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Circle SASTRA MOGA
1st Floor, Partap Road Branch,
Partap Road, Moga-142001

E-AUCTION SALE OF SECURED PROPERTIES
26.02.2024 FROM 11:00 AM TO 04:00 PM

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) 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/hypothecated/charged to the Secured Creditor, the constructive/Physical/Symbolic (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 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.

Sr. No.	Name of the Borrower & Bank Branch Details	Name of Owner(s)/Mortgagors of Property(ies)	Description of Immovable Mortgaged Property(ies) and Name of Owner(s) / Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 & amount as per demand notice 13(2), Nature of possession	Reserve Price		Date & Time of E-Auction.	Detail of the encumbrances known to the secured creditors
					EMD	Bid Incremental Amount		
1.	M/S Mahadev Industries B/o Basti Tankanwali (065400)	Sh Kapil Kumar and Kunal Dhawan and Ram Rashpal	LW of 15 Shops measuring 5403 Sq Ft having vasika No 5281 dated 31.03.1994 of Sh Kapil Kumar, Kunal Dhawan, Ram Rashpal R/o Ward No. 7 Mallanwala Tehsil Zira Distt Ferozepur	20.06.2022 Rs: 348477920.95 Plus Future Interest w.e.f 01.05.2022 & Charges incurred by the bank Less recovery received, if any Secured assets are under Symbolic Possession	Rs. 56,07,631/- Rs. 5,60,764/- Rs. 56,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
2.	M/S Mahadev Industries B/o Basti Tankanwali (065400)	Mangat Ram & Ramesh Rani	Residential plot measuring 16 marla (484 square feet) situated at Kamalwala Road, Guru Nanak Nagri, Mallanwala vide RTD No. 5062 dated 25.02.2004 in the name of Mangat Ram & Ramesh Rani.	20.06.2022 Rs: 348477920.95 Plus Future Interest w.e.f 01.05.2022 & Charges incurred by the bank Less recovery received, if any Secured assets are under Symbolic Possession	Rs. 28,79,800/- Rs. 2,87,980/- Rs. 29,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
3.	M/S Mahadev Industries B/o Basti Tankanwali (065400)	Kulbhushan Lal	Residential house measuring 18 marla situated at Kamalwala Road, Mallanwala vide RTD No. 4015 dated 28.02.1997 in the name of Kulbhushan Lal.	20.06.2022 Rs: 348477920.95 Plus Future Interest w.e.f 01.05.2022 & Charges incurred by the bank Less recovery received, if any Secured assets are under Symbolic Possession	Rs. 98,98,462/- Rs. 9,89,850/- Rs. 99,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
4.	M/S Mahadev Industries B/o Basti Tankanwali (065400)	Indu Bala	Residential Plot measuring 87 marla situated at Makhu Road, Mallanwala vide RTD No. 3582 dated 17.11.2011 in the name of Indu Bala	20.06.2022 Rs: 348477920.95 Plus Future Interest w.e.f 01.05.2022 & Charges incurred by the bank Less recovery received, if any Secured assets are under Symbolic Possession	Rs. 33,71,661/- Rs. 3,37,170/- Rs. 34,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
5.	M/S Mahadev Industries B/o Basti Tankanwali (065400)	Geetu Dhawan	Residential Plot measuring 22 marla situated at Makhu Road, Mallanwala vide RTD No. 3581 dated 17.11.2011 in the name of Geetu Dhawan.	20.06.2022 Rs: 348477920.95 Plus Future Interest w.e.f 01.05.2022 & Charges incurred by the bank Less recovery received, if any Secured assets are under Symbolic Possession	Rs. 17,25,308/- Rs. 1,72,540/- Rs. 18,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
6.	M/S Mahadev Industries B/o Basti Tankanwali (065400)	Mangat Ram	Residential house msg . 7 Marla (211.75 sqyds) situated at Guru Nanak Nagri, Mallanwala vide RTD No. 2562 dated 13.10.2006 in name of Mangat Ram.	20.06.2022 Rs: 348477920.95 Plus Future Interest w.e.f 01.05.2022 & Charges incurred by the bank Less recovery received, if any Secured assets are under Symbolic Possession	Rs. 49,03,501/- Rs. 4,90,350/- Rs. 50,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
7.	M/S Mahadev Industries B/o Basti Tankanwali (065400)	Sukhchain Rani	Residential house msg 5 Marla (151.55 SqYds) situated at Kamalwala Road Mallanwala vide RTD No 5061 dated 25.02.2004 in name of Sukhchain Rani.	20.06.2022 Rs: 348477920.95 Plus Future Interest w.e.f 01.05.2022 & Charges incurred by the bank Less recovery received, if any Secured assets are under Symbolic Possession	Rs. 19,06,125/- Rs. 1,90,620/- Rs. 20,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
