

Branch Office : Circle Sastra Center, Haldwani (823400), Uttarakhand, Ph. 95365 82435, E-Mail : cs8234@pnb.co.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 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 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	Description of Immovable/Movable Properties Mortgagor/Owner Name(Mortgagor of property(ies))	A) Dt of Demand Notice Under u/s 13(2) of SARFAESI Act, 2002	A) Reserve Price	Date/Time of E-Auction	Details of Encumbrances Known to the Secured Creditor
			B) Outstanding Amount	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		
1	<p><b>BO: Haldwani Main (019600)</b></p> <p><b>M/s BAIJNATH STONE INDUSTRIES PVT LTD (Borrower)</b>  <b>Add:</b> Jai Singh Building , Mangal Parao, Bareilly Road, Opp -Polic Chowki, Haldwani, Uttarakhand  <b>Directors/Guarantors/Mortgagors:</b>  <b>Mr Rajesh Pant S/o Mr. Shankar Dutt Pant</b>  <b>Add:</b> Durga Bhawan, Near Axis Bank, Talli Haldwani, Bareilly Road, Uttarakhand  <b>Directors/Guarantors: Mr Narendra Pal Singh S/o Mr. Manjeet Singh</b>  <b>Add:</b> Jai Singh Building, Mangal Parao, Opp -Polic Chowki, Haldwani, Uttarakhand  <b>Mr Hem Chandra DurgaPal S/o Mr. Amba Datt Durgapal</b>  <b>Add:</b> 36, Bareilly Road Lalkuan, Supi Bhagwanpur, Po Motahald, Haldwani, Uttarakhand  <b>Mr Lakhveer Singh S/o Mr. Inder Singh</b>  <b>Add:</b> 3/166 Subash Nagar, Guru Nanakpura, Bhotiya Parao, Haldwani, Uttarakhand-263139  <b>Mr Ashwani Varshney S/o Mr. Umesh Kumar</b>  <b>Add:</b> 240 A, Judge Farm Paschimi Mukhani, Haldwani, Uttarakhand  <b>Guarantors/Mortgagors: Mr Manjeet Singh S/o Mr. Jai Singh</b>  <b>Add:</b> Jai Singh Building, Mangal Parow, Opp Police Chowki , Haldwani, Uttarakhand  <b>Late Mr Kishan Singh S/o Mr. Dhram Singh</b>  <b>Add:</b> Gram Padampur, Devaliya, Post Mota Haldu, Haldwani, Uttarakhand  <b>Mrs Prabha Pant W/o Mr. Rajesh Pant</b>  <b>Add:</b> Old ITI, Bareilly Road, Talli Haldwani, Durga Bhawan, Near Axis Bank, Uttarakhandur</p>	<p><b>Property No 1</b></p> <p>1) Equitable Mortgagage of factory land (leased) and Building situated at Khata no. Khet no. 231, 353A measuring 0.0328 hectare situated at Village Talla Gaon, PO and Tehsil betalghat, Distt. Nainital leased through sale deed regd vide Bahi No 1, Zild 1482, pages 227-240 Sr No 337 dated 30/03/2017 at SRO Nainital and Correction deed regd vide Bahi No 1, Zild 1548, pages 167-180 Sr No 2085 dated 04/12/2017 at SRO Nainital.</p> <p>2) Equitable Mortgagage of factory land (leased) and Building situated at Khata no. Khet no. 231, 352 and 291 measuring 0.293 hectare situated at Village Talla Gaon, PO and Tehsil betalghat, Distt. Nainital leased through sale deed regd vide Bahi No 1, Zild 1482, pages 213-226, Sr No 336 dated 30/03/2017 and Correction deed regd vide Bahi No 1, Zild 1548, pages 155-166 Sr No 2084 dated 04/12/2017 at SRO Nainital.</p> <p>3) Equitable Mortgagage of factory land (leased) and Building situated at Khata no. Khet no. 351, 355, 291A measuring 0.736 hectare situated at Village Talla Gaon, PO and Tehsil betalghat, Distt. Nainital leased through sale deed regd vide Bahi No 1, Zild 1482 pages 327-336 Sr No 342 dated 30/03/2017 at SRO Nainital and Correction deed regd vide Bahi No 1, Zild 1549, pages 61-70, Sr No</p>	<p>A).05.04.2022</p> <p>B).₹8,09,22,728.96/- with further interest &amp; charges wef 01/04/2022</p> <p>c).01.07.2022</p> <p>D).Symbolic possession</p>	<p>A).₹120.35 lac</p> <p>B).₹12.50 lac</p> <p>C).10.05.2024</p> <p>D).₹1.50 lac</p>	<p>13.05.2024 11:00 AM to 04:00 PM</p>	<p>Not Known</p>



