



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES On 28.03.2024 From 11.00 AM to 03.00 PM.

Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002) Whereas, the Authorized Officer of Punjab & Sind Bank had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for realization of Bank's dues. The sale will be done by the undersigned through e-auction platform provided at the <https://www.bankeauctions.com>.

DESCRIPTION OF IMMOVABLE PROPERTIES

S. N.	Name of the Borrower/Guarantor & Branch	Description of The Property	Demand Notice Date & Outstanding Amount (Rs.) + Future Interest & Other expenses thereon	EMD Submission Account Details (Deposit through NEFT/RTGS)	Reserve Price EMD Bid Increase (Amt. in Lac)
1.	Branch: GTB Patel Nagar, Saharanpur Borrower: 1. M/s Vikas Aqua Solution throug Prop. Mr. Vikas Kumar S/o Sh. Knawar Singh, Situated at Near Bada Jain Mandir, Rampur Maniharan Dehat, Saharanpur, UP 247451. Borrower: Sh. Vikas Kumar S/o Sh. Kanwar Singh R/o: Near Bada Jain Mandir, Rampur Maniharan Dehat Saharanpur UP 247451. Guarantor: Smt. Soni W/o Sh. Vikas Kumar R/o Mohalla Ikram, Rampur Maniharan Dehat Saharanpur UP 247451, Guarantor: Shri Tarun Kumar S/o Sh. Kam Pal R/o Rampur Maniharan Moh. Ikram Rampur Saharanpur Uttar Pradesh 247451.	All the part & parcel of Single Storied Residential Building measuring 200.00 Sq.Mt Situated at Khasra No. 644M and 645M, Moh Kayasthan, Kasba Rampur Maniharan Pargana & Tehsil Rampur Distt. Saharanpur UP 247451, Standing in the name of Sh. Vikas Kumar S/o Sh. Kanwar Singh duly registered in the Office of Sub-Registrar, Rampur Maniharan at Bahi No. 1, Jild No. 1887, Page No. 323 to 362 at Serial No. 6180 registered on 05.08.2016. Property bounded as per sale deed: East: Agriculture land Jaipal, West: Raasta 15 Feet or 4.57 meter wide, North: Property Shri Maniram, South: Property Sh. Raj Singh. As per valuation dated 07.02.2018 site: East: Rasta, West: Rasta 15 Ft. wide, North: House Pinki, Rajesh, Brijesh and Nider, South: House of Raj Singh.	Date: 02.11.2019 Rs. 20,60,777.90 + future interest and incidental charges w.e.f 01.11.2019 less recovery if any	EMD A/c No. : 08155039026001 IFSC: PSIB0000815 Name: E Auction Emd Ac M/s Vikas Aqua Solution (Beneficiary: Punjab And Sind Bank GTB Patel nagar, Saharanpur)	Rs. 34,17,000/- Rs. 3,41,700/- Rs. 25,000/-
2.	Branch: Ambala Road, Saharanpur Borrower: Smt. Anju W/o Sh. Parvesh Upadhyaya and Sh. Parvesh Upadhyaya S/o Jay Pal Upadhyaya, R/o 3/5070, Star Paper Mill Road, near Aata Chakki, Himmat Nagar, Saharanpur-247001. Property No.2. House north facing Municipal No. 3/1380/4 measuring 31.18 sq. yds i.e. 26.05 sq mtr situated at Mohalla Himmat Nagar, Saharanpur, owned by Sh. Parvesh Upadhyaya S/o Jay Pal Upadhyaya Duly registered in the office of Sub-Registrar, Saharanpur, at Bahi No. 01, Zild No. 308, Page No. 557-576, Document no. 3214, registered on 26.08.2003. Property Bounded as: North: way 20 ft wide and house of Telu Ram and after that House of Someone, East: House of Smt. Omkari Now Sold to Pravesh Kumar after that Gali 3ft wide after that house of Smt. Gianwati, West: House of Rampal Sharma and Jai Singh After that House of Someone, South: House of Mani Ram After that house of someone.	