

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: 27.03.2024 upto 11am to 4pm Last Date of EMD Submission 26.03.2024					
1	Branch: Najibabad Kotdwar, Road Sh. Brijesh Kumar Yadav S/o Sh. Rajesh Yadav (Borrower/ Mortgagor), Smt. Saroj Yadav W/o Sh. Brijesh Kumar Yadav (Co- Borrower/Mortgagor), Sh. Durgesh Kumar s/o Sh. Om Prakash (Guarantor).	Property in the name Sh. Brijesh Kumar Yadav s/o Sh. Rajesh Yadav & Smt. Saroj Yadav, situated at Mohalla- Ibraheempur Raju, Jabtaganj, Najibabad, Bijnor, (UP) Area 83.64 sq. mtrs. Registered in Bahi No. 1, Zild No. 7056, Pages: 367-388, Serial No. 3551, Dated 04.03.2015 at SRO Najibabad. Bounded as: North: 15 Feet Wide Road, South: 15 Feet Wide Road, East: Plot of Mahaveer, West: Plot of Seller.	A) 14.06.2022 B) Rs. 11,38,572.00 + Interest and other Charges C) Physical Possession	A) Rs. 7,98,000/- B) Rs. 80,000/- C) Rs. 10,000/- PUNNBRIJESHYADAV	Not Known any
2	Branch: Najibabad Kotdwar Road, Bijnor Borrower & Mortgagor: Sh. Anil Kumar Yadav S/o Sh. Data Ram Yadav, Sh. Kuldeep Gupta S/o Sh. Daya Ram Gupta (Guarantor).	EM of Residential Property Situated at Part of Khasra No: 107, which was before Chakbandi 157 Mi., Plot No: 28-A, Moh Jabtaganj-I, Tehsil- Najibabad, Distt. Bijnor Formally Known as Mauja-Ibrahimpur raju, Pargana & Tehsil Najibabad, Distt. Bijnor (UP) Total Area 82.65 sq. mtrs., (In the name of Sh. Anil Yadav S/o Sh. Data Ram Yadav), Registered in Bahi No: 1, Zild No: 4049, Page No.: 59-86, Sr. No.: 3078, Dated 16.03.2009 at SRO Najibabad. Bounded as: 1st Part as per Sale Deed: North: Aaraji of Other, South: Land of Seller East: 2nd Part of the Property, West: Other Land of Seller. 2nd Part as per Sale Deed: North: Aaraji of other, South: Rasta 20 Feet Wide, East: Other Land of Seller, West: 1st Part of the Property.	A) 26.04.2023 B) 38,02,940.73 + Interest and other Charges C) Symbolic Possession	A) Rs. 24,50,000/- B) Rs. 2,45,000/- C) Rs. 20,000/- PUNBANILKUMARYAD	Not Known any
3	Branch: R.B.D. Bijnor Borrower Firm: M/s Santosh Poultry Farm. Prop./Borrower: Sh. Harpal Singh S/o Sh. Shau Singh. Guarantor: Sh. Rajul Chaudhary S/o Sh. Harpal Singh. Guarantor/Mortgagor: Smt. Anulata Chaudhary W/o Sh. Rajul Chaudhary.	EM of Property Situated at Industrial Shed No. D-3, industrial Estate, Distt- Bijnor, (UP), (In the name of Smt. Anulata Chaudhary W/o Sh. Rajul Chaudhary), Total Area- 266.66 sq. yards or 223.05 Sq. Mtr. Registered through Transfer Agreement Deed Registered in Bahi No. 1, Zild No. 6001, Page On 17 to 64, Sr. No. 15250 Dated 17.12.2011, With Sub. Reg. office- Bijnor (UP). Lease Deed Registered in Bahi No. 1, Zild No. 634, Page No. 44 to 60, Sr. No. 1722 Musanna 1723 Dated 16.10.1974, at Sub. Reg. Office- Bijnor (UP), & Hire Purchaser agreement Registered in Bahi No. 1, Zild No. 635, Page On 19 to 35 Val 629 Page 611/612 Musanna 1725, Dated 16.10.1974, With Sub. Reg. Office- Bijnor (UP), Bounded: On the North by: Road, On the South by: CFC Building, On the East by: Shed D-4, On the West by: Shed D-2.	A) 22.04.2022 B) 31,19,731.80 + Interest and other Charges C) Physical Possession	A) Rs. 25,11,000/- B) Rs. 2,51,000/- C) Rs. 20,000/- PUNBSANTOSHPOUL	Not Known any
