

SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable/Immovable Assets under the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 6(2), Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the borrower (s), mortgagor(s) and Guarantor (s) that the below described Movable/Immovable property(ies) mortgaged/charged to the Secured Creditor, the symbolic/physical/Constructive (details mentioned as below) possession of which has been taken by the Authorized officer of Punjab National Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the dates mentioned in table below for recovery of amount, as mentioned below due to the Punjab National Bank/Secured Creditor from below Named borrower(s), mortgagor(s) and Guarantor (s). The amount of Reserve price and amount of earnest money of each asset is mentioned as under. A short description of the Secured asset with known encumbrances, if any, is mentioned as under. For Detailed terms and conditions of the sale, please refer to link provided: www.ibapi.in, www.mstcecommerce.com, <https://eprocure.gov.in/epublish/app> & www.pnbindia.in.

SCHEDULE OF THE SECURED ASSETS

Sl. No.	Name & Address of Branch/ Borrower/Guarantor	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property (ies)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price	Details of the Encumbrances known to secured creditors	
			B) Outstanding Amount as per Demand Notice u/s 13(2) of SARFESI ACT 2002	B) EMD		
			C) Nature of Possession Symbolic/ Physical/Constructive	C) Bid Increase Amount		
				D) Property ID		
Auction Date: 18.06.2024 From 11 am to 4 pm & Last Date of EMD Submission 17.06.2024						
1	Branch: Noorpur, Bijnor Borrower Firm: M/s Om Khadi Sewa Sansthan. Proprietor/Borrower/Mortgagor: Sh. Mohd Dilshad S/o Sh. Yusuf. Borrower: 1. Sh. Muskan Rabiya W/o Sh. Naseem Ahmad. 2. Smt. Najima Khatoon W/o Sh. Mehmood Hasan. Guarantor/Mortgagor: Moh. Ali S/o Sh. Chuttu Khan.	Equitable Mortgage of Property Situated at Mohalla Islam Nagar, Near Roadways Bus stand, Noorpur, Distt- Bijnor(UP) Total Area 187.20 Sq. Mtr. Registered title deed dated on 28.04.1980 recorded in Bahi No. 1 pages No.- 1418 to 1423 at Sr. no. 1855 (In the name of Sh. Mohd Ali s/o Chuttan Khan) registered with sub registrar office Chandpur, Distt- Bijnor (UP). Boundary: East- Rasta, West-Aaraji of Hari Singh, North- Property of Seller, South- Aaraji of Choudhary Hari Singh.	A) 18.09.2021 B) 22,41,448.96 + Interest and other Charges C) Symbolic Possession	A) Rs. 23,79,000/- B) Rs. 2,38,000/- C) Rs. 30,000/- PUNBOMKHADI	Not Known any	
2	Branch: Najibabad Kotdwar, Road Borrower: Sh. Raj Bahadur Singh s/o Sh. Jay Ram Singh (Borrower/ Mortgagor), Smt. Rajo Devi w/o Sh. Raj Bahadur (Guarantor), Sh. Dinesh Gupta s/o Sh. Nannumal Gupta (Guarantor).	Property in the name Sh. Raj Bahadur Singh s/o Sh. Jay Ram Singh, Situated at Vill. Daryapur, Pargana Najibabad, Bijnor, (UP). Area 92.84 sq. mtrs. Registered in Bahi No:1, Zild No: 7493, Pages: 245-260, Serial No: 17234, Dated 18-12-2015. Bounded as: North: Land of Rameshwar, South: Rasta 13 Feet Wide, East: Rasta 09 Meter Wide, West: Land of Seller.	A) 13.11.2019 B) Rs. 14,70,376.50 + Interest and other Charges C) Physical Possession	A) Rs. 14,53,000/- B) Rs. 1,46,000/- C) Rs. 20,000/- PUNBRAJBAHADUR	Not Known any	