Property No.1. House measuring 126.25 sq. meters, MPL No. 3/1380/5, Situated at Mohalla Himmat Nagar, Saharanpur in the name of Mr. Parvesh Upadhyaya S/o Jay Pal Upadhyaya Duly registered in the office of Sub-Registrar, Saharanpur, at Bahi No. 01, zild No. 308, Page No. 579-598, Document, No. 3215, registered on 26.08.2003 Property. bounded as: North: Way 20 ft wide after houseof Telu Ram, East: Gali 3ft wide after that house of Smt. Gianwati, West: House of Smt. Omkari Now Sold to Sh. Praveen Kumar, South: House of Mani Ram.	Date: 13.03.2023 Rs. 22,43,539.66 + future interest and all other charges w.e.f 01.03.2023 less recovery if any	EMD A/c No. : 01395039026001 IFSC: PSIB0000139 Name: E Auction Emd Ac M/s Vikas Aqua Solution Smt. Anju W/o Sh. Parvesh Upadhyaya (Beneficiary: Punjab And Sind Bank Ambala Road, Saharanpur)	Rs. 93,00,000/- Rs. 9,30,000/- Rs. 50,000/-
3	Branch: Paniyall Kasimpur, Saharanpur Borrower: M/s Fresh Vita Beverages (Partnership Firm) Reg address Plot No.11 First Floor Exchange Road, Hasanpur Chowk, Delhi Road, Saharanpur, U.P. 247001 Partner/Borrower: 1. Smt. Kamlesh W/o Sukhpal Singh. 2. Shri Sukhpal Singh S/o Dhanprakash Singh, Both R/o Village Sharbatpur Sunheti Kharkhari Nakur, Saharanpur, U.P. 247001 and 3. Shri Mahak Singh Rathi S/o Kalu Ram Rathi R/O: Village Tirpari Salhapur, Saharanpur, U.P. 247342. Guarantor: Shri. Vikas Kumar S/o Sahaspal Singh, R/O: Village Nalhera Saharanpur, Randevara, Saharanpur, U.P. 247340 and Sh. Sanjay Kumar S/o Dhanprakash, R/O: Village Sharbatpur Sunheti Kharkhari Nakur, Saharanpur, U.P. 247001	All the part & parcel of Khasra No. 28M , Village Sharbatpur, Parg. Harora Teh. & Distt. Saharanpur, U.P measuring Area 571.64 Sq. Yards standing in the name of Mr. Sanjay Kumar S/o Dhan Prakash and Mr. Sukhpal Singh S/o Dhan Prakash duly registered in the office of Sub- Registrar, Saharanpur at Bahi No.1, Zild no 4174 Page No. 309 to 330 at Serial No. 967 on 09-02-2017. Property bounded as: North: House of Roop Chand, South : Road (Hariyabas-Chutmalpur) East : Rasta, West : Property of Surrender.	Date: 17.07.2019 Rs. 23,04,849.43 + future interest and all other charges w.e.f 01.07.2019 less recovery if any	EMD A/c No. : 04735039026001 IFSC: PSIB0000473 Name: E Auction Emd Ac M/s Fresh Vita Beverages (Beneficiary: Punjab And Sind Bank Paniyall kasimpur)	Rs. 41,31,000/- Rs. 4,13,100/- Rs. 25,000/-
4	Branch: Paniyall Kasimpur, Saharanpur Borrowers: Shri Sushil Kumar S/o Nathlu Ram, R/o Dara Shivpuri Kori Majra near ITC, Saharanpur, U.P.- 247001 and Co-Borrower: Smt. Punam W/o Sushil Kumar, R/o Dara Shivpuri Kori Majra near ITC, Saharanpur, U.P.- 247001. Guarantor: Shri Pardeep Kumar S/o Kartar Singh, R/o H.No. 2B/38.755 Pradhuman nagar, Sharanpur, UP.	All the part & parcel of property situated at Wake Gram Dara Shivpuri Swad Bairoon pargana Tehsil & District-Saharanpur, Known as Kori Majra Near Dar Abadi Ganesh Nagar Saharanpur Khasra No. 582 & 583M Plot Measuring 100 Sq. Yd. standing in the name of Smt. Punam W/o Sushil Kumar duly registered in the of Sub-Registrar Saharanpur at Title deed no. 2742, Bahi No. 1, Jild No. 1601, Page 365-386 dated 15.06.2009 Correction Deed: Regd on 24.12.2016 in Bahi No. 1, Jild 5524, Page 169-180 Doc. No. 7636 in the office of sub registrar Saharanpur. Property Bounded as: North: Plot of Kabdi wale, South: Plot of Amarnath, East: Plot of Raju, West: Way of 8 feet wide.	Date: 01.06.2021 Rs. 15,36,282.43 + future interest and incidental charges w.e.f 01.05.2021 less recovery if any	EMD A/c No. : 04735039026001 IFSC: PSIB0000473 Name: E Auction Emd Ac Shri Sushil Kumar S/o Nathlu Ram (Beneficiary: Punjab And Sind Bank Paniyall kasimpur)	Rs. 18,40,000/- Rs. 1,84,000/- Rs. 25,000/-
