

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100T220410CT020363

Corporate Office: Kohinoor Square, 47th Floor, N.C.Kelkar Marg, R.G.Gadankar Chowk, Dadar (West), Mumbai 400028
 Email: jigar.patel@omkara.com | Mob.: +91 9987400988

[Appendix - IV-A][See proviso to rule 8 (6) r/w 9(1)] PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) & 9(1) 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, possession of which has been taken by the Authorized Officer of OMKARA Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of OMKARA PS 36/2021-22 Trust). Further, OARPL has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 28.09.2021 from The Akvita Urban Co-operative Bank Limited (Assignor) along with underlying Security by Assignor Accordingly, OARPL has stepped into the shoes of assignor and empowered to recover the dues and enforce the security. The Authorized Officer of the OARPL took handover of Possession on 28.11.2022. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; and "As is where is", "As is what is", "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Reserve Price, Bid Increment Amount, Earned Money Deposit (EMD), Date & Time of Inspection is given as under:

LOT No.	Name of Borrower(s)/ Guarantors/Mortgagors	Description of Property/ Owner of the Property	Owner of the property	Demand Notice Date and Amount	Reserve Price EMD Amount Bid Increment Amt.	Date & Time of Inspection
LOT 1	1. M/s Maai World Electricals and Electronics Private Limited (Borrower) 2. Mr. Hitesh Ramjibhai Kariya (Guarantor) 3. Mr. Kiran Ramjibhai Kariya (Guarantor) 4. Mrs. Madhumati Ramjibhai Kariya (Guarantor)	Residential Plot at site no. 10 Khata No. 185/117/10, formed out of Survey No. 71, 73, 74 and 75 near Windflower Prakaruti resort Second Cross Road Airport Avenue Layout, Hegganahalli, village Kundana Hobli, Devanahalli, Tq., and Dist Bangalore, Karnataka measuring 5889.00 Sq. ft., Boundaries: East: 40 Feet Tar Road, West: Site No.7, North: 60 Feet Tar Road, South: Vacant site, Google Location: 13.203266, 77.611607	Mr. Kiran R. Kariya	Date: 02.06.2022 Rs. 7,26,30,547/- Rupees Seven Crores Twenty Six Lakhs Thirty Thousand Five Hundred and Forty Seven only	Rs. 1,31,00,000/- Rs. 13,10,000/- Rs. 25,00,000/-	Date: 10.11.2023 Time: 11.00 AM to 12.00 PM (Noon)
LOT 2	5. Mr. Vinod Amrutlal Kariya (Guarantor) 6. Mr. Manoj Satyanarayan Agrawal (Guarantor) 7. Mr. Chandrakant Ramjibhai Kariya (Guarantor)	Residential Plot at site No. 115, Khata No. 128, formed out of survey No. 72/1 and 73 near Windflower Prakaruti resort Second Cross Road, Airport Avenue Layout, Hegganahalli, village Kundana Hobli, Devanahalli, Tq., and Dist Bangalore measuring 2400 Sq.ft. Boundaries: East: Site No.128, West: 40 Feet Tar Road, North: 60 Feet Tar Road, South: Vacant site not numbered, Google Location: 13.203379, 77.613965	Mr. Hitesh R Kariya	Rs. 61,50,000/- Rs. 6,15,000/- Rs. 10,000/-		

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 20th November 2023 up to 6:00 pm

Terms & Condition of the Auction: For detailed terms and conditions of the sale please refer to the link provided in http://omkara.com/auction.php.

The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 20.11.2023 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C India Pvt. Ltd.", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankauctions.com, Mr. Bhavik Pandya, Mobile: 8866682937 E-mail: maharashtra@cindia.com and for any property related query contact the Authorized Officer, Mr. Jigar Patel, Mobile: +91 9987400988 Mail: jigar.patel@omkara.com. Intending bidders shall comply and give declaration under the Section 29A of Insolvency and Bankruptcy Code, 2016, for detailed information please refer to the Terms and Conditions.

