

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		
7	BO: Gadarpur (450200)	Property No 1	A). 06.10.2021, 12.10.2021 and 28.05.2021	A). ₹1176.00 lac	25.01.2024 11:00 AM to 04:00 PM	Not Known
	M/S Shri Bajrang Seeds ADD :_Rudrapur Road, Opposite Warehouse, Gadarpur, Distt.: US Nagar,UK- 263152 Smt. Sweta Rani W/o Sh. Virendra Kumar (Partner) ADD: Ward No.4, Shiv Mandir, Gadarpur, US Nagar, UK-263152 Sh. Virendra Kumar S/o Sh. Shyam Lal, (Partner) ADD: Ward No.4, Shiv Mandir, Gadarpur, US Nagar, UK- 263152 Guarantors: Sh. Vijay Kumar S/o Sh. Shyam Lal, Add:_Gyan Vihar Colony, Gadarpur, Distt.: U S Nagar (UK) PIN -263152 Sh. Raj Kumar S/o Sh. Shyam Lal, Add: _Gyan Vihar Colony, Gadarpur, Distt.: U S Nagar PIN -263152, Sh. Rajesh Dawar S/o Sh. B R Dawar, ADD: A-10 Allance Kinston	EM of IP Situated at Village Barakhera, Tehsil- Gadarpur, District- Udham Singh Nagar, Uttarakhand, Khasra No 573 /1 Min, Ownership: - Mr. Shyam Lal S/o Mr Bdhawaram & Mr. Vijay Kumar S/o Mr Shyam Lal and Mr. Virendra Kumar S/o Shyam Lal.Later on Mr. Shyam Lal S/o Mr Bdhawaram gift deed (Land Building & Go down) to Mr. Mr. Virendra Kumar S/o Shyam Lal Khata No 01195, Khasra No 662 Kha Measuring Area 0.1430 Hect. Khasra No 662 Ga measuring Area 0.2870 Hect. Total Part Area 0.4300 Hect. /3 = 0.1433 Hect or 1434.01 sq mtr Boundary: - East: Property of Deewan Chandra West: Property of Sunil Kumar North: Rudrapur Kashipur Road, South: Agriculture Land of Deewan Chandra Note: After consolidation, Old Khasra no. 573/1 min area 0.430 Hectare changed with new khasra no.662 kha and 662 Ga Area:0.430 hect Ownership: - Mr. Virendra Kumar S/o Mr Shyam Lal and Mr. Vijay Kumar S/o Shyam Lal	B). ₹17,21,00,279.04/- as on 30/09/2021 with further interest & charges wef 01/10/2021, Rs.6,67,45,946.34/- with further interest & charges wef 01/10/2021 and Rs.4,29,38,000/- as on 30/04/2021 with further interest & charges	B). ₹120.00 lac		
			C).17.11.2021, 24.12.2021	C)24.01.2024		
			D).Symbolic	D). ₹12.00 lac		
		Property No 2	A). 06.10.2021, 12.10.2021 and 28.05.2021	A). ₹230.00 lac	25.01.2024 11:00 AM	

Branch Office : Circle Sastra Center, Haldwani (823400), Uttarakhand, Ph. 95365 82435, E-Mail : cs8234@pnb.co.in

