finished Goods, Plant & machinery, furniture Fixture and other Fixed Assets and receivables.

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