STATUTORY NOTICE FOR SALE UNDER 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory Notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8 (6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest and all costs charges and expenses any time before the closure of the sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 01.11.2023
 Place: Mumbai
 Authorized Officer, OMKARA Assets Reconstruction Pvt Ltd.
 (Acting in its capacity as a Trustee of OMKARA PS 36/2021-22 Trust)

DOCUMENT LOST

I, Khathija Malik Pawaskar W/o. Kareem Khan R/at: 283/1, 2nd Cross, 3rd Main, Bahamathnagar, R T Nagar, Bangalore-52, House List No. 38, Khata No. 205, Manorayanapalya Cholayanayakanahalli Dhakke, kasaba Hobli, Bangalore North Tq, Bangalore. I have kept the sale deed vide Document No. 113/97/98, Book No. 1, Volume No. 5824, Pages 53-57 dated: 14.05.1997, registered in the Office of the Sub Registrar Bangalore North Tq, but the said original document was lost at R T Nagar, on 15.08.2023 have lost the sale deed. Please contact Kareem Khan 72596 48867 or Khathija Malik pawaskar 9880967459

NOTICE

TATA ELXI LTD., ITPB ROAD, WHITE FIELD, BANGALURU, Karnataka-560048
 Notice is hereby given that the certificate for the under mentioned securities of the company has / have been lost / misplaced and the holder of the said securities / applicants has / have applied to the company to issue duplicate certificates. Any persons who has a claim in respect of the said securities should lodge such claim with the company at its registered office within 15 days from this date, else the company will proceed to issue duplicate certificates without further intimation.

Sr. No.	Name of the holders & JT holders if any	Kind of securities of Face Value	No. of Securities	Distinctive numbers
1.	Meenakshi Mehta Late Peshori Lal Bali Yamuna Nagar	Equity Rs. 10/- each	100	13266611-13266710

Name's of holder / applicants
 Meenakshi Mehta Late Peshori Lal Bali

PUBLIC NOTICE

Public is hereby notified that Mr. Raj Kumar Suri and Mr. Rajat Suri, have resigned as director from the company Command Suites Pvt. Ltd. (CIN: U70109KA2013PTC071015) on July 28, 2022, and transferred their shares to new directors, Mr. Anju Balaji and Mr. Kanaganur Murugesan. That Mr. Raj Kumar Suri and Mr. Rajat Suri are no longer associated with the company in any way. Any person / company engaging with Command Suites Pvt. Ltd. will be doing so at their own risk and peril. For inquiries, contact Mr. Rajat Suri & Mr. Raj Kumar Suri at Mobile: 9632223320.

GOVERNMENT OF JHARKHAND DEPARTMENT OF HIGHER AND TECHNICAL EDUCATION

Yojna Bhawan, Nepal House Campus, Dordanda, Ranchi-834002 (Jharkhand)

Memo No.: 249 Budget
 Eol No.: 157-Budget
 Issue Date: 15.09.2023
 PR No.: 307005

Corrigendum-II

All bidders are hereby informed that corrigendum-II is being issued with respect to Date Extension and Section 5.4 (Marking Scheme for Technical Proposal submitted by the Bidder) for the work of "Empanment of Partner Agency for Providing Coaching Under Mukhyamantri Shiksha Protisahan Yojna, 2023". The bidders are advised to consider the same before submission of their bids.

The detailed corrigendum document can be downloaded from the official e-procurement portal of the Government of Jharkhand i.e. https://jharkhandtenders.gov.in.

Sd/-
 (George Kumar)
 Joint Secretary

PR 310248 (Higher Education, Technical Education and Skill Development Department) 23-24 (D)

J&K Bank

The Jammu & Kashmir Bank Limited
 No. 8 th Edifice CMH Road, Indira Nagar Bangalore 560038
 GSTIN: 29AAACT6167G123; CIN:L65110JK1938SGC000048
 T +91 (0)80 2521 3854 F: +91 (0)80 2521 8555
 E: inbang@jkbmail.com W: www.jkbank.net

Ref: JKB/INBANG/ADV/2023- Dated: 31.10.2023

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 on 09.03.2022 calling upon Mr. Vijay Divya Rajan S & Mrs. K Lidiya, Registered Address: No.F04, Rajamma Building, 8th Cross Nagavara, Deepika Residency, CV Raman Nagar, Bangalore-560093. (Borrowers/Mortgagors), for payment of its dues aggregating to Rs.42,20,439.91 (Rupees Forty Two Lakh Twenty Thousand Four Hundred Thirty Nine and Paise Ninety One Only) as on 31.01.2022 together with future interest and other cost and charges within a period of 60 days. Whereas, the Authorized Officer has taken possession of the mortgaged properties mentioned hereinafter under section 13 (4) of SARFAESI Act 2002 on 06.03.2023. Consequently upon failure by the borrower to repay the Bank's dues, the 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 notified 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 basis" condition. Whereas, 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 again notifies 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.

Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)	Mr. Vijay Divya Rajan S (Borrower/Mortgagor) S/o Sampangi, R/o No.F04, Rajamma Building, 8th Cross, Nagavara, Deepika Residency, CV Raman Nagar, Bangalore-560093. Mrs. K Lidiya (Borrower/Mortgagor) W/o Mr. Vijay Divya Rajan S, R/o No.F04, Rajamma Building, 8th Cross, Nagavara, Deepika Residency, CV Raman Nagar, Bangalore-560093 Mr. Nagendra M (Guarantor) S/o Mr. Mangegowda, R/o #273, 7 th Cross near Kempgowda School, Maruthi nagar, Vrushabavathinagar, Bangalore North 560079
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Amount in Demand Notice (excluding interest and other expenses from 1.01.2021): Rs.42,20,439.91 (Rupees Forty Two Lakhs Twenty Thousand Four Hundred Thirty Nine and Paise Ninety One Only)
 Amount Due as on 30.09.2023 (Excluding interest from 01.10.2023): Rs.48,40,380.91 (Rupees Forty Eight Lakhs Forty Thousand Three Hundred Eighty and Paise Ninety One Only)

Description of the mortgaged asset (Put on sale): Equitable Mortgage of 2 BHK Apartment bearing No.403, on the third floor, having 1000 Sq. ft. of super built up area together with proportionate undivided share in the land along with one covered parking space in the still floor in the apartment building known as "SIRI SKANDA ENCLAVE" constructed on property bearing Site No.205, Khata No.366, BBMP Khata No.365/366/361/205/371, situated at Bikasipura village, Uttarahalli Hobli, Bangalore- 560062., standing in the name of Mr. Vijay Divya Rajan S & Mrs. K Lidiya

Reserve Price	Rs.43,99,200/- (Rupees Forty Three Lakh Ninety Nine Thousand Two Hundred Only)
Earnest Money Deposit (EMD)	Rs.4,39,920/- (Rupees Four Lakh Thirty Nine Thousand Nine Hundred Twenty Only)
Bid Increase Amount	Rs.50,000.00
Name of the Branch	THE JAMMU AND KASHMIR BANK LTD, INDRANAGAR, BANGALURU.
Authorized Officer/Designation	ISHFAQ SARWAR MALIK
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	15.11.2023 - 04:00 PM
Date and Time of e-Auction	16.11.2023 from 02:30 PM to 03:30 PM
Earnest Money Deposit (EMD) & Other Remittance details by RTGS to Account Number	THE JAMMU AND KASHMIR BANK LTD, BRANCH: Indira Nagar, Bengaluru IFSC: JAKA0INBANG ACCOUNT NO: 054007200000001 ACCOUNT NAME: RTGS INTER BANK RECEIPTS

- 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 properties 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.
- 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 properties put on auction will be permitted to interested bidders on Bank's working days between 2:00 PM to 4:00 PM up to 15.11.2023 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 Branch Indira Nagar, Bengaluru, between 2:00 PM to 4:00 PM up to 15.11.2023. The bid price shall be absolute in terms and should not be linked to any reference. Conditional bids shall be rejected.
- The interested bidders shall submit their offer along with EMD through website https://sarfaesi.auctiontender.net (the user ID and password can be obtained free of cost by registering name with https://sarfaesi.auctiontender.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 15.11.2023. Please note that Cheques/Demand Drafts shall not be accepted as EMD amount.
- 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) i.e. 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.
- 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. (Auctioneer), Ahmadabad, Contact Number -079-68136805/68136837 Mobile Number : 9265562821, 9374519754 Contact Person : Mr. Ram Sharma Mob No. 9978591888 Contact No. 079-68136805/68136837, E-mail id: ramprasad@auctiontender.net/support@auctiontender.net, and for any property related query may contact Branch Manager Branch Indira Nagar, Bengaluru (Cell# +91-9797666610, Landline: 080-25213854/080-25213855) Email: inbang@jkbmail.com.
- Only bidders holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the online auction process.
- The interested bidders who may have submitted their EMD not below the 10% of reserve price through online mode before 4:00 PM. on 15.11.2023 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.
- 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 48 hours 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 within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. 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.
- 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.
- The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also the statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody. The successful bidder shall have to bear any tax on account of the sale over and above the bid amount.
- 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.
- 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.auctiontender.net before submitting their bids and taking part in e-auction.
- 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 sum as mentioned above along with upto date interest and ancillary expenses before the date of e-auction and get the property redeemed, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Date: 31.10.2023
 Place: Bengaluru