3	Branch: Najibabad KDR Sh. Ram Avtar Sharma s/o Sh. Khem Raj Sharma (Borrower/ Mortgagor), Sh. Devendra Kumar s/o Sh. Raghuvver Dutt (Guarantor).	Property is in the name of Sh. Ram Avtar Sharma s/o Sh. Khem Raj Sharma, situated at Village Dhanaura, Near Durga Vihar-II & Himalayan Colony, Between Nagina & Kotdwar Road, Najibabad, Bijnor (UP). Total Area 94.09 sq mtrs. Registered in Bahi No-1, Zild No. 7222, Page No. 129-148, Sr. No. 8725 Dated 08.06.2010 at S.R.O Najibabad, Bijnor (UP). Bounded as: North: Plot of Other, South: Plot of Veerabala, East: Rasta 12 Feet wide, West: Plot of Sh. Vijay Pal.	A) 02.06.2021 B) Rs. 18,71,978.00 + Interest and other Charges C) Physical Possession	A) Rs. 14,03,000/- B) Rs. 1,41,000/- C) Rs. 20,000/- PUNBRAMAVTAR	Not Known any	
4	Branch: Chandpur, Bijnor Borrower/Mortgagor: Sh. Mohd. Yaseen S/o Sh. Mohd. Abdul Kareem, (Sh. Mohd. Akil, Sh. Jubair Ahmad, Sh. Mohd. Aslam, Sh. Mohd. Akram, Sh. Shah Nawaz Khan, Sh. Mohd. Azam, Sh. Mohd. Azir, All S/o Lt. Sh. Mohd. Yaseen (Legal Heir), Smt. Musarat W/o Lt. Sh. Mohd. Yaseen (Legal Heir), Guarantor: Sh. Mohd. Naushad S/o Sh. Irshad Ahmad.	EM of property (Land & Building) situated at Vill. Heempur Bujurg, Pargana Budhpur, Teh. Chandpur, Distt- Bijnor, (UP). Total Area 225.25 Sq. Mtr. registered title deed dated on 17.04.2013 recorded in Bahi No. 01, Zild No. 6212, pages No. 77 to 100 at Sr. No. 4411 (In the name of Sh. Mohd. Yaseen S/o Sh. Mohd. Abdul Kareem), Registered with Sub Reg. office- Chandpur, Distt- Bijnor, (UP). Bounded: On the North by: Aaraji Irfan & Tehseen, On the South by: Aaraji Naushad, On the East by: Aaraji Ayyub & Yunus, On the West by: Aaraji Illiyas & Rasta.	A) 13.05.2022 B) 21,62,836.00 + Interest and other Charges C) Symbolic Possession	A) Rs. 37,26,000/- B) Rs. 3,73,000/- C) Rs. 50,000/- PUNBYASEENCHAND	Not Known any	
5	Branch: Jhallu, Bijnor Borrower & Mortgagor: Smt. Gudiya w/o Sh. Anuj Kumar, Sh. Anuj Kumar s/o Sh. Surendra Singh (Co-Borrower), Sh. Mukesh Kumar S/o Sh. Mula Singh (Guarantor).	Equitable Mortgage of Residential House situated at Gali No. C-4, Near Gagan Jewellers, Subhash Nagar, Pargana Jwalapur, Tehsil & Distt. Haridwar, (In the name of Smt. Gudiya w/o Sh. Anuj Kumar), Total Area 41.82 Sq. Mtr, registered title deed Dated on- 25.02.2016, Recorded in Bahi No. 01, Zild No. 3619, Pages No. 1 to 22 at Sr. No. 1296, Registered with Sub Reg. Office Haridwar. Bounded as: North: Rasta 15 Ft. Wide, South: Property of Other Person, East: Property of Other Person, West: Property of Other Person.	A) 04.09.2023 B) Rs. 10,74,976.15 + Interest and other Charges C) Symbolic Possession	A) Rs. 18,14,000/- B) Rs. 1,82,000/- C) Rs. 20,000/- PUNBGUDIYA	Not Known any	
