जम्मू एवं कश्मीर ग्रामीण बैंक
JAMMU AND KASHMIR GRAMEEN BANK
Scheduled Bank Owned by Govermnent

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Jammu and Kashmir Grameen Bank, will be sold on "As is where is", "As is what is", "Whatever there is" and "no complaint/no recourse basis" on **26/11/2026**, for recovery of Rs. 23,54,908/- along with future interest w.e.f 01/11/2026 as per agreed rate and other incidental charge due to the Secured Creditor from **Sh. Rakesh Kumar S/o Sh. Shiv Ram R/o Village Dhar Dharochan, Tehsil Bhalwal, District Jammu** and **1. Sh. Major Kumar S/o Sh. Ram Lal R/o Gurha Brahmana, Bantalab, District Jammu (Guarantor) 2. Smt. Rajni W/o Sh. Rakesh Kumar R/o Village Dhar Dharochan, Tehsil Bhalwal, District Jammu (Guarantor)** towards **account no.3802265500000056**. The reserve price will be Rs. 18.51/- Lacs and the earnest money deposit will be Rs. 1,85,100/- to be deposited on or before 25/11/2026 till 4.30 hrs.

Description of Immovable Property

Mortgage of land measuring 5 Marla falling under Khasra No.619 MIN; Khata No. 483 and Khewat No. 97 along with construction raised /to be raised over it situated at Village Dhar Dharochan, Tehsil Bhalwal, District Jammu owned and possessed by Sh. Rakesh Kumar S/o Sh. Shiv Kumar R/o Village Dhar Dharochan, Tehsil Bhalwal, District Jammu.

For detailed terms and conditions of the sale, please refer to the link provided in Jammu And Kashmir Grameen Bank , the Secured Creditor's website i.e. https://www.baanknet.com

Date: 03/11/2026 -SD-
Place: Jammu. Authorised Officer

Terms and Conditions of Sale

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. Sh. Rakesh Kumar S/o Sh. Shiv Ram R/o Village Dhar Dharochan, Tehsil Bhalwal, District Jammu (Borrower/Mortgagor)** 2. **Sh. Major Kumar S/o Sh. Ram Lal R/o Gurha Brahmana, Bantalab, District Jammu. (Guarantor)** **3. Smt. Rajni W/o Sh. Rakesh Kumar R/o Village Dhar Dharochan, Tehsil Bhalwal, District Jammu. (Guarantor)**
Amount in Demand Notice (excluding interest and other expenses from 06/09/2025)	Rs. 21,38,200.04/-
Amount Due on 31/10/2026 (Excluding interest from 01/11/2026 and other expenses from 01/11/2026)	Rs. 23,54,908/-
Description of the mortgaged asset (Put on sale)	Mortgage of land measuring 5 Marla falling under Khasra No.619 MIN; Khata No. 483 and Khewat No. 97 along with construction raised /to be raised over it situated at Village Dhar Dharochan, Tehsil Bhalwal, District Jammu owned and possessed by Sh. Rakesh Kumar S/o Sh. Shiv Kumar R/o Village Dhar Dharochan, Tehsil Bhalwal, District Jammu.
Reserve Price	Rs. 18.51/- Lacs
Earnest Money Deposit (EMD)	Rs. 1,85,100/-
Name of the Branch	Laxmi Nagar Sarwal
Authorized Officer/Designation	Mr. Abhishek Gupta (Chief Manager)
The e-auction will be conducted through the Bank's approved service provider:	https://www.baanknet.com
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD)	25/11/2026 till 4.30 PM
Amount / Wallet in which EMD to be remitted:	Bidders own wallet registered with E-Auction site https://www.baanknet.com by means of NEFT.
Last Date and Time within which EMD to be remitted:	Time: on or before 4.30 p.m. Date: 25/11/2026
Date and time of E-auction	Date: 26/11/2026 Time: 11.00 AM to 4.30 PM
The first bid starts at:	Rs. 18.51/- (Rupees Eighteen Lakh Fifty One

	Thousand only)
Bid Increment Amount Auto Extension Bid Currency & Unit of Measurement	Rs. 20,000/- Unlimited extensions of 30 minutes each Indian Rupees
Inspection	Date and time during which inspection of the immovable secured assets to be sold: 04/11/2026 to 25/11/2026 From 10.00 A.M to 4.00 P.M on working days under prior appointment.
Contact person:	Name: Mr. Abhimanu Ghuman (Mobile No: 9018545187) Mr. Areeb Malik (Mobile No: 9070300004)

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. The bidder are advised, in their own interest, to verify the area of the premises in question. It shall be deemed that the intending bidders have done their own due diligence before submitting the bid.

