पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

BRANCH OFFICE: ARMB JAMMU
First Floor Gupta tower, Bahu Plaza, Jammu)
[PHONE NO. 01912472209]
E mail: cs8251@pnb.bank.in

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 provision 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 constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/ Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(2) of SARFAESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price (Rs. in Lacs) B) EMD C) Bid Increase Amount D) Property ID	Date/ Time of E-Auction
1	**M/s Shuhul Motors Pvt Ltd** Registered Address: Samander Bagh Srinagar, J&K - 190001 **(Borrower)** **(Director: M/s Shuhul Motors Pvt. Ltd.)** Sh. Mushtaq Guroo S/o Sh. Gulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, J&K -190019. **(Director: M/s Shuhul Motors Pvt. Ltd.)**	Commercial Building and a piece of land bearing Khasra No 3474,3391/3247. Khewat No 308, Khata No 1185 on the eastern side of Srinagar-Chadoora Road at Baghi-Mehtab near Channapora Bye Pass Bridge, Mouza Natipora, Tehsil South Srinagar, Distt Srinagar standing In the name of Sh. Mushtaq Guroo S/o Sh. Gulam Mohammad Guroo	A) 01.02.2024 B) Rs.27,12,77,381.48 as mentioned in the demand notice dated 01.02.2024 + future int with incidental expenses and costs thereon whereas the amount due as on 30.06.2025 is Rs. 10,28,50,615.01 + future interest with incidental expenses and costs thereon. C) 03.06.2024 D) SYMBOLIC	A) 165.58 LACS B) 16.55 LACS C) 1.00 LACS D) PUNBINA50972068	28.04.2026 From 10 AM to 4 PM
	Sh. Owais Guroo S/o Sh. Gulam MohammadGuroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, J&K -190019. **Sh. Mushtaq Guroo** S/o Sh. Gulam Mohammad Guroo 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, JK-190019 **Sh. Owais Guroo** S/o Sh. Gulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt, Budgam, Srinagar, JK-190019 **Gulam Mohammad Guroo:** R/o 11, Guroo Estate, Baghe, Mehtab Methan, Natipora, Distt, Budgam, Srinagar, JK-190019 **M/s Shuhul Hotels Pvt. Ltd.** Registered Address: Samandar Bagh, SP College Road, Srinagar, J&K-190001 through its Directors: Presently **I. Sh. Mushtaq Guroo** S/o Sh. Gulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, J&K-190019. **II. Ghulam Mohammad Guroo:** R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, J&k-190019. **III. Sh. Owais Guroo** S/o Sh. Gulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab Methan, Natipora, Distt. Budgam, Srinagar, J&K-190019. **IV. Sh. Bilal Ahmad Guroo** S/o Sh. Gulam Mohammad Guroo R/o 11, Guroo Estate, Baghe Mehtab, Methan, Natipora, Distt. Budgam, Srinagar, J&K-190019				
2	**M/s Kashmir Forest Food** Address- Vill Tethar, Tehsil Banihal and Distt Ramban, 182146 **(Borrower)** **Prop- Sh Nazir Ahmed Khan** S/o Ghulam Nabi Khan Address-Vill Tethar, Tehsil Banihal and Distt Ramban .182146 **M/s GNK Traders: Tethar, Banihal 182146** **Sh. Nazir Ahmed Khan** S/o Gulam Nabi Khan Address- Vill Tethar, Tehsil Banihal and Distt Ramban, 182146 **Mohd Asger Khan** S/o Ghulam Nabi Khan Address-Vill Tethar, Teh Banihal and Distt Ramban .182146 **(Guarantor)** **Mohd Ashraf Khan** S/o Ghulam Nabi Khan Address-Vill Tethar, Teh Banihal and Distt Ramban .182146 **(Guarantor)** **Smt Sara Begum** W/o Mohammad Akbar Khan Address-Vill Tethar, Teh Banihal and Distt Ramban .182146 **(Guarantor)** **Ghulam Nabi Khan** S/o Ghulam Rasool Khan Address-Vill Tethar, Teh Banihal and Distt Ramban .182146 **(Guarantor)**	**1.** Triple storey residential house having 10 Bed Rooms,02 kitchen, 1 hall and 3 bathrooms at Tethar, Banthal bearing khasra no 2084/650, khewal no 124/123 and khata no 1162/1073, measuring 04 marlas owned by Gulam nabi Khan S/o Gh Rasool Khan R/o Iether, Banihal. East: Residential house of Mohd. Shareef Khan West: Residential House of Ab Latif Khan North: Residential house of Gh. Nabi Khan South: Residential house of Mohd. Sulfan Khan **2.** Triple storey Residential House having 10 bed room, 1 kitchen, 1 hall and 3 shops at Tethar, bankhal bearing khata no 2084/650, khewal no 124/123 and khata no 1162/1073 measuring land 04 marlas owned by Ghulam nabl Khan 1/0 Ghulam Rasool Khan r/o Telhar, banihal East: Residential house of Mohd. Shareef Khan West: Govt Pultary Farm North: National Highway South: Residential house of Mohd. Sulfan Khan. **3.** Triple storey Residential house having 10 bedroom, 2 kitchen, 1 hall and 3 bathroom at tether, banihal bearing khasra no 2084/650, khewat no 124/123 and khata no 1162/1073 measuring land 4 marlas owned by Sara Begum W/o Mohd akber Khan R/o tethar BanihalEast: Residential house of Mohd. Sultan KhanWest: Residential House of Ab. Sultan KhanNorth: Residential house of Ab. LateefSouth: Residential house of Late Mohd. Abdullah Khan Mortgaged for the purpose of loan vide registered mortgage and further letter through continuity for availing packing credit limit, GECL 1.0 (through Account No. 144500UD00000191 and 144500EG00000015) by M/S KASHMIR FOREST FOODS PROP NAZIR AHMED KHAN and is also under extended mortgage vide registered mortgage for the purpose of availing CC limit A/c No. 1445008700000342 by M/S GNK TRADERS through its Prop.	A) 16.07.2024 B) Rs. 12262335.45 (In words one crore twenty-two lakh sixty-two thousand three hundred thirty-five and paisa forty-five only) as on 06.06.2024 plus future interest with incidental expenses and costs thereon. C) 22-10-2024 D) SYMBOLIC	A) 89.00 LACS B) 8.9 LACS C) 1 LAC D) PUNB24Y9432285	28.04.2026 From 10 AM to 4 PM