6	Branch: Sherkot Borrower & Mortgagor: Sh. Waseem Barqat S/o Sh. Barqatullah. Guarantor: Sh. Ziyaula S/o Sh. Riyasatulla.	Property is in the name of Sh. Waseem Barqat S/o Sh. Barkatulla Situated at Mohalla Sheikhan, Sherkot, Tehsil Dhampur, Bijnor, UP Total Area of Property: 22.55 Sqm. (Approx) registered in Bahi No. 4, Zild No. 262 Page No. 147-164 at Serial No. 07 Dated 07.02.2017. Bounded: East: House of Munnawar Hussain, West: Rasta, North: Shop of Yameen, South: Shop of Firasat.	A) 26.02.2021 B) 13,40,623/- + Interest and other Charges C) Symbolic Possession	A) Rs. 20,49,000/- B) Rs. 2,05,000/- C) Rs. 20,000/- D) PUNWASEEMBARKAT	Not Known any	
7	Branch: Haldaur Borrower: Sh. Mohd Subhan S/o Sh. Mohd. Umar, At: Mithan Kunwar Pratap Singh, Daranagar Ganj, Tehsil & Distt. Bijnor (UP). Guarantor: Sh. Saleem S/o Sh. Iqbal Ahmad, At: Village Amhedha, Distt Bijnor (UP).	Property is in the name of Sh. Mohd Subhan S/o Sh. Mohd. Umar, Situated at Mithan Kunwar Pratap Singh, Daranagar Ganj, Tehsil & Distt. Bijnor (UP) Total Area of property: 139.40 sq mt. Registered in Bahi No-1, Zild No-5897, Page on 01-16, Doc No-12303 dated 12.10.2011 in S.R Office Bijnor (UP). Bounded: On the North by :Bounded Open Land of Vijay Singh & Ram Singh, On the South by :House of Vijay Singh & Ram Singh, On the East by : House of Idulhasan, On the West by: Rasta 10' House of Gaffar.	A) 27.05.2021 B) Rs 16.96 lakhs + Interest and other Charges C) Symbolic Possession	A) Rs. 13,32,000/- B) Rs. 20,49,000/- C) Rs. 10,000/- D) PUNBSUBHAN	Not Known any	
8	Branch: R.B.D, Bijnor Borrower Firm: M/s Santosh Poultry Farm. Prop./Borrower: Sh. Harpal Singh S/o Sh. Shau Singh. Guarantor: Sh. Rajul Chaudhary S/o Sh. Harpal Singh. Guarantor/Mortgagor: Smt. Anulata Chaudhary W/o Sh. Rajul Chaudhary.	EM of Property Situated at Industrial Shed No. D-3, industrial Estate, Distt- Bijnor, (UP), (In the name of Smt. Anulata Chaudhary W/o Sh. Rajul Chaudhary). Total Area- 266.66 sq. yards or 223.05 Sq. Mtr. Registered through Transfer Agreement Deed Registered in Bahi No. 1, Zild No. 6001, Page On 17 to 64, Sr. No. 15250 Dated 17.12.2011, With Sub. Reg. office- Bijnor (UP). Lease Deed Registered in Bahi No. 1, Zild No. 634, Page No. 44 to 60, Sr. No. 1722 Musanna 1723 Dated 16.10.1974, at Sub. Reg. Office- Bijnor (UP), & Hire Purchaser agreement Registered in Bahi No. 1, Zild No. 635, Page On 19 to 35 Val 629 Page 611/612 Musanna 1725, Dated 16.10.1974, With Sub. Reg. Office- Bijnor (UP). Bounded: On the North by: Road, On the South by: CFC Building, On the East by: Shed D-4, On the West by: Shed D-2.	A) 22.04.2022 B) 13,19,731.80 + Interest and other Charges C) Physical Possession	A) Rs. 22,60,000/- B) Rs. 2,26,000/- C) Rs. 20,000/- PUNBSANTOSHPOUL	Not Known any	
9	BRANCH: NAJIBABAD KDR Borrower/Mortgagor: Sh. Amit Kumar S/o Sh. Rajendra Singh. Guarantor: Sh. Jitendra Kumar S/o Sh. Natthu Singh.	Property Situated at Mohalla - Char Bagh, Najibabad, Bijnor, (UP), Area 117.09 sq. mtrs., (In the name of Sh. Amit Kumar s/o Sh. Rajendra Singh), Registered in Bahi No: 1, Zild No: 7417, Pages: 223-246, Serial No: 15043, Dated 19.10.2015 at SRO Najibabad. Bounded: North by : Rasta 8 Feet Wide, South by : Property of Shafeek Ahmad, East by: Property of Farida Begum & Naim Ahmad, West by: Property of Sajid Ali.	A) 07.03.2019 B) Rs. 23,42,059/- + Interest and other Charges C) Physical Possession	A) Rs. 8,73,000/- B) Rs. 88,000/- C) Rs. 10,000/- PUNBAMIT	Not Known any	