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	2103 dated 06/12/2017 at SRO Nainital. 4) Equitable Mortgage of factory land (leased) and Building situated at Khata no. Khet no. 348A measuring 0.177 hectare situated at Village Talla Gaon, PO and Tehsil betalghat, Distt. Nainital leased through Sale deed regd vide Bahi No 1, Zild 1482, pages195-212, Sr No 335 dated 30/03/2017 at SRO Nainital. Area: 0.0328 hect Ownership- M/s Baijnath Stone Industries Private Limited				
<b>Property No.2</b>	Equitable Mortgage of land and Building situated at Khet no. 116 Min and 136 Min, measuring 0.221 hectare situated at Village Padampur Devaliya, Tehsil Lalkuan, Distt. Nainital. Sale deed regd vide Bahi No 1, Zild 594, pages 303-304 Sr NO 2385 dated 19/11/1987 at SRO Haldwani. Boundaries: North- Land of Bhuwan Chandra Tewari, South- Road, East- Gali, West- Rest land of Seller Area: 0.221 hect Ownership- Legal heirs of Late Sh Kishan Singh Bhakuni i.e. Sh Rajendra Singh & Prem Singh S/o Late Kishan Singh & Smt Anandi Devi W/o Late Sh Kishan Singh	A).05.04.2022 B).₹8,09,22,728.96/- with further interest & charges wef 01/04/2022 c).01.07.2022 D).Symbolic possession	A).₹160.95lac B).₹16.50 lac C).10.05.2024 D).₹2.00 lac	13.05.2024 11:00 AM to 04:00 PM	Not Known
<b>Property No.3</b>	Equitable mortgage of residential property situated at Khet no. 348 Da min area measuring 204.46 Sq.mt. vill Haldwani Talli, Distt. Nainital. Sale deed regd vide Book NO 1, Zild 420 pages 295-308, Sr No 5188 sated 19/09/2012 at SRO Haldwani. Boundaries: North- Land Being Sold to Om Prakash Through Another Sale Deed, South- Property of Prakash Chandra Pant & Liladhar Pant, East- Bareilly Road, West- Land of Nandaballabh Pant Area: 204.46 sq mtr Ownership- Rajesh Pant	A).05.04.2022 B).₹8,09,22,728.96/- with further interest & charges wef 01/04/2022 c).01.07.2022 D).Symbolic possession	A).₹148.60 lac B).₹15.00 lac C).10.05.2024 D).₹1.50 lac	13.05.2024 11:00 AM to 04:00 PM	Not Known
<b>Property No.4</b>	Equitable Mortgage of Commercial land situated at Khet no. 348 Cha Min area measuring 148.69 Sq.mt. at vill Haldwani Talli, District Nainital. Sale deed regd vide Book No 1, Khand 83, pages 389-400 Sr No 4894 dated 29/06/2007 at SRO Haldwani. Boundaries: North- Land of Nanda Ballabh, South- Road, East- Land of Rajesh Pant,	A).05.04.2022 B).₹8,09,22,728.96/- with further interest & charges wef 01/04/2022 c).01.07.2022 D).Symbolic possession	A).₹62.57 lac B).₹6.50 lac C).10.05.2024 D).₹1.00 lac	13.05.2024 11:00 AM to 04:00 PM	Not Known

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West- Land of Naveen Chandra  
Area: 148.69 sq mt Ownership-  
Rajesh Pant

### TERMS AND CONDITIONS OF E-AUCTION SALE

1. 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 <http://www.mstcecommerce.com/>

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 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) 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>) 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 079-41072412/ 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>. 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://www.ibapi.in>

(2) <https://eprocure.gov.in/epublish/app>

(3) <http://www.mstcecommerce.com/>.

(4) [www.pnbindia.in](http://www.pnbindia.in),

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-भारत-IBAPI portal (<https://www.ibapi.in>).

7. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they will upload the 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. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.

8. Bidder's Global Wallet should have sufficient balance ( $\geq$ EMD amount) at the time of bidding.

9. 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 minimum increase in the bid amount must be multiple of EMD increase amount given in Sale Notice (property wise), to the last higher bid of the bidders. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed.

10. 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.

(1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider ([http://www.mstcecommerce.com/](https://www.mstcecommerce.com/)). Details of which are available on the e-Auction 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 Authorised 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 inspect the property in consultation with the dealing official as per the details provide.



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20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. 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.

22. 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.

23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <https://eprocure.gov.in/epublish/app>,  
<http://www.mstcecommerce.com/>, [www.pnbindia.in](http://www.pnbindia.in),

Place: Haldwani  
Mob No: +919536582435  
Date: 27.04.2024

Authorized Officer  
Punjab National Bank  
Secured Creditor

**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**