

**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](http://www.ibapi.in), [www.mstcecommerce.com](http://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 B) Outstanding Amount as per Demand Notice u/s 13(2) of SARFESI ACT 2002 C) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price B) EMD C) Bid Increase Amount D) Property ID	Details of the Encumbrances known to secured creditors
<b>Auction Dated: 21.03.2024 11 am to 4 pm Last Date of EMD Submission 20.03.2024</b>					
1	<b>Branch: Dhampur Main, Bijnor</b> <b>Borrower firm:</b> M/s Laxmi Food Products. <b>Prop. / Mortgagor:</b> Sh. Arvind Kumar S/o Sh. Lakhpat Singh, <b>Guarantor/Mortgagor:</b> 1. Sh. Naresh Kumar S/o Lat. Sh. Fateh Singh, 2. Smt. Alka Devi W/o Sh. Arvind Kumar, <b>Guarantor:</b> 1. Sh. Lakhpat Singh S/o Kashmiri Lal, 2. Smt. Lakshmi Devi W/o Lakhpat Singh.	<p><b>Property No. 1.</b> 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.</p> <p><b>Property No. 2.</b> 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 &amp; Jamin of Arvind Kumar &amp; Deepak Kumar etc.</p> <p><b>Property No. 3.</b> 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.</p> <p><b>Property No. 4.</b> 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.</p> <p><b>Property No. 5.</b> 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.</p>	A) 29.12.2021 B) Rs 260.37 lakhs + Interest and Other Charges C) Symbolic	<p><b>Property No. 1.</b> <b>Rs. 62,10,000/-</b> <b>Rs. 6,21,000/-</b> <b>Rs. 2,00,000/-</b> <b>PUNBLAXMI1</b></p> <p><b>Property No. 2.</b> <b>Rs. 8,62,000/-</b> <b>Rs. 90,000/-</b> <b>Rs. 10,000/-</b> <b>PUNBLAXMI2</b></p> <p><b>Property No. 3, 4 &amp; 5</b> <b>Rs. 40,00,000/-</b> <b>Rs. 4,00,000/-</b> <b>Rs. 50,000/-</b> <b>PUNBLAXMIFOOD</b></p>	Not Known any
2	<b>Branch: Najibabad Chowk, Bijnor</b> <b>Borrower Firm:</b> M/s ELK Antler Export House, <b>Proprietor &amp; Mortgagor:</b> Sh. Mohd. Roshan Bilal S/o Sh. Mohd. Hasim, <b>Guarantor:</b> 1. Smt. Sabiha Bilal w/o Sh. Mohd. Roshan Bilal, 2. Sh. Mohd. Ahmad S/o Sh. Noor Ahmad. <b>Guarantor &amp; Mortgagor:</b> M/s PSS through its partners	<p><b>Property No. 1.</b> Equitable Mortgage of Residential Property Situated at Village - Dariyapur, Pargana &amp; Tehsil - Najibabad, Bijnor, (UP), Area 501.86 sq. mtrs., (In the name of Sh. Mohd. Roshan Bilal s/o Sh. Mohd. Hasim &amp; Sh. Inamul Haq s/o Sh. Mohd. Hasim), Registered at Bahi No: 1, Zild No: 5977, Documents No: 2874, Pages: 383 - 416, Dated 06.03.2013, SRO Najibabad, Bijnor. Bounded: North: Land of Seller Sh. Mubassir Arif, South: Road 20 feet wide, East : Land of Seller Sh. Mubassir Arif, West: Land of Mahendra Singh.</p> <p><b>Property No. 2(A).</b> Equitable Mortgage of Commercial Property Situated at Village - Shahjahanpur, Najibabad Nagina Road, Tehsil Najibabad, Bijnor, (UP). (In the name of M/s PSS (Partners- Sh. Mohd. Roshan Bilal s/o Sh. Mohd. Hasim &amp; Smt. Sabiha Bilal w/o Sh. Mohd. Roshan Bilal), Total Area as per Title Deed 2785 sq. mtrs., but on the Spot &amp; as per Khatauni Area is 2270 sq. mtrs., Registered at Bahi No: 1, Zild No: 3243, Documents No: 6558, Pages: 195 - 230, Dated 12.06.2007, SRO-Najibabad, Bijnor. Bounded: North: Road Najibabad to Nagina, South: Aaraji of Village Augopura Payara, East:Aaraji of Village Manoharwala, West:Gata No: 135, Jagdish Lal &amp; Madan Lal.</p> <p><b>2 (B)</b> and Including Hypothecated Plant &amp; Machinery Belongs To M/s Elk Antler Export House, Purchased Out of Bank Finance &amp; Promoter's Contribution and Charge Over Entire Block Assets, Present &amp; Future of The Firm</p> <p><b>2(C)</b> Inventory at Factory Address: Village - Shahjahanpur, Najibabad Nagina Road, Tehsil - Najibabad, Bijnor, (UP), Entire stock of raw material, finished goods, work in progress, consumable stores packing material Fuel and Chemicals etc., of wooden material, entire receivables and other current assets, Present &amp; Future, of the borrower company.</p>	A) 28.02.2023 B) Rs. 4,05,17,636.36 + Interest and other Charges C) Physical Possession	<p><b>A) Rs. 92,74,000/-</b> <b>B) Rs. 9,28,000/-</b> <b>C) Rs. 1,00,000/-</b> <b>D) PUNBELKANTLER</b></p> <p><b>A) Rs. 2,13,90,000/-</b> <b>B) Rs. 21,39,000/-</b> <b>C) Rs. 2,00,000/-</b> <b>D) PUNBELKANTLER2</b></p>	Not Known any
3	<b>Branch: Bundki, Bijnor</b> <b>Borrower Firm:</b> M/s Global Foods <b>Prop./Mortgagor:</b> Sh. Sabil Hussain S/o Sh. Munne, <b>Guarantor/Mortgagor:</b> Sh. Munna S/o Sh. Alladiya, <b>Guarantor:</b> Sh. Nisar S/o Sh. Alimuddin.	Equitable Mortgage of residential land Part of Khasra No. 254 Situated at Vill. Alipura Pargana- Najibabad, Tehsil Najibabad, Distt- Bijnor (UP). (In the name of Sh. Sabil Hussain S/o Sh. Munna & Sh. Munna S/o Sh. Alladiya), Total Area 324.56 Sq mtr., Recorded in Bahi No. 01, Zild. No 4754, Pages No 321 to 340, Sr. No. 10672, Dated. 27.09.2010, at Sub. Reg. office Najibabad, Distt. Bijnor (UP). Bounded: North: Aaraji Deepak Kumar Arora and Manoj Kumar Arora, South: House and Aaraji Satyaveer Singh Rathi, East: Rasta 10ft. wide & Aaraji Munna etc. West: Aaraji Seller.	A) 16.08.2022 B) 19,73,385.45 + Interest and other Charges C) Physical Possession	<p><b>A) Rs. 29,50,000/-</b> <b>B) Rs. 2,95,000/-</b> <b>C) Rs. 30,000/-</b> <b>D) PUNBGLOBAL</b></p>	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 21.03.2024 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 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 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 15/30 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.**