5	BRANCH: MAJRA DEHRADUN Borrower : 1. M/s Asma Industries Prop. Mohd. Tajdeen S/o Saleem Ahmed, R/o: Asma Industries, Shimla Bypass Road, Badowala, Dehradun, 2. Mohd Tajdeen S/o Saleem Ahmed, R/o Mehuwala Mafi, Shimla Bypass Road, Dehradun. Guarantors: 1. Smt. Praveen W/o Mohd. Tajdeen R/o Mehuwala Mafi Shimla Bypass Road, Dehradun. 2. Sh. Said Ali S/o Nawab Ali, R/o Mehuwala Mafi Shimla Bypass Road, Dehradun. 3. Sh. Kurban Ali S/o Majid Ali, R/o Van Vihar Shimla Bypass Road, Dehradun.	Property bearing Khata Khatauni No. 1820 Khasra No. 1930/7 situated at mauza Arkedia Grant Pargana Pachhawa Doon, Distt. Dehradun area 606.83 sq.mt. standing in the name of Tajdeen. Original Title Deed dated 06.02.2007 executed in favour of Sh. Tajdeen bearing document no. 1217. Property Bounded as: East: Land of Seller, Side measuring 75ft. West: 20 ft. Wide Passage, side measuring 75 ft. North: Land of Seller, side measuring 99 ft. South: Land of Vivekanand Public School, side measuring 75 ft.	Date: 01.06.2017 Rs. 1,62,69,654/- + future Interest and all others charges w.e.f. 01.06.2017 Less Recovery if any	EMD A/c No. : 00551100001195 IFSC: PSIB0000055 Name: E Auction Emd Ac M/s Asma Industries (Beneficiary: Punjab And Sind Bank Majra Dehradun)	Rs. 95,75,000/- Rs. 9,57,500/- Rs. 50,000/-
6	Branch: Herbertpur Borrowers: Sh. Vishnu Verma S/o Sh. Ram Dev. R/o Village Haripur, DhakraniDehat, Herbertpur, Tehsil Vikas Nagar, Dehradun-248142. Co-Borrower: Smt. Renu Verma W/o Vishnu Verma, R/o Court Road, Dhakrani, Herbertpur, Saraswati Vihar, Dhakrani Dehat, Tehsil Vikas Nagar, Dehradun- 248142. Guarantor: Smt. Nirmala W/o Sh. Satish Kumar, R/o Power House Road, Haripur, Dhakrani, Herbertpur, Tehsil Vikasnagar, Dehradun- 248142.	All the part and parcel of the property consisting of Commercial property old Khata no 50 according Fasil 1410-1415 (presently Khata No 98 in Fasil 1416-1421), bearing Khasra no. 2342 measuring area 10*20 = 200 sq ft or 0.0018 hect. i.e 18.59 sq mtr (Having a constructed shop), situated at Mauza Dhakrani (Within Nagar Palika Parishad Herbertpur), Pargana Pachhwadon, Tehsil Vikas Nagar, Dist Dehradun belonging to Smt. Renu Verma w/o Sh. Vishnu Verma recorded in Nagar Palika Parishad Municipal no 555/1 in the assessment year of 2014-15 to 2018-19. Property Bounded as: North- Shop no 6 of Seller, Wide side 20.00 ft. South: Common Stairs, wide side 20.00 ft, East: Property of Ratan Goyal, wide side10.00 ft., West : 5.00 Ft Common Passage, wide side 10.00 ft.	Date: 05.11.2022 Rs. 8,98,201.88 + future interest and all other charges w.e.f 01.11.2022 less recovery if any	EMD A/c No. : 00715039026001 IFSC: PSIB0000071 Name: E Auction Emd Ac Sh. Vishnu Verma S/o Sh. Ram Dev (Beneficiary: Punjab And Sind Bank Herbertpur)	Rs. 20,40,000/- Rs. 2,04,000/- Rs. 25,000/-

