

**Circle Office- 01 Paltan Bazar, PNB House, Dehradun, Uttarakhand**

**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) Rule, 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 **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 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/Guarantor/Mortgager	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	(A) Reserve Price	DATE & TIME OF AUCTION	Details of The Encumbrances Known To The Secured Creditors
			(B) Outstanding Amount as on	(B) EMD		
			(C) Possession Date u/s 13(4) of SARFAESI Act, 2002	(C) Last Date of deposit of EMD		
			(D) Nature of Possession Symbolic/Physical/Constructive	(D) Bid Increase Amount		
<b>This notice is also be treated as 30 days statutory notice to under Rule 8(6) Security Interest (Enforcement) Rules, 2002</b>						
1	<b>Branch: Enfield Grant, Vikas Nagar Dehradun</b> 1. Mr. Neeraj Kant S/o Sh Suresh Pal Singh. <b>Borrower/Mortgagor</b> 2. Mr. Suresh Pal Singh S/o Ram Kishan <b>Co-Borrower</b> , Add 1- Enfield Bypass Road near S.B.College Vikas Nagar Dehradun-248198, Add 2- H.No.55, Arya Puri Un Rural Shamli, Uttar Pradesh-247778	All that property bearing Khata No. 923 (fasli year 1416 to 1421), Khasra No. 5157 ka area 1008 sq ft or 93.68 sq mt at ground floor 4 rooms 1 kitchen 2 latreen bathroom 1 lobby & porch constructed thereon situated at Mauza Babugarh (within Nagar Palika Parishad, vikas nagar) pargana pachwadon tehsil-vikas nagar Dist Dehradun bounded and butted as under (as per sale deed) sale deed regd at Bahi No. 1, Zild 4830, Page no. 01 to 24 at Sr No. 1106 on dated 05.04.2019 at SRO I Vikas Nagar. North by-land of others, measuring 28 ft, South by- 16 ft wide road, measuring 28 ft, East by- Land of others, measuring 36 ft, West by- Land of others, measuring 36 ft.	(A) 18.01.2024 (B) <b>Rs. 36,43,272.72</b> (C) 05.04.2024 (D) Symbolic Possession	(A) Rs. 23,00,000/- (B) Rs. 2,30,000/- (C) 27.06.2024 Up to 05.00 PM (D) Rs. 0.50 Lakh	28.06.2024 From 11:00 AM to 04:00 PM	Not known
2	<b>Branch: Clock Tower Race Course, Dehradun</b> 1. Sh. Yogesh Talwar S/o Mr. H. L. Talwar. <b>Borrower/Mortgagor</b> , 2. Mrs. Sunita Talwar W/o Yogesh Talwar, <b>Co-Borrower</b> : Address: 147 Suri Chowk Race Course, Dehradun.	Equitable Mortgage of Property on the first Floor comprised in property bearing Municipal No. 340/262 (Old Municipal No. 52) (Private Plot No. H-5, Race Course Colony), Race Course Road, Dehradun floor area measuring 2308.50 sq. feet or 214.54 Sq. Meters, totally builtup (with roof rights), Bounded and Butted as under (As per Sale Deed): North- Prop. of Sh. Amardeep Singh and Sh. Panwar, South- 30 ft wide road, East- main Race Course, West- Prop. of Sh. Amardeep Singh, Sale Deed Registered in Bahi No. 1, Vol 3308, Page 265 to 290 at Sr.No. 6562 on dated 23.08.2010 at SRO II Dehradun. Ownership: Mr. Yogesh Talwar, Residence- 147, Race Course, Suri Chowk, Dehradun.	(A) 18.01.2024 (B) <b>Rs. 35,94,484.55</b> (C) 30.03.2024 (D) Symbolic Possession	(A) Rs. 1,10,50,000/- (B) Rs. 11,05,000/- (C) 27.06.2024 Up to 05.00 PM (D) Rs. 1.00 Lakh	28.06.2024 From 11:00 AM to 04:00 PM	Not Known
3	<b>Branch: Sahastradhara Road,</b> 1. Mr. Mohit Kumar S/o Sh. Deshraj <b>Borrower/ Mortgagor</b> 2. Smt. Madhu Devi W/o Mohit Kumar <b>Borrower/Mortgagor</b> Add-1- 83 MDDA Colony MIG Indrapuram GMS Road, Dehradun. <b>Add 2.</b> 81 MDDA Colony MIG Indrapuram GMS Road, Dehradun. <b>Add-3.</b> 52 Body Guard Rajpur Road, Dehradun	All that property Flat No. 81, Ground Floor, MIG Indrapuram Phase-I, Dehradun Super area 38 sq mtr Sale deed regd at Book No. 1, Zild 623, pages 299 to 320 at Sr.no. 3254 dated 19.12.2014 in the name of Mr. Mohit Kumar S/o Sh. Deshraj & Smt. madhu Devi W/o Mohit Kumar. Bounded as under: North by- 15 ft wide road, South by- Flat No. 95 MIG, East by- Flat No. 82 MIG, West by Flat No. 80 MIG	(A) 05.01.2024 (B) <b>Rs. 11,94,850.01</b> (C) 27.03.2024 (D) Symbolic Possession	(A) Rs. 17,43,000/- (B) Rs. 1,74,300/- (C) 27.06.2024 Up to 05.00 PM (D) Rs. 0.50 Lakh	28.06.2024 From 11:00 AM to 04:00 PM	Not know

**The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1. The auction sale will be "online through e-auction" portal <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp/> on SI. No. 1 to 3: 28.06.2024 From 11.00 AM to 04.00 PM** 2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) for e-Auction will be provided by eAuction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 07941072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The particulars of Secured Assets specified in the Schedule herein above 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. 6. For Further rules and regulations of the auction either visit these websites or **Contact Authorised Officer, Mob: 8193024024** at the address **Punjab National Bank, Circle Sastra, PNB House, 1 Paltan Bazar, Dehradun**. The bank reserves the right to cancel/suspend the auction process without furnishing any reason. Any type of taxes i.e TDS/ Gst etc. Shall be borne by the successful bidder himself. Any Bid increment will be treated to have increased proportionally on both Land & building and plant & Machinery. 7. The successful bidders shall immediately, i.e on the same day or not later than next working day, as the case may be, deposit 25% of the bid/sale amount (which is inclusive of earnest money deposited) to the account mentioned as above or by way of Demand Draft, to the Authorized Officer conducting the sale. In case of default in payment of the bid amount within the prescribed period, the amount deposited will be forfeited and the secured assets shall be resold. 8. The successful bidder shall be required to deposit the balance 75% of the bid amount within 15 days from the date of confirmation of sale. In case of default in payment of the remaining 75% of the bid amount within the prescribed period, the amount deposited will be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. In case the date of auction is declared a holiday, then the auction shall be held on the following day. 9. Borrowers/Guarantor are informed that according to the demand notice, deposit all the amount (including interest and other expenses) before the date of the auction. If is not done, the property will be auctioned and remaining amount, if any, will be recovered along with interest and expenses from the Borrower. Note: For more information, **Contact Authorised Officer Mobile Number: 8193024024**.

Date: 16.05.2024

Place: Dehradun

Authorised Officer