(ISHFAQ SARWAR MALIK)
 AUTHORIZED OFFICER

AVIOM INDIA HOUSING FINANCE PRIVATE LIMITED

REGD. OFFICE: Worldmark 3, Unit 306A, Asset Area No. 7, Hospitality District, Delhi Aerocity, New Delhi-37
 CIN : U65999DL2016PTC291377

Ref: JKB/INBANG/ADV/2023- Dated: 31.10.2023

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 on 28.06.2021 calling upon Mr. Yogesh Kadam & Mr. Dashrath Rao Kadam, Registered Address: No.8, 9th Main, Maruthi Layout, Dasarahalli, Bangalore- 560024. (Borrowers/Mortgagors), for payment of its dues aggregating to Rs.65,92,955.50 (Rupees Sixty Five Lakh Ninety Two Thousand Nine Hundred Fifty Five and Paise Fifty Only) as on 31.05.2021 together with future interest and other cost and charges within a period of 60 days. Whereas, the Authorized Officer has taken possession of the mortgaged properties mentioned hereinafter under section 13 (4) of SARFAESI Act 2002 on 08.12.2022. Consequently upon failure by the borrower to repay the Bank's dues, the 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 notified 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 basis" condition. Whereas, 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 again notifies 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.

Name of the Borrower(s)/ Mortgagor(s)/ Guarantor(s)	Mr. Yogesh Kadam (Borrower/Mortgagor) S/o Dashrath Rao Kadam, R/o No.8, 9th Main, Maruthi Layout, Dasarahalli, Bangalore-560024. Mr. Dashrath Rao Kadam (Borrower/Mortgagor) S/o Vasudev Rao Kadam, R/o No.8, 9th Main, Maruthi Layout, Dasarahalli, Bangalore-560024.
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Amount in Demand Notice (excluding interest and other expenses from 31.05.2021): Rs.65,92,955.50 (Rupees Sixty Five Lakh Ninety Two Thousand Nine Hundred Fifty Five and Paise Fifty Only)
 Amount Due as on 30.09.2023 (Excluding interest from 01.10.2023 and other expenses from 31.05.2021): Rs. 78,79,083.83 (Rupees Seventy Eight Lakh Seventy Nine Thousand Eighty Three and Paise Eighty Three Only)

Description of the mortgaged asset (Put on sale): Equitable mortgage of all that piece and parcel of Residential Apartment of Flat No.203 (2BHK), in the First Floor, West Facing, in the building known as "DEVI GRAND VIEW" having Super Built up area of 1200 Sq. Ft. along with Right to use common areas and amenities and one car Parking with undivided right, title and interest of 223 Sq. Ft., in combined property bearing Site Nos.19 and 20, Old Khatha No. 24/1 and 24/2, then BBMP Khatha Nos.998/24/1/19 and 987/38/24/1/24/20, Present BBMP Khatha No.998/24/1/24/2/198.20 situated at Sarakkere village, Uttarahalli Hobli, Bangalore South Taluk.