Name & Contact No. of the Authorized Officer: SI. No. 1 to 4:- Shri Ram Mohan Arora, Mob. No.9720033456 & **SI. No. 5,** Shri Sheetal Mob. No. 7888735075 & **SI. No. 6:-** Smt Tanu Aggarwal, Mob. No. 8447539253

Property Inspection date & Time : 26.03.2024 (10.00 AM to 03.00 PM)

Date of EMD and documents submission 27.03.2024 upto 04.00 PM)

TERMS & CONDITIONS:- 1. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS". 2. To the best of Knowledge and Information of the Authorised Officer, there is no encumbrance on Asset however, the intending bidders should make their own independent inquiries regarding the encumbrances, title of Property, put on auction and claims / rights / dues / effecting the Assets prior to submitting their bid. The Property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. 3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid and for any property related query interested bidders may contact above mentioned Authorised Officers. The inspection of the Property put on auction will be permitted to interested bidders on or before 26.03.2024 between 10:00 A.M. to 03:00 PM with prior consultation with the Branch Manager. 4. The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. 5. After Registration by the bidder in the Web Portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. i) Copy of the NEFT/RTGS Challan; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card / Driving License / Passport etc. 6. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s C1 India Pvt. Ltd. - HELP DESK No. +91-7291981124, 7291981125, 7291981126**, Helpline e-mail ID-support@bankeauctions.com 7. The interested bidders has to submit their Bid Document (EMD (not below the Reserve Price) and required Documents can submit their Bid Documents through Online Mode (The web portal, (<https://www.bankeauctions.com>)) on / before 27.03.2024 upto 04:00 PM (Online). 8. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e - Auction process shall be declared as the successful Bidder by the Authorized officer /Secured Creditors, after required verification. 9. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or change in any Terms & Conditions of E-Auction without assigning any reason thereon. 10. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of (<https://www.bankeauctions.com>) before submitting their bids and taking part in the e-Auction. 11. If there will be Holiday on E-Auction date the next working day will be Consider as E-Auction Date. 12. Special Instructions: Bidding in the last moment should be avoided in the bidders own interest as neither the Punjab & Sind Bank nor Service provider will be responsible for any lapse/failure (Internet failure / power failure etc.). In order to ward-off such contingent situations bidders are requested to make all necessary arrangements/ alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

This Notice is also to be treated as 15 days Statuary sale notice to borrowers and Guarantors (L/Rs) Under Rule 8(6) Security Interest (Enforcement), Rules 2002.

Date: 11.03.2024

Place : Dehradun

Authorised Officer Punjab & Sind Bank