8.	M/S Mahadev Industries B/o Basti Tankanwali (065400)	Chand Dhawan	Residential house No. - 399, msg 2045 Sq.ft at Sector 4 Block -C Mandi Gobindgarh vide RTD No 299 dated 23.04.2008 in name of Chand Dhawan.	20.06.2022 Rs: 348477920.95 Plus Future Interest w.e.f 01.05.2022 & Charges incurred by the bank Less recovery received, if any Secured assets are under Symbolic Possession	Rs. 79,84,900/- Rs. 7,98,490/- Rs. 80,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
9.	M/S Radhe Krishna Jewelers and MIS Garg Industries, B.O- Nihal Singh Wala (344700)	Rajneesh Kumar Garg S/o Baldev Krishan	Commercial Plot measuring 04 Kanal 00 marla 01 sarsai situated at Dhurkot Road, Near convent school, Nihal Singh Wala Distt Moga, vide sale deed no 1774 And 1775 dated 02.12.2013.467 dated 09.06.2014	15.07.2016 Rs: 1,64,52,901/- Plus Future Interest w.e.f 01.07.2016 & Charges incurred by the bank Less recovery received, if any Secured assets are under Physical Possession	Rs. 1,25,17,920/- Rs. 12,51,792/- Rs. 1,25,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
10.	Mukesh Kumar Sharma B/o Moga DM College (415000)	Pinki Devi w/o Late Mukesh Kumar Sharma	Residential House measuring 4 marla 8.5 sarsai (1350 square feet) being 44 1/2 share of land 4 kanal bearing khasra No. 72/16/1(4-0), Khawat No. 863, Khatauni No. 1000 as per copy of Jamabandi 2013-14 situated at Moga Jit Singh-I, (share of plot 460, Block-C, Rajindra Estate, old Ghat Kalan road) Distt. Moga vide vasika No. 1457 dated 14.06.2018 in the name of Pinki Devi and MUKESH KUMAR SHARMA. Bounded by North: Wall Rajindra Estate, South: Plot 460, East: Rasta Street, West: Wall Rajindra Estate.	19.05.2021 Rs. 22,77,695.33 as on 31.03.2021 Plus Future Interest & Charges incurred by the bank Less recovery received, if any. Secured assets are Under Physical Possession.	Rs. 28,60,120/- Rs. 2,86,012/- Rs. 28,600/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
11.	M/S R K Overseas B/o Basti Tankanwali (065400)	Baljinder Preet Kaur W/o Sh. Joginder Singh	Commercial vacant plot of 6 Marla or 1650 Square feet at opposite main gate of Dashmesh rice mill, Makhu Road, Mallanwala Khas Distt Firozpur, ownership Baljinder Preet Kaur W/o Sh. Joginder Singh, sale deed no. 596 dated 15.05.1995.	18.07.2019 Rs. 1,76,72,247.47 Plus Future Interest w.e.f 01.04.2019 & Charges incurred by the bank Less recovery received, if any .Secured assets are Under Symbolic Possession	Rs. 14,15,250/- Rs. 1,41,525/- Rs. 14,500/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
12.	M/S R K Overseas B/o Basti Tankanwali (065400)	Kulbhushan S/o Raunki Ram	Commercial property admeasuring 2 Marla 6 sarsai or 724 square feet at near Dargah, Kamalwala Road, Mallanwala Khas Distt, Firozpur, ownership Sh Rajinder Kumar, Sh Ramrach Pal and Sh. Kulbhushan S/o Raunki Ram, sale deed vasika No. 2996 dated 09.07.1979.	18.07.2019 Rs. 1,76,72,247.47 Plus Future Interest w.e.f 01.04.2019 & Charges incurred by the bank Less recovery received, if any .Secured assets are Under Symbolic Possession	Rs. 16,72,077/- Rs. 1,67,208/- Rs. 17,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
13.	M/S R K Overseas B/o Basti Tankanwali (065400)	Rajinder Kumar S/o Sh Raunki Ram	Residential property of 8 Marla or 2209 Square Feet at ward No. 7 Street opposite Rajesh Medical Agency Kamalwala Road, Mallanwala Khas Distt. Firozpur, owner Rajinder Kumar S/o Sh Raunki Ram, sale deed vasika no. 740 dated 18.05.1999.	18.07.2019 Rs. 1,76,72,247.47 Plus Future Interest w.e.f 01.04.2019 & Charges incurred by the bank Less recovery received, if any .Secured assets are Under Symbolic Possession	Rs. 34,54,570/- Rs. 3,45,457/- Rs. 35,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	
14.	M/S R K Overseas B/o Basti Tankanwali (065400)	Rajinder Kumar S/o Sh Raunki Ram	Vacant Plot of 7.5 marla or 2042 Sq. feet having vasika no 3583 dated 17.11.2011 & vasika no 4333 dated 26.12.2011 situated at ward no. 7, opposite rajesh medical hall, Kamalwala road, Mallanwala Khas Distt Firozpur, ownership Sh Rajinder Kumar S/o Sh Raunki Ram.	18.07.2019 Rs. 1,76,72,247.47 Plus Future Interest w.e.f 01.04.2019 & Charges incurred by the bank Less recovery received, if any .Secured assets are Under Symbolic Possession	Rs. 16,61,665/- Rs. 1,66,166/- Rs. 17,000/-	26.02.2024 11.00AM TO 04.00PM	NOT KNOWN	