Reserve Price	Rs.65,92,000/- (Rupees Sixty Five Lakh Ninety Two Thousand Ninety Only)
Earnest Money Deposit (EMD)	Rs.7,02,000/- (Rupees Seven Lakh Two Thousand Only).
Bid Increase Amount	Rs.1,00,000.00
Name of the Branch	THE JAMMU AND KASHMIR BANK LTD, INDRANAGAR, BANGALURU.
Authorized Officer/Designation	ISHFAQ SARWAR MALIK
Last Date & Time of submission of Bid, Earnest Money Deposit (EMD) and Documents	30.11.2023 - 04:00 PM
Date and Time of e-Auction	01.12.2023 from 02:30 PM to 03:30 PM
Earnest Money Deposit (EMD) & Other Remittance details by RTGS to Account Number	THE JAMMU AND KASHMIR BANK LTD BRANCH: Indira Nagar, Bengaluru IFSC: JAKA0INBANG ACCOUNT NO: 054007200000001 ACCOUNT NAME: RTGS INTER BANK RECEIPTS

- 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 properties 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.
- 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 properties put on auction will be permitted to interested bidders on Bank's working days between 2:00 PM to 4:00 PM up to 30.11.2023 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 Branch Indira Nagar, Bengaluru, between 2:00 PM to 4:00 PM up to 30.11.2023. The bid price shall be absolute in terms and should not be linked to any reference. Conditional bids shall be rejected.
- The interested bidders shall submit their offer along with EMD through website https://sarfaesi.auctiontender.net (the user ID and password can be obtained free of cost by registering name with https://sarfaesi.auctiontender.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 30.11.2023. Please note that Cheques/Demand Drafts shall not be accepted as EMD amount.
- 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) i.e. 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.
- 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. (Auctioneer), Ahmadabad, Contact Number -079-68136805/68136837 Mobile Number : 9265562821, 9374519754 Contact Person : Mr. Ram Sharma Mob No. 9978591888 Contact No. 079-68136805/68136837, E-mail id: ramprasad@auctiontender.net/support@auctiontender.net, and for any property related query may contact Branch Manager Branch Indira Nagar, Bengaluru (Cell# +91-9797666610, Landline: 080-25213854/080-25213855) Email: inbang@jkbmail.com.
- Only bidders holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the online auction process.
- The interested bidders who may have submitted their EMD not below the 10% of reserve price through online mode before 4:00 P.M. on 30.11.2023 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.
- 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 48 hours 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 within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. 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.
- 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.
- The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also the statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody. The successful bidder shall have to bear any tax on account of the sale over and above the bid amount.
- 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.
- 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.auctiontender.net before submitting their bids and taking part in e-auction.
- 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 30 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 sum as mentioned above along with upto date interest and ancillary expenses before the date of e-auction and get the property redeemed, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Date: 31.10.2023
 Place: Bengaluru

(ISHFAQ SARWAR MALIK)
 AUTHORIZED OFFICER

PUBLIC NOTICE

I Amit Kumar Ghodke, K. Advocate, am publishing this advertisement on behalf of my client **Sumitha S D/o Devaraj S**, aged about 39 years, residing at TF 1, 3rd floor, Ganapathi Royal Homes, PP Layout, Uttarahalli, Badamanageravakal, Subramanyapura, Bangalore - 560061. My client is the owner of the residential flats bearing No. GF-2 (2 BHK), in Ground floor, East facing, New BBMP Khata No. 1528/1403/1391/GF-2 having 900 Sq.ft of Super built up area, in the apartment building known as "Ganapathi Royal Homes" and flat bearing No. TF-1 (3 BHK), in Third floor, East facing, NEW BBMP Khata No. 1533/1403/1391/TF-1, having 1250 Sq. ft. of super built up area, in the apartment building known as "Ganapathi Royal Homes". Both the flats situated in the property bearing residential immovable Site No. 1391, Old BBMP Khata No. 1403/1391, Present BBMP Khata No. 1403/1391/1146, formed by the Poornaprajna House building Co-operative society limited, in Sy No. 101 (P) of (Several), situated at Uttarahalli Village, Uttarahalli Hobli, Bangalore South Taluk, now comes within the limits of BBMP Uttarahalli Ward No. 184, Bangalore, totally measuring 2334.50 Sq. Ft. and bounded on East by: Site No. 1390, West by: Private Property, North by: Road, South by: Bangalore Property. My client has lost the original Gift deed dated 03.03.2017 registered as Doc No. BSK-11880/2016-17 in the office of Sub Registrar, Banashankar, Basavanagudi, Bangalore. Pertaining to