

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 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
Auction Dated: 08.03.2024 upto 11 am to 4 pm & Last Date of EMD Submission Date 07.03.2024					
1	BRANCH: CHANDPUR, BIJNOR Borrower: Sh. Aqeel Ahmad S/o Sh. Khaleel Ahmad & Smt. Shahana Parveen W/o Sh. Aqeel Ahmad (Co-Borrower/Mortgagor). Sh. Mahendra Sharma S/o Sh. Baburam Sharma (Guarantor).	Property is in the name of Smt. Shahana Parveen W/o Sh. Aqeel Ahmad, situated at New Abadi Chhetra, Near Sagar Cold Store Chandpur, Distt- Bijnor, (UP). Total Area- 66.89 Sq. mtrs. Registered in Bahi No. 1, Zild No. 6897, Page on 225 to 246, Sr. No. 13540, Dated 12.09.2014, at Sub. Reg. Office- Chandpur, Distt- Bijnor (UP). Bounded: East- Khet of Mukir, West- Khet of Mukir, North- Rasta 13ft. Wide South-Khet of Mukir.	A) 16.02.2022 B) Rs. 12,55,848.00 + Interest and other Charges C) Symbolic Possession	A) Rs. 9,23,000/- B) Rs. 93,000/- C) Rs. 10,000/- PUNBAQEELAHMAD	Not Known any
2	Branch: Chandpur, Bijnor Borrower: M/s Shri Sai Educational & Charitable Trust thru its trustee/ Authorised signatory (Borrower Trust/Mortgagor), Sh. Pramod Singh s/o Sh. Satya Pal Singh (Manager/Main Trustee/ Guarantor/Mortgagor), Sh. Satya Pal Singh s/o Sh. Duli Singh (President/Guarantor), Sh. Vansh Vardhan s/o Sh. Pramod Singh (Trust Member/Guarantor), Smt. Anita w/o Sh. Amod Kumar (Treasurer/Guarantor) & Smt. Yashviri w/o Sh. Pramod Singh (Trust Member/Guarantor)	Property No. 1. Equitable Mortgage of Property Situated at Part of Khasra No: 112 Mi., Village- Harganpur, Pargana-Basta, Tehsil - Chandpur, Bijnor, (UP), Area 0.674 Hectare (In the name of M/s Shri Sai Educational & Charitable Trust thru its Manager Sh. Pramod Singh s/o Sh. Satyapal Singh), Recorded in Bahi No: 1, Zild No: 7721, Pages: 397- 430, Serial No: 5736, Dated 18.04.2016, SRO-Chandpur, Supplementary Deed Recorded in Bahi No: 1, Zild No: 7770, Pages: 391 - 402, Serial No: 7262 on Dated 16.05.2016. Property No.2. Equitable Mortgage of Property Situated at Part of Khasra No: 112 Mi., Village - Harganpur, Pargana -Basta, Tehsil - Chandpur, Bijnor, (UP), Total Area 1/2 Part of 0.674 Hectare i.e. 0.337 Hectare, (In the name of M/s Shri Sai Educational & Charitable Trust Thru its Manager Sh. Pramod Singh s/o Sh. Satyapal Singh), Recorded in Bahi No: 1, Zild No: 7465, Pages: 315 - 342, Serial No: 15666, Dated 30.10.2015, SRO-Chandpur.	A) 07.02.2023 B) Rs. 60,10,458.95 + Interest and other Charges C) Symbolic Possession	A) Rs. 2,39,40,000/- B) Rs. 24,00,000/- C) Rs. 2,00,000/- PUNBSAIEDU	Not Known any
3	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 Lal, 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) Symbolic Possession	A) Rs. 13,12,000/- B) Rs. 1,32,000/- C) Rs. 20,000/- PUNBANILKUMAR	Not Known any