NOTE:- For all IPs Contact Person: Punjab National Bank, Authorized Officer: Sh. Suresh Kumar Chief Manager, Circle SASTRA, Moga, Mob. no. 9955833997 & Details of account in which remaining amount after EMD is to be deposited through RTGS/NEFT at: Punjab National Bank, B.O.: Circle Sastra, A/C No.: 253000317118A IFSC Code: PUNB0253000.

TERMS AND CONDITIONS OF E-AUCTION SALE
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 properties are being sold on AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. The Sale will be done by the undersigned through E-Auction platform provided at the Website <https://www.mstcecommerce.com> on 26.02.2024.
4. The last date for submitting the bid is 23.02.2024 up to 4.00 PM.
5. For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <https://www.mstcecommerce.com/>, <https://eprocure.gov.in/epublish/app&www.pnbindia.in>

STATUTORY 15 DAYS NOTICE UNDER RULE 8(6) THE SARFAESI ACT, 2002

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.
*NOTE: IPs can be inspected from date 12.02.2024 to 17.02.2024 between 10:00 AM TO 4:00 PM.

DETAILED TERMS AND CONDITIONS OF E-AUCTION SALE

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 by one day 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 modes 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/ 4111/ 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) <http://www.mstcecommerce.com/> (3) 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-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 (>=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 of as published in Newspaper 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. 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 Authorized 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 Authorized Officer, but the Authorized 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 inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendat 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. Where the sale price of the property is Rs.50.00lacs and above the auction purchaser has to remit TDS to Income Tax Department as per Sec. 194 IA of Income Tax Act. The sale certificate will be issue only on receipt of Form no 26QB and challan for having remitted the TDS. Certificate of TDS on Form 16B is to be submitted to the Bank subsequently.
24. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.
25. The borrower's/guarantor's/mortgagor's attention is invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.
STATUTORY 15 DAYS (as Applicable) SALE NOTICE TO GENERAL PUBLIC AND IN PARTICULAR TO THE BORROWER(S), MORTGAGOR(S) AND GUARANTOR(S) UNDER RULE 6(2) & 8(6) READ WITH RULE 6 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULE 2002 OF SARFAESI ACT.