	(All S/o Ghulam Nabi Khan) and sara Begum W/o Mohd Akbar Khan, out of which (1) 01 kanal 02 marlas bearing Khasra no 2680/663, khewat no 53 khata no 379. (2) Land measuring 12 Marla, on khasra no 2684/663, khewat no 53, khata no 379. (3) Land measuring 14 Marlas, khasra no 2684/639, khewat no 53 and khata no 400. (4) Land measuring 01 kanal 04 marla, khasra no 2684/639, khewat no 53 and khata no 400. Mortgaged for the purpose of loan vide registered Mortgage and further letter through continuity for availing packing credit limit, GECL 1.0 (through Account No. 144500UD00000191 and 144500EG00000015) by M/S KASHMIR FOREST FOODS.	**4.** Commercial Double Story Building with walnut factory and Shed in plot area of 03 Kanals and 12 Marlas owned by Nazir Ahmed Khan. Mohd. Ashraf Khan, Mohd. Azgar Khan	A) 16.07.2024 B) Rs. 12262335.45 (In words one crore twenty-two lakh sixty-two thousand three hundred thirty-five and paisa forty-five only) as on 06.06.2024 plus future interest with incidental expenses and costs thereon. C) 26.02.2026 D) PHYSICAL	A) 153.00 LACS B) 15.30 LACS C) 1 LAC D) PUNB24Y66664431	28.04.2026 From 10 AM to 4 PM
3	**Mr. Basit Ahmad Bhat** Prop. Sh. Basit Ahmad Bhat Address: Muradpora, Manginpora Quilmoqam, Bandipora J&K 193502 **(Borrower)** Sh. Basit Ahmad Bhat S/o Late Habib Ullah Bhat R/o Muradpora, Manginpora Quilmoqam, Bandipora J&K 193502 **(Prop./Guaranto/Mortgagor)**	Mortgage of Land measuring One Kanal seven marlas under survey no.802(min) khewat no.53 and khata no. 491 in the name of Mr. Basit Ahmad Bhat S/o late Habib ullah Bhat R/o Muradpora, Manginpora Quilmoqam, Bandipora, 193502 J&K along with single storyed cow shed and separate labour room built upon it.	A) 13.08.2024 B) sum of Rs. Rs.24,43,622.91 (Rupees Twenty four Lakhs forty three Thousand Six Hundred twenty two and ninty one Paisa Only) as on 10.07.2024 Plus future interest and incidental expenses C) 23.10.2025 D) SYMBOLIC	A) 37.19 LACS B) 3.71 LACS C) 1.00 LACS D) PUNB5DJ67889554	28.04.2026 From 10 AM to 4 PM
4	**Sh. Azaan Mohiuddin Mir** S/o Sh. Ghulam mohiuddinmir R/o Ryan Enclave, sheikh pora humhama Teh & distt Budgam J&K, 190021 **Sh. Shayaan Mir** S/o Sh. Ghulam Mohiuddin Mir R/o Ryan Enclave, sheikh pora humhama Teh & distt Budgam J&K, 190021 **Smt. Shameema Mir** W/o Sh. Ghulam mohiuddin mir R/o Ryan Enclave, sheikh pora humhama Teh & distt Budgam J&K, 190021 **Sh. Ghulam mohiuddin Mir** S/o Sh. Ghulam Mohdmir R/o Ryan Enclave, sheikh pora humhama Teh & distt Budgam J&K, 190021 **(BORROWER/ CO-BORROWER/GUARANTOR/ MORTGAGOR)**	Mortgage of Plot of land measuring 1 kanal comprising khasra no. 422/109 (old) 445 Min (new), khata no. 162 (old) 291 (new) khewat no. 55 (old) 159 (new), situated at sheikh Pora Teh & Distt Budgam and Two Storied residential house raised thereupon.	A) 23.12.2020 B) Rs. 34,00,637.50 (Rupees thirty-four Lakh, six hundred thirty-seven and fifty paisa only) + interest with incidental expenses & cost thereon w.e.f 01.06.2019, in the account 243200JB0000223 of Sh, Azaan Mohiuddin Mir & Rs. 24,86,778.36 (Rupees twenty-four lakh eighty-six thousand seven hundred seventy eight and thirty-six paisa only) + interest with incidental expenses & cost thereon w.e.f 01.06.2019, in the account 243200JB0000311 of Sh. Shayaanmir, respectively C) 05.01.2026 D) SYMBOLIC	A) 166.62 LACS B) 16.66 LACS C) 1.00 LACS D) PUNB7PA54332944	28.04.2026 From 10 AM to 4 PM
5	**Shazia Bano** D/o Manzoor Ahmad Sofi Registered Address: Onagam, Bandipora, kashmir, JK – 193502 **(Borrower)** **Sh. Manzoor Ahmad Sofi** S/o Abdul ahad Sofi, R/o Onagam, Bandipora, kashmir, JK – 193502 **Sh. Bashir Ahmad Sofi** S/o Abdul ahad Sofi, R/o Onagam, Bandipora, kashmir, JK – 193502 **(GUARANTOR/ MORTGAGOR)**	Land measuring 2 kanals falling under khewat no. 4, khata no. 36 and survey no.1458(min) situated at village onagam, tehsil & district Bandipora along with single storyed concrete structure constructed over it, in the name of Bashir Ahmad Sofi S/o abdul ahad Sofi R/o onagam, bandipora.	A) 24.09.2025 B) Rs.30,29,383.35 (Rupees thirty lakh twenty nine thousand three hundred eighty three & paise thirty five) as on 21.09.2025 plus further interest and incidental expenses, costs C) 05-02-2026 D) SYMBOLIC	A) 27.27 LACS B) 2.72 LACS C) 1.00 LACS D) PUNB5DJ60181087	26.05.2026 From 10 AM to 4 PM