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 25/11/2026 between 10:00 AM to 4:00 PM with prior permission of the Authorized officer. Inspection of the documents relating to the properties will be permitted to the interested bidders or their authorized representatives at Jammu and Kashmir Grameen Bank, Branch Office Laxmi Nagar Sarwal, **between 2.00 PM to 4.00 PM 04/11/2026 to 25/11/2026.** The bid price shall be absolute in terms and should not be linked to any reference. Conditional bids shall be rejected.

3. The auction sale will be online E-Auction/Bidding through website https://baanknet.com The Bidders should get themselves registered on https://baanknet.com {Click at Buyer Registration button) by providing requisite KYC documents and registration fee (by following Registration Process, EMD payment and the bidding process). Deposit Pre Bid EMD amount before the close of E auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the Pre-Bid EMD amount well in advance, that is at least 24 hours before the auction date to avoid last minute rush.

4. Prospective bidders can contact the authorized officer Mr. Abhishek Gupta, Authorized Officer / Regional Manager, Jammu And Kashmir Grameen Bank, Channi Himmat Land line Nos. /Mobile No. 9797287243, email: gbrojm@jkgb.bank.in OR Mr. Abhimanu Ghuman Branch Manager, Jammu And Kashmir Grameen Bank, Branch-, Laxmi Nagar Sarwal, Mob.: 9018545187 OR Mr.Uday Jadhav, Mob.: 9820878255 email: uday.jadhav@psballiance.com, Helpline No. 8291220220 and email: support.baanknet@psballiance.com

5. The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.

6. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.

7. The interested bidders who may have submitted their EMD not below the 10% of reserve price before _4.00 P.M. on 19/11/2026 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 Increment 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 30 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 bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.

9. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings by PSB Alliance.

10. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration. 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 or such extended period as may be agreed upon in writing between the purchaser of secured creditor as per the provisions of SARFAESI Act. 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 the part of the successful offerer / bidder, the Bank shall be entitled to forfeit all the moneys paid till then by the successful offerer/ bidder and put up the properties / secured assets for resale/disposal in its absolute discretion. Further, all costs, charges and expenses incurred by the Bank on account of such resale shall be borne by the defaulting successful offerer / bidder who shall also be bound to make good any deficiency arising on such resale and he/she shall not be entitled to make any claim in the event of the properties realizing higher price on resale

11. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and all the statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody. The Bank does not undertake any responsibility to procure any permission/license etc. in respect of the property/ies offered for sale, nor for payment of any dues like outstanding water/service charges, transfer fees, electricity dues, dues of the Municipal Corporation/local authority/ CHS or other dues, taxes of whatsoever nature, if any, in respect of the said property. All such outstanding dues, taxes shall have to be paid by the intending purchaser. The successful bidder shall have to bear 1% TDS on account of the sale of property over and above the bid amount.

12. 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.

13. Participation in the bid shall be deemed acceptance of the terms and conditions specified in the e-auction by the bidders/intending purchaser.

14. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

15. The purchaser will be bound by the regulations of the local and other authorities as applicable in regard to the use of the premises in question as owner thereof.

16. The necessary documents like sale certificate shall be issued by us in favour of purchaser only after receiving the full agreed sale consideration. The original title deeds and the possession of the property shall be delivered to the purchaser at the time of issuance of the sale certificate.

17. If the dues of the Bank together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the Bank are tendered by or on behalf of the borrower or guarantors-mortgagors at any time before the date fixed for sale or transfer of the secured assets, the assets in question shall not be sold or transferred to the successful bidder and only his payments shall be refunded to him interest free.

18.The sale shall be subject to confirmation by the Bank, and non-confirmation of the same shall not result in accruing of any penalty upon the Bank or incurring any liability by the Bank.

19. No right or interest in the property under sale shall vest in the intending purchaser by mere acceptance of its offer or receipt of whole or part of the agreed price. The title shall transfer only after confirmation of sale in favour of the Successful bidder and followed by issuance of sale certificate.

20. The Bank reserves its right to accept or reject any or all the offers without assigning any reason or postpone the auction date and in case all the offers are rejected, either to hold negotiations with any of the bidders/tenderers or sell the property through private negotiations with any of the bidders/tenderers or any other party/parties. The Bank's decision in this behalf shall be final.

21. The Bank also reserves its right to amend/modify/delete any of the above conditions as may be deemed necessary or warranted in the light of the facts and circumstances of the case.

22. If the Bank is unable to complete the sale due to unavoidable circumstances beyond the control of the Bank or due to any Act of God or any stay / injunction / other court order prohibiting the completion of sale, the Bank shall not be held responsible for the failed transaction and no damage or other relief shall be claimed against the Bank, except the Bank shall return the amount of already deposited by the intending purchaser with the Bank towards sale consideration for the above property, interest free.

Date: 03.11./2026
Place:- Jammu

Sd/-
Authorized Officer