4	Branch: Najibabad KDR Borrower: Sh. Randhawa Singh S/o Sh. Magan Singh. Smt. Uma Devi w/o Sh. Randhawa Singh. (Co-Borrower & Mortgagor). Smt. Guddi Devi W/o Sh. Samar Singh (Guarantor)	Property Situated at Mohalla -Katra Chetram Najibabad, Bijnor, (UP), Area 73.85 sq. mtrs., (In the name of Smt. Uma Devi w/o Sh. Randhawa Singh), Registered in Bahi no. 1 Zild no. - 3852, Pages: 59-74 Serial No: 9860, Dated 20.10.2008 at SRO Najibabad. Bounded by: PART-1: On the North by: House of Sh. Naim, On the South by: Rasta, House of Sh. Surendra Kumar Sharma and Sh. Subodh Kumar Sharma, On the East by: 2nd Part & House of Sh. Naim, On the West by: House of Sh. Satendra & Sh. Naim. PART-2: On the North by: House of Sh. Naim, On the South by: Rasta and House of Sh. Surendra Sharma and Sh. Subodh Kumar Sharma, On the East by: House of Sh. Chavanilal, On the West by: 1st Part.	A) 05.02.2020 B) Rs. 30,82,817.00 + Interest and other Charges C) Symbolic Possession	A) Rs. 12,24,000/- B) Rs. 1,23,000/- C) Rs. 20,000/- PUNBRANDHAWA1	Not Known any
5	Branch: Najibabad Kotdwar Road, Bijnor Borrower/Mortgagor: Sh. Dinesh Kumar s/o Late Sh. Bishambar Singh. Sh. Mehfooz Khan S/o Sh. Chuttan (Guarantor).	Property is in the name of Sh. Dinesh Kumar s/o Late Sh. Bishambar Singh Situated at Mohallah Jabtaganj, Najibabad, Distt Bijnor (UP). Total Area of property: 128.25 sq mt. registered in bahi no. 1, Zild no. 7223, pages: 17-36, serial no: 8741 dated 08.06.2015, at Sub-Register Office Najibabad. Bounded: East: Plot of Seller (i.e. Sh. Mohd. Asif), West: Rasta 18'0" wide, North: Rasta 16'0" wide, South: Plot of Mst. Meenu.	A) 07.03.2019 B) Rs. 16,68,936.00 + Interest and other Charges C) Symbolic Possession	A) Rs. 13,64,000/- B) Rs. 1,37,000/- C) Rs. 10,000/- PUNBDINESHKUMAR	Not Known any
6	Branch: Najibabad Kotdwar, Road 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 at S.R.O. Najibabad. 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) Symbolic Possession	A) Rs. 16,14,000/- B) Rs. 1,62,000/- C) Rs. 20,000/- PUNBRAJBAHADUR	Not Known any
7	Branch: Najibabad KDR Sh. Ram Avtar Sharma s/o Sh. Khem Raj Sharma (Borrower/ Mortgagor), Sh. Devendra Kumar s/o Sh. Raghuvveer 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) Symbolic Possession	A) Rs. 15,58,000/- B) Rs. 1,56,000/- C) Rs. 20,000/- PUNBRAMAVTAR	Not Known any
8	BRANCH: NAJIBABAD CHOWK, BIJNOR Borrower/Mortgagor- Reshma Parveen W/o Sh. Raees Ahmad, Guarantor-1. Chandra Prakash S/o Sh. Mangul Singh 2. Sh. Ajjaj Gohar Khan Johar S/o Sh. Abdul Gafoor Khan Gohar	Equitable mortgage of Residential House situated at Mohalla- Wahid Nagar, Tehsil- Najibabad, Distt. Bijnor (U.P.), in the name of Reshma Parveen w/o sh. Raees Ahmad, Total area 88.30 sq. mtr., registered in Bahi no. 1, Zild no. 4591, on pages no. 255-272, at sr. no. 5914 on dated 28.05.2010 SRO Najibabad Bounded; East- Pond of gram samaj West-Unconstructed Road 12 feet 6 inch wide North- Aaraji Ajmal Khan South- Remaining Aaraji of seller Sajida Khatoun	A) 21.10.2022 B) Rs. 16,12,438.36 + Interest and other Charges C) Symbolic Possession	A) Rs. 19,35,000/- B) Rs. 1,94,000/- C) Rs. 20,000/- PUNBRESHMA	Not Known any
9	Branch: Afzalgarh, Bijnor M/s Agarwal Masale through its Proprietor (Borrower Firm), Sh. Rahul Agarwal S/o Sh. Raj Kumar Agarwal (Proprietor), Sh. Raj Kumar Agarwal S/o Sh. Kali Charan (Guarantor/ Mortgagor).	Equitable Mortgage of Property Situated at Moh- Kila, Kasba & Pargana- Afzalgarh, Tehsil Nagina, Distt- Bijnor (UP). (In the name of Sh. Raj Kumar Agarwal S/o Sh. Kali Charan), Total Area 14.00 Sq. Mtr., Recorded in Bahi No. 01, Zild. No 1175/1273, Pages No. 402/313-316, Sr. No. 3903, Dated 27.07.1999, at Sub. Reg. office Nagina, Distt. Bijnor (UP). Bounded as per Sale Deed: North: House of Gopi Chand, South: Shop of Subhash Kumar & Puran Singh Dhyan, East:Shop of Nagendra Kumar Verma, West: Gali.	A) 24.04.2023 B) 18,17,228.93 + Interest and other Charges C) Symbolic Possession	A) Rs. 12,72,000/- B) Rs. 1,28,000/- C) Rs. 20,000/- PUNBMSALE	Not Known any