TERMS AND CONDITIONS

1.The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be "online through e-auction" portal **https://www.baanknet.com**
2.The intending Bidders/ Purchasers are requested to register on portal **(https://baanknet.com)** using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3.Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4.Platform **(https://baanknet.com)** for e-Auction will be provided by e-Auction service provider **M/s PSB Alliance Pvt. Ltd**. having its Registered office at **Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037** (Helpdesk Number +91 8291220220, Email Id: support. BAANKNET@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5.The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
(1)https://baanknet.com
6.The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal **(https://baanknet.com).**
7.Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
8.During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. **10 minutes'** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of **10 minutes** to the last highest bid, the e-auction shall be closed.
9.It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10.In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the baanknet.com portal.
11.After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12.The secured asset will not be sold below the reserve price.
13.The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
14.Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15.The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16.The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17.The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**.
18.The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
19.It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20.All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. Final sale certificate shall be issued w.r.t the SIDCO IP is subject to the clearance of all SIDCO dues, charges and statutory liabilities (if applicable).
21.All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
22.The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
23.The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
24.It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

STATUTORY 15/30 DAYS SALE NOTICE UNDER RULE 8(6) OF SARFAESI ACT.

Place: JAMMU

HARPAL SINGH
(8800105333)
Authorised Officer
Punjab National Bank
Secured Creditor