4	BRANCH: NAJIBABAD KDR Borrower/Mortgagor: Sh. Amit Kumar S/o Sh. Rajendra Singh. Guarantor: Sh. Jitendra Kumar S/o Sh. Natthu Singh.	Property Situated at Mohalla – Char Bagh, Najibabad, Bijnor, (UP), Area 117.09 sq. mtrs., (In the name of Sh. Amit Kumar s/o Sh. Rajendra Singh), Registered in Bahi No: 1, Zild No: 7417, Pages: 223–246, Serial No: 15043, Dated 19.10.2015 at SRO Najibabad. Bounded: North by : Rasta 8 Feet Wide, South by : Property of Shafeeq Ahmad, East by: Property of Farida Begum & Naim Ahmad, West by: Property of Sajid Ali.	A) 07.03.2019 B) Rs. 23,42,059/- + Interest and other Charges C) Physical Possession	A) Rs. 9,70,000/- B) Rs. 97,000/- C) Rs. 10,000/- PUNBAMIT	Not Known any
5	Branch: Nagina Borrower Firm: M/s Aliya Cement Store. Proprietor/ Borrower: Shri. Mohd. Azhrudin S/o Mohd Akhtar. Mortgagor/Guarantor: Smt. Farzana W/o Mohd. Akhtar. Guarantor: Shri. Faheem S/o Mohd. Akhtar.	Property situated at Moh. Akabaran near Sabzi Mandi & Jama Masjid, Pargana & Tehsil Nagina, Distt. Bijnore (UP), Area 73.08 sq. mtrs., (In the name of Smt. Farzana W/o Mohd. Akhtar), Registered at Bahi No: 1, Zild No: 5640, Pages: 53-78, Serial No: 7612 on 14.07.2016 at S.R. Office Nagina, Distt- Bijnor. Bounded: North by Aaraji Seller, South by: Makan Abdul Gafur, East by: Aabchak Mushtarka, West by: Aaraji Abdul Haq & Rasta.	A) 27.07.2021 B) Rs 20,94,023.39 + Interest and Other Charges C) Symbolic Possession	A) Rs. 19,57,000/- B) Rs. 1,96,000/- C) Rs. 20,000/- PUNBAALIYACEMENT	Not Known any
6	Branch: Noorpur Branch, Bijnor. Borrower M/s Kalyan Traders (Borrower Firm) Sh. Bheem Singh S/o Sh. Ram Autar Singh (Proprietor/Borrower), Sh. Ram Autar Singh S/o Sh. Shiv Das Singh (Guarantor/Mortgagor)	Equitable Mortgage of property Situated at Vill. Rajpur, Pargana Nehtaur, Tehsil Dhampur, Distt- Bijnor (UP), (In the name of Sh. Ram Autar Singh S/o Sh. Shiv Das Singh), Total Area 282.40 Sq. Mtr. Registered in Bahi No.01, Zild No. 1413/1512 pages no. 313/29/32 at Sr. No. 24313, Dated- 17.12.2015. Recorded with Sub. Reg. office Dhampur, Distt- Bijnor (UP). Bounded: On the North by: House of Rajpal Singh, On the South by: Rasta 11ft. Wide & Then House of Gayendra Singh, On the East by: Aaraji of Purchaser, On the West by: Plot of Surendra Singh.	A) 22.03.2022 B) 25,39,464.38 + Interest and other Charges C) Symbolic Possession	A) Rs. 31,50,000/- B) Rs. 3,20,000/- C) Rs. 40,000/- PUNBKALYANTRADER	Not Known any