10	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. Shahnawaz Khan, Sh. Mohd. Azam, Sh. Mohd. Azir, All son 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: Araji Irfan & Tehseen, On the South by: Araji Naushad, On the East by: Araji Ayyub & Yunus. On the West by: Araji Iliyay & Rasta.	A) 13.05.2022 B) 21,62,836.00 + Interest and other Charges C) Symbolic Possession	A) Rs. 41,40,000/- B) Rs. 4,14,000/- C) Rs. 50,000/- PUNBYASEENCHAND	Not Known any
11	Branch: Bunderki, 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. 6,64,000/- B) Rs. 67,000/- C) Rs. 10,000/- PUNBBABURAM	Not Known any
12	Branch: Nehta, Bijnor Borrower Firm: M/s Swami Kalyan Dev Shiksha Prachar Samiti, Borrower/Mortgagor: Smt. Jaswanti Devi W/o Sh. Naubhar Singh. Co-Borrower: Sh. Jagdish Singh S/o Sh. Shivnath Singh. Guarantor: Sh. Jogender Singh S/o Sh. Nobhar Singh.	Equitable Mortgage of Property Situated at Vill- Allehdadpur Urf Nawada Chauhan, Nehta, Teh. Dhampur, Distt- Bijnor (UP). (In the name of Swami Kalyan Dev Mahila Mahavidyalaya through President Smt. Jaswanti Devi W/o Naubhar Singh). Total Area 0.506 Hect. Recorded in Khasra No. 107 Bahi No. 01, Zild No. 6146, Page No. 01 to 18, Sr. No. 6246, Dated 26.04.2010, at Sub. Reg. office Dhampur, Distt. Bijnor (UP). Bounded: On the North by: Agriculture Land of Ompal etc. and Chak Road, On the South by: Agriculture land of Brijesh, On the East by: Agriculture Land of Vijay Singh etc., On the West by: Agriculture Land of Seller.	A) 02.02.2022 B) 41,42,843.39 + Interest and other Charges C) Symbolic Possession	A) Rs. 1,87,50,000/- B) Rs. 18,75,000/- C) Rs. 2,00,000/- PUNBSWAMIKALYAN	Not Known any
13	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 Khatoun W/o Sh. Mehmood Hasan. Guarantor/Mortgagor: Moh. Ali S/o Sh. Chuttu Khan.	Equitable Mortgage of Property Situated at MohallaIslam 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 officeChandpur, 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. 26,43,000/- B) Rs. 2,65,000/- C) Rs. 30,000/- PUNBOMKHADI	Not Known any
14	Branch: Nehta, Bijnor Borrower Firm: M/s Lucky Gas Agency, Partner: Smt. Alka Devi W/o Shri Manoj Kumar, 2. Sh. Pukhraj Singh S/o Sh. Chandra Prakash Singh. Guarantor/Mortgagor: 1. Smt. Babita Rani w/o Sh. Pukhraj Singh. 2. Sh. Manoj Kumar S/o Puran Singh, Guarantor: Sh. Hitesh Kumar S/o Sh. Puran Singh.	EM of plot measuring 2980 sqmtrs, situated atVill- Gopalpur on Chak Road connected to Noorpur road Pargana Budhpur Tehsil- Chandpur registered at SRO Chandpur Bahi no. 1 vol no 4736 page no 53/66 SL no. 6652 Dtd 27.03.2014. Boundary: East: Lokender Etc, West: agriculture land of Sonu, North: Agriculture Land of Ganga Ram Sharma, South: Chakroad connected to Noorpur road.	A) 06.05.2016 B) 54,96,011/- + Interest and other Charges C) Symbolic Possession	A) Rs. 8,87,000/- B) Rs. 89,000/- C) Rs. 10,000/- PUNBLUCKYGAS	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 08.03.2024 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.**