10	Branch: Najibabad Kotdwar, Road Sh. Brijesh Kumar Yadav S/o Sh. Rajesh Yadav (Borrower/ Mortgagor), Smt. Saroj Yadav W/o Sh. Brijesh Kumar Yadav (Co- Borrower/Mortgagor), Sh. Durgesh Kumar s/o Sh. Om Prakash (Guarantor).	Property in the name Sh. Brijesh Kumar Yadav s/o Sh. Rajesh Yadav & Smt. Saroj Yadav, situated at Mohalla- Ibraheempur Raju, Jabtaganj, Najibabad, Bijnor, (UP) Area 83.64 sq. mtrs. Registered in Bahi No. 1, Zild No. 7056, Pages: 367-388, Serial No. 3551, Dated 04.03.2015 at SRO Najibabad. Bounded as: North: 15 Feet Wide Road, South: 15 Feet Wide Road, East: Plot of Mahaveer, West: Plot of Seller.	A) 14.06.2022 B) Rs. 11,38,572.00 + Interest and other Charges C) Physical Possession	A) Rs. 7,19,000/- B) Rs. 80,000/- C) Rs. 10,000/- PUNBBRIJESHYADAV	Not Known any	
11	Branch: Bundki, Bijnor Borrower: Sh. Babu Ram S/o Sh. Gopal Singh, Co-Borrower/ Mortgagor: Smt. Maya Devi W/o Sh. Babu Ram, Yash Bhan Sharma S/o Sh. Genda Sharma (Guarantor).	Equitable Mortgage of Property Situated at Mohalla Aaraf pur Khajoori, Om Vihar Colony, Pargana & Tehsil Najibabad, Distt- Bijnor (UP). (In the name of Smt. Maya Devi W/o Sh. Babu Ram), Total Area 55.76 Sq mtr., Recorded in Bahi No. 01, Zild. No 7228, Pages No 385 to 400, Sr. No. 8919, Dated. 11.06.2015, at Sub. Reg. office Najibabad, Distt. Bijnor (UP). Bounded: On the North by: Land of Seller, On the South by: Plot of Yash Pal Sharma, On the East by: Rasta 20ft. Wide, On the West by: Plot of farad etc.	A) 06.07.2023 B) 09,87,488.75 + Interest and other Charges C) Symbolic Possession	A) Rs. 5,98,000/- B) Rs. 60,000/- C) Rs. 10,000/- PUNBBABURAM	Not Known any	
12	Branch: Najibabad KDR Borrower/Mortgagor: Sh. Anil Kumar s/o Sh. Bharat Singh. Smt. Saraswati w/o Anil Kumar (Co-Borrower). Sh. Sunil Pal S/o Sh. Phool Singh Pal (Guarantor).	Property is in the name Sh. Anil Kumar s/o Sh. Bharat Singh Situated at Vill- Tatarpur Lalu, Najibabad, Bijnor (UP) Area-100.65 sq. mtrs. Bahi No-1, Zild No- 7480, Pages: 157-178, Serial No-16894, Dated- 08.12.2015 at SRO Najibabad. Bounded: On the North by :House of Giriraj ji, On the South by :12 feet wide road, On the East by :Plot of other, On the West by :Plot of vendor.	A) 02.01.2020 B) Rs. 22,69,228.00 + Interest and other Charges C) Physical Possession	A) Rs. 11,83,000/- B) Rs. 1,19,000/- C) Rs. 20,000/- PUNBANILKUMAR	Not Known any	
13	Branch: Dhampur Main, Bijnor Borrower firm: M/s Laxmi Food Products. Prop. / Mortgagor: Sh. Arvind Kumar S/o Sh. Lakhpat Singh, Guarantor/Mortgagor: 1. Sh. Naresh kumar S/o Lat. Sh. Fateh Singh, 2. Smt. Alka Devi W/o Sh. Arvind Kumar, Guarantor: 1. Sh. Lakhpat Singh S/o Kashmiri Lal, 2. Smt. Lakshmi Devi W/o Lakhpat Singh.	