7	Branch: Kiratpur, Bijnor Sh. Abdulla s/o Alla Diya (Borrower/Mortgagor) and Smt. Kaushar Jahan D/o Rafik Ahmad (Guarantor)	Equitable Mortgage of Residential Property situated at Mohalla Takarabpur Israjkhedi Walipura, Kiratpur, Tehsil Najibabad, Distt. Bijnor (U.P.), (In the name of Sh. Abdulla s/o Alla Diya), Total Area 138.77 Sq. Mtrs. Recorded in Bahi No. 1, Zild No. 1413/1512 pages no. 313/29/32 at Sr. No. 9137 on dated 27.12.2001 at Sub. Reg. Office, Najibabad Bijnor (UP). Bounded as: North: Property of Sh. Makhan Lal, South: Property of Sh. Shafeeq Ahmad, East: House of Abdul Bari & Property of Shafeeq Ahmad, West: Rasta & House of Sh. Tejpal Singh.	A) 16.09.2023 B) Rs. 18,77,637.20 + Interest and other Charges C) Symbolic Possession	A) Rs. 22,50,000/- B) Rs. 2,25,000/- C) Rs. 20,000/- PUNBABBULLA	Not Known any
8	Branch: Bundki, Bijnor Borrower: M/s Shiv Traders through its Proprietor (Proprietor's Firm), Sh. Sumit Kumar S/o Sh. Geeta Ram (Proprietor/ Mortgagor) and Guarantors/ Mortgagors- Sh. Sohil Kumar S/o Sh. Geeta Ram, Sh. Shavi Kumar S/o Sh. Geeta Ram, Smt. Abha Devi W/o Sh. Geeta Ram and Sh. Bheesham Singh S/o Sh. Harkesh Singh.	Registered Mortgage of Property Situated at Vill. Aorangpur Phatta, Pargana Kiratpur, Tehsil Najibabad, Distt. Bijnor (In the name of Sh. Sumit Kumar, Sh. Sohil Kumar, Sh. Shavi Kumar, all sons of Sh. Geeta Ram, Smt. Abha Devi W/o Sh. Geeta Ram & Sh. Bheesham Singh S/o Sh. Harkesh), Total Area 0.415 Hect. Or 4150 sq. mtr. Recorded in Bahi No. 01, Zild. No. 9943, Pages No 321 to 334, Sr. No. 3562, Dated. 06.05.2020, at Sub. Reg. office Najibabad, Distt. Bijnor (UP). Bounded: East- Land of Sumit Kumar etc. & Land of Bhisam Singh, West- Rasta, North- Rasta & Sumit Kumar etc. Land & Land of Umesh Kumar, South- Rasta Sumit Kumar & Land of Devendra Kumar.	A) 18.09.2023 B) Rs. 46,94,444.98 + Interest and other Charges C) Symbolic Possession	A) Rs. 57,63,000/- B) Rs. 5,77,000/- C) Rs. 50,000/- PUNBSHIVTRADERS	Not Known any
9	Branch: Kiratpur, Bijnor Smt. Reshma Parveen D/o Akram Ahmad, w/o Galib Hussain and Sh. Nafees s/o Abdul Majid (Guarantor/Mortgagor).	Equitable Mortgage of Residential Property situated at Mohalla Radhgan, Kasba & Pargana Kiratpur, Tehsil Najibabad, Distt. Bijnor (U.P.), (In the name of Sh. Nafis Ahmad s/o Abdul Majid), Total Area 167.30 Sq. Mtrs. Recorded in Bahi No. 1, Zild No. 1900 pages no. 367-386 at Sr. No. 7146 on dated 16.10.2003 at Sub. Reg. Office, Najibabad Bijnor (UP). Bounded as: North: Other land of Seller & Rasta 7 Feet 6 Inch wide, South: House of Abbas, East: House of Shahid & Land of Sellers, West: Other Land of Seller.	A) 15.09.2023 B) Rs. 12,56,281.19 + Interest and other Charges C) Symbolic Possession	A) Rs. 23,00,000/- B) Rs. 2,30,000/- C) Rs. 50,000/- PUNBRESHMAAKRAM	Not Known any