<p>Estate, Rudrapur (Distt.: U S Nagar) PIN 263153.</p> <p>M/s Sarpanch Seeds ADD: Rudrapur Road, Opposite Warehouse, Gadarpur, Distt.: US Nagar, UK- 263152 Sh. Virendra Kumar S/o Sh. Shyam Lal, (Proprietor) ADD: Ward No.4, Shiv Mandir, Gadarpur, US Nagar, UK- 263152 Shri Vijay Kumar S/O Sh Shyam Lal (Guarantor) R/O Gyan Vihar Colony, Gadarpur, Distt.: U S Nagara(UK) PIN - 263152, Shri Raj Kumar S/O Sh Shyam Lal, (Guarantor) R/O Gyan Vihar Colony, Gadarpur, Distt.: U S Nagara(UK) PIN - 263152 Shri Rajesh Dawar S/O Sh B R Dawar, (Guarantor) R/O A-10 Allanance Kinston Estate, Rudrapur (Distt.: U S Nagar) PIN 263153. Smt. Sweta Rani W/O Sh Virendra Kumar, (Guarantor) R/o Ward No.4, Shiv Mandir, Gadarpur, US Nagar, UK- 263152</p> <p>M/s Balaji Seeds Add: Rudrapur Road (opposite warehouse) Gadarpur, U.S. Nagar, Uttarakhand- 263152, Shri. Virendra Kumar S/o Shri. Shyam Lal Gyan Vihar Colony, Gadarpur, Uttarakhand- 263152, Shri. RajKumar S/o Shri. Shyam Lal Gyan Vihar Colony, Gadarpur, Uttarakhand- 263152, Shri. Vijay Kumar S/o Shri.</p>	<p>EM of IP Situated at Village Brakhera, Tehsil- Gadarpur, District- Udham Singh Nagar, Uttarakhand, Khata No 00473, Khasra No 447 Min Boundary: East: Rasta, West: Rast, North: Property of Smt Sweta Rani, South: Property of krishan Lal. Area 217.936 Sq. Mt Ownership:- Mr. Virendra Kumar S/o Mr Shyam Lal, EM of IP Situated at Village Barakhera, Tehsil- Gadarpur, District- Udham Singh Nagar, Uttarakhand, Khata No 00473, Khasra No 447 Min Boundary: -East: Rasta, West: Rasta, North: North: Property of Pankaj Saiteya South: Property of Virendra Kumar. Area 217.937 Sq. Mt Ownership: - Mrs. Sweta Rani W/o Mr. Virendra Kumar,</p>	<p>B). ₹17,21,00,279.04/- as on 30/09/2021 with further interest & charges wef 01/10/2021, Rs.6,67,45,946.34/- with further interest & charges wef 01/10/2021 and Rs.4,29,38,000/- as on 30/04/2021 with further interest & charges</p>	<p>B). ₹23.00 lac</p>	<p>to 04:00 PM</p>	
			<p>C).17.11.2021, 24.12.2021</p>	<p>C)24.01.2024</p>	
			<p>D).Symbolic</p>	<p>D). ₹2.50 lac</p>	
		<p>Property No 3</p>	<p>A). 06.10.2021, 12.10.2021 and 28.05.2021</p>	<p>A). ₹36.00 lac</p>	
		<p>EM of IP (Shop) Situated at Kalyani New Rudrapur, Tehsil Kichha, District- Udham Singh Nagar, Uttarakhand, Plot No 19 at First Floor Shop No 104 Boundary-East: Shop No 103 , West: Shop No 105, North: Private Passage, South: Owners Duct Area 24.293 SqMt/261.40 Sq. Ft. Ownership:- Smt. Sweta Rani W/o Sh Virendra Kumar</p>	<p>B). ₹17,21,00,279.04/- as on 30/09/2021 with further interest & charges wef 01/10/2021, Rs.6,67,45,946.34/- with further interest & charges wef 01/10/2021 and Rs.4,29,38,000/- as on 30/04/2021 with further interest & charges</p>	<p>B). ₹4.00 lac</p>	<p>25.01.2024 11:00 AM to 04:00 PM</p>
			<p>C).17.11.2021, 24.12.2021</p>	<p>C)24.01.2024</p>	
			<p>D).Symbolic</p>	<p>D). ₹0.50 lac</p>	
		<p>Property No 4</p>	<p>A). 06.10.2021, 12.10.2021 and 28.05.2021</p>	<p>A). ₹160.00 lac</p>	
		<p>EM of IP situated at Village Brakhera, Tehsil- Gadarpur, District- Udham Singh Nagar, Uttarakhand, Khata No 00567, Khasra No 679/2 Min, Boundary-East: Gadarpur Dineshpur Road, West: Property of Sweta Bhuddi, North: Property of Avinash Kumar, South: Property of Rajendra Singh Area 195.167 SqMt/2100 SqFt Ownership:- Mr. Virendra Kumar S/o Sh Shyam Lal EM of IP Situated at Village Brakhera, Tehsil- Gadarpur, District- Udham Singh Nagar, Uttarakhand, Khata No 00473, Khasra No 447 Min Measuring Boundary- East: Mahendra Singh Sukheja West: Rasta North: Property of Seller South: Property of Seller Area 347.676 Sq. Mt . Ownership:- Mr. Virendra Kumar S/o Sh Shyam Lal</p>	<p>B). ₹17,21,00,279.04/- as on 30/09/2021 with further interest & charges wef 01/10/2021, Rs.6,67,45,946.34/- with further interest & charges wef 01/10/2021 and Rs.4,29,38,000/- as on 30/04/2021 with further interest & charges</p>	<p>B). ₹16.00 lac</p>	<p>25.01.2024 11:00 AM to 04:00 PM</p>
			<p>C).17.11.2021, 24.12.2021</p>	<p>C)24.01.2024</p>	
		<p>D).Symbolic</p>	<p>D). ₹2.00 lac</p>		