Property No. 1. EM of property in the name of Sh. Naresh Kumar S/o Late Sh. Fateh Singh Situated at Rani bagh Colony Dhampur, District- Bijnor. Total Area 362.86 sq. mtr. Registered in Bahi No. 01, Zild No. 1363, pages No. 11 to 12 at Sr. No. 2901 dt. 08.10.1991 registered with Sub Reg. office- Dhampur, Bijnor (UP). Bounded: East: Rasta, West: Aaraji Maharaj Virendra Singh, North: Aaraji Seller, south: Rasta. Property No. 2. EM of Property is in the name of Sh. Arvind Kumar S/o Sh. Lakhpat Singh, Situated at Village Ramthera Dhampur, Bijnor (UP). Total Area of Property: 120.00 Sq. mt. registered in Bahi No. 1, Zild No. 3439, Page No. 207-222, Serial No. 5890, dt. 27.05.2005 registered with Sub Reg. Office- Dhampur, Bijnor (UP). Bounded: East- Abadi Lakhpat Singh, West: Rasta, North: Rasta, South: Rasta & Jamin of Arvind Kumar & Deepak Kumar etc. Property No. 3. EM of property in the name of Sh. Arvind Kumar S/o Sh. Lakhpat Singh, is situated at Village Ramthera Dhampur, Bijnor (UP). Total Area of property 477.5 Sq. mtr. registered title deed Dated on 21.10.2010 recorded in Bahi No. 01, Zild No. 6423, pages No. 103 to 122 at Sr. No. 16053 (), Registered with Sub Reg. office- Dhampur, Distt- Bijnor (UP). Bounded: East: Aaraji pat Arvind Kumar, West: Pat Aaraji Harish Kumar, North: Rasta 8' ft wide, South: Aaraji Sachin Kumar. Property No. 4. EM of property in the name of Smt. Alka Devi W/o Sh. Arvind Kumar is situated at Village Ramthera Dhampur, Bijnor (UP). Total Area of property 222.28 Sq. mtr. registered title deed Dated on 03.03.2014 recorded in Bahi No. 01, Zild No. 8536, pages No. 163 to 180 at Sr. No. 4221, Registered with Sub Reg. office- Dhampur, Distt. Bijnor (UP). Bounded: East: Rasta 12' ft wide, West: Khet Hariraj Singh etc, North: Aaraji pat Arvind Kumar etc., South: Khet Dharampal Singh. Property No. 5. EM of property in the name of Smt. Alka Devi W/o Sh. Arvind Kumar, is situated at Village Ramthera Dhampur, Bijnor (UP) Total Area of Property 255.00 Sq. mtr. registered title deed Dated on 18.06.2014 recorded in Bahi No. 01, Zild No. 8254, pages No. 107 to 134 at Sr. No.12489, Registered with Sub Reg. office- Dhampur, Distt. Bijnor (UP). Bounded: East: Aaraji Sachin Kumar, West: Makan of Arvind Kumar Vikreta, North: Rasta 8' ft wide, South: Aaraji Khariddar Smt. Alka Devi.	A) 29.12.2021 B) Rs 2,60,37,574.11 + Interest and Other Charges C) Symbolic	A) Rs. 82,92,000/- B) Rs. 8,30,000/- C) Rs. 2,00,000/- PUNBLAXMI1 Property No. 2. Rs. 9,54,000/- Rs. 96,000/- Rs. 10,000/- PUNBLAXMI2 Property No. 3, 4 & 5 Rs. 51,80,000/- Rs. 5,18,000/- Rs. 50,000/- PUNBLAXMIFOOD	Not Known any	

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 Date 18.06.2024 From 11.00 AM to 04.00 PM 2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) 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 2 modes i.e. NEFT/ 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 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 e Auction 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 Nodal Officer Shri Sunil Kumar Verma, Mob. 7080802460 at the address Punjab National Bank, Circle Office : Recovery Center, Near Tehsil Office, Bairaj Road, Bijnor (U.P.)- 246701. 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. 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. 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 Mobile Number: 7080802460. *Any bid increment will be treated to have increased proportionally on both Land & Building and Plant and Machinery.