10	Branch: Jhallu, Bijnor Borrower & Mortgagor: Smt. Gudiya w/o Sh. Anuj Kumar, Sh. Anuj Kumar s/o Sh. Surendra Singh (Co-Borrower), Sh. Mukesh Kumar S/o Sh. Mula Singh (Guarantor).	Equitable Mortgage of Residential House situated at Gali No. C-4, Near Gagan Jewellers, Subhash Nagar, Pargana Jwalapur, Tehsil & Distt. Haridwar,(In the name of Smt. Gudiya w/o Sh. Anuj Kumar), Total Area 41.82 Sq. Mtr, registered title deed Dated on- 25.02.2016, Recorded in Bahi No. 01, Zild No. 3619, Pages No. 1 to 22 at Sr. No. 1296, Registered with Sub Reg. Office Haridwar. Bounded as: North: Rasta 15 Ft. Wide, South: Property of Other Person, East: Property of Other Person, West: Property of Other Person.	A) 04.09.2023 B) Rs. 10,74,976.15 + Interest and other Charges C) Symbolic Possession	A) Rs. 20,15,000/- B) Rs. 2,10,000/- C) Rs. 20,000/- PUNBGUDIYA	Not Known any
11	Branch: Najibabad Kotdwar Road, Bijnor Sh. Vibhor Tayal S/o Sh. Ram Kumar Tayal (Borrower), Smt. Varsha Tayal W/o Sh. Vibhor Tayal (Co-Borrower & Mortgagor) & Sh. Santosh Kharbanda s/o Sh. Om Prakash Kharbanda (Guarantor)	Equitable Mortgage of Property Situated at Village - Sheikhpur Garhu (Himalayan Colony), Pargana & Tehsil - Najibabad, Bijnor, (UP), Area 152.30 sq. mtrs., (In the name of Smt. Varsha Tayal w/o Sh. Vibhor Tayal), Registered in Bahi No: 1, Jild No: 7211, Pages: 27 - 48, Serial No: 8361, Dated 01.06.2015, SRO- Najibabad. Bounded as: North: House of Neeraj, South: Rasta 12 Feet Wide, East: Jehbandi Shurda Plot of another person, West: House of Ram Kishan Saini.	A) 01.07.2023 B) 35,86,078.00 + Interest and other Charges C) Symbolic Possession	A) Rs. 44,79,000/- B) Rs. 4,50,000/- C) Rs. 20,000/- PUNBVIBHOR	Not Known any
12	Branch: Najibabad Kotdwar Road, Bijnor Borrower: Sh. Devendra Kumar Sharma s/o Raghuvver Dutt. Smt. Rani Sharma W/o Sh. Devendra Kumar Sharma (Co-Borrower/mortgagor), Sh. Ajamtulla S/o Sh. Abdul Hameed (Guarantor).	Property is in the name of Smt. Rani Sharma W/o Sh. Devender Kumar Sharma, situated at Vill Shekhpur Garhu, Najibabad, Distt Bijnor (UP). Total Plot Area as per deed: 41.83 sq mtrs. Registered in bahi no. 1 zild no. 2429, pages- 153-170 serial no. 6016 dated 14/06/2005. Bounded: East: other land of Sh. Tasleem Ahmad, West: Plot of Sh. Sunil, North: Plot of Sh. Sher Singh, South: Kachha Rasta.	A) 13.11.2019 B) Rs. 25,22,947.00 + Interest and other Charges C) Physical Possession	A) Rs. 10,81,000/- B) Rs. 1,10,000/- C) Rs. 10,000/- PUNBDEVENDRAKUMA	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 27.03.2024 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 Authorized Officer, but the Authorized 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