DATE: 09.02.2024 PLACE: MOGA AUTHORISED OFFICER

Classifieds

PERSONAL

I, Wasim Ahmed Madni s/o Nasim Ahmed Madni R/o 1291, Gali Gau Khana, Panjabi Phatak, Ballimaran, Delhi-110006, have changed my name to Wasim Ahmed Madni Permanently.
0040713096-8

T, Draupadi Verma w/o Om Prakash Verma R/o RZ-31, Hans Park, West Sagar Pur, Delhi-110046, have changed my name to Draupadi permanently.
0040713096-9

T, Satish Chand Garg s/o Brij Kishor Garg, H.No.08, East Tirkha Colony, Sec-2, Ballabgarh, Faridabad-121004 Haryana, have changed my name to Satish Garg permanently.
0040713093-10

PUBLIC NOTICE
My client Mr. Gurvinder Singh is availing housing loan from LIC Housing Finance Ltd. Mehra Place, Delhi to purchase the First Floor (without roof rights) (Western Side) Property No. 2023-A built on Plot No. 19 measuring area 66.23 sq. yd falling under Khana No. 319, Khawati No. 9, Kats No. 15 situated at Village, Salempur Mazra, Madipur, abadi known as Rani Bagh, Shakur Basti, Delhi from Ms. Samsh Suri, who is the owner of said property as per Sale Deed registered on 13.03.2015, who has lost and mislaid the Original Sale Deed registered on 22.10.1980 as per Document No. 4386 and regarding which police complaint has also been lodged on 08.02.2024. If anybody finds the misplaced Original Document, the same may be returned to the LIC Housing Finance Ltd. Mehru Place, Delhi. If anybody misuses the same shall be at his/her own risk. If any person is an applicant in mortgage the above property, For any objection please contact Adv. Vinit Gupta, Mob. No. 8810908715 & 882842106, Add: 1/18, Third Floor, Lalia Park, Laxmi Nagar, New Delhi-110002.

PUBLIC NOTICE
The General Public is hereby informed that my clients Ram Kumar S/o Geeta W/o Ram Kumar both R/o B-5/132-133 Sector-3, Rohini Delhi have severed all their relations with their son Sh. SIDDIHANT due to his bad habits. Both of my above named clients have also disowned and debarred his said son from all their movable and immovable properties. Anybody dealing with Sh. Siddhant will do so at his/her/ their own risk and responsibilities and my clients will not be responsible for any act.
RAJ KUMAR (Advocate)
Regn No. N-1013/6536/2022-NC

PUBLIC NOTICE
Notice is hereby given to the General Public on behalf of my client that Mrs. Sharada Devi is the owner of Residential Plot of land area measuring 142 sq. Yds. Out of Gate No. 1900 & 1991, Situated at Village Sikandradah Dehat, Pargana and Tehsil Sikandradah, District Bulandshahr, U.P. vide Gali Deed dt. 08.12.2021, doc. No. 11719. All persons are hereby informed that Sonu wants to mortgage the said property and intend to obtain a loan from the client against the said property. If anybody has any objections against the ownership of above owner over the said property, its mortgage/encumbrance, & any other objections, kindly inform the undersigned in writing on the below mentioned address within 07 days of the present.
Kumar & Associates (Advocates & Consultants)
210, 2nd Flr., 23 Spring Wing, Mid Nagar, N. Delhi-110016
kgan@punjabnagar.com Ph: 011-41112527-28

PUBLIC NOTICE
Notice is hereby given to the General Public on behalf of my client that Mr. Vikas Jassal & Ms. Anupam Jassal are the owners of Apartment Bearing No. J-203, on Second Floor (area measuring 1969 sq. ft), in Tower J, "Pioneer Park", situated in Sector-61, Village Ghata, Tehsil Muzaffarpur, Distt. Gurgaon, Haryana, by virtue of Conveyance Deed dt. 08.02.2018 registration no. 2980. All persons are hereby informed that above mentioned owners want to mortgage the said property and intend to obtain a loan from the client against the said property and that Original Builder Buyer Agreement dt. 15.02.2018 in respect of the said property has been submitted/acknowledged, if anybody has any objection/s upon the ownership of above owners over the said property, its mortgage/encumbrance, and any other objections, kindly inform the undersigned in writing on the below mentioned address within 07 days of the present.
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