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Shyam Lal Gyan Vihar Colony, Gadarpur, Uttarakhand- 263152, Shri. Rajesh Dawar S/o Shri. B.R. Dawar A-10, Alliance Kingston Estate Rudrapur, Uttarakhand- 263153, Smt Sweta Rani w/o Sh Virendra Kumar Gyan Vihar Colony, Gadarpur Uttarakhand- 263152	Property No 5	A). 06.10.2021, 12.10.2021 and 28.05.2021	A). ₹66.00 lac	25.01.2024 11:00 AM to 04:00 PM
	EM of IP situated at Village Brakhera, Tehsil- Gadarpur, District- Udham Singh Nagar, Uttarakhand, Khata No 00657 Khasra No 682 Min Measuring Boundary- East: Property of Rajkumar Futela West: Rasta North: Property of Seller South: Property of Buyer Area 153.346 Sq. Mtr or 1650 Sq. Ft. Ownership:- Mr. Virendra Kumar S/o Sh Shyam Lal	B). ₹17,21,00,279.04/- as on 30/09/2021 with further interest & charges wef 01/10/2021, Rs.6,67,45,946.34/- with further interest & charges wef 01/10/2021 and Rs.4,29,38,000/- as on 30/04/2021 with further interest & charges	B). ₹7.00 lac	
	EM of IP situated at Village Brakhera, Tehsil- Gadarpur, District- Udham Singh Nagar, Uttarakhand, Khata No 00657 Khasra No 682 Min Measuring Boundary- East: Property of Rajkumar Futela West: Rasta North: Property of Buyer South: Property of Seller Area 153.346 Sq. Mtr of 1650 Sq. Ft. Ownership:- Mr. Virendra Kumar S/o Sh Shyam Lal	C). 17.11.2021, 24.12.2021	C) 24.01.2024	
		D). Symbolic	D). ₹0.75 lac	
	Property No 6	A). 06.10.2021, 12.10.2021 and 28.05.2021	A). ₹53.00 lac	25.01.2024 11:00 AM to 04:00 PM
	EM of IP Situated at Village Barakhera, Tehsil- Gadarpur, District- Udham Singh Nagar, Uttarakhand, Khata No 00015, Khasra No 446 Kha Min Measuring Boundary: - East: Wide Road 25 Ft., West: Wide Road 30 Ft. North: House of Gulshan Chhabra South: Property of Buyer Area 219.56 Sqmt /2362.50 SqFt Ownership: - Mr. Virendra Kumar S/o Mr Shyam Lal,	B). ₹17,21,00,279.04/- as on 30/09/2021 with further interest & charges wef 01/10/2021, Rs.6,67,45,946.34/- with further interest & charges wef 01/10/2021 and Rs.4,29,38,000/- as on 30/04/2021 with further interest & charges	B). ₹6.00 lac	
		C). 17.11.2021, 24.12.2021	C) 24.01.2024	
		D). Symbolic	D). ₹0.75 lac	

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,

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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 (<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.

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,

Place: Haldwani
Mob No: +919536582435
Date: 10.01.2024

Authorized Officer
Punjab National Bank
Secured Creditor

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