

**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](http://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 (mortgagers 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	Details of the Encumbrances known to secured creditors
				B) EMD C) Bid Increase Amount D) Property ID	
<b>Auction Dated: 16.04.2024 upto 11am to 4pm Last Date of EMD Submission 15.04.2024</b>					
1	<b>Branch: Bundki, Bijnor</b> <b>Borrower/Mortgagor:</b> Sh. Roop Kishore S/o Sh. Vijay Pal Singh. <b>Co-Borrower/Mortgagor:</b> Smt. Jyoti Rani W/o Sh. Roop Kishore, <b>Guarantor:</b> Sh. Virendra Kumar S/o Sh. Manfool Singh.	Equitable Mortgage of Residential House Situated at Part of Khasara no. 162, Mauja- Ibrahimpur Raju, Jbataganj-1 Najibabad, Distt- Bijnor (UP). (In the name of Sh. Roop Kishore S/o Sh. Vijay Pal Singh & Smt. Jyoti Rani W/o Sh. Roop Kishore), Total Area 83.64 Sq mtr., Recorded in Bahi No. 01, Zild. No 6904, Pages No 85 to 104, Sr. No. 16838, Dated. 02.12.2014, at Sub. Reg. office Najibabad, Distt. Bijnor (UP). Bounded: On the North by: Rasta 15ft. Wide, On the South by: Pat Aaraji of Seller, On the East by: Pat Aaraji of Smt. Alpana, On the West by: Aaraji of Seller.	A) 02.03.2023 B) 10,49,067.00 + Interest and other Charges C) Symbolic Possession	A) Rs. 11,02,000/- B) Rs. 1,11,000/- C) Rs. 10,000/- PUNBROOP	Not Known any
<b>Auction Dated: 29.04.2024 upto 11am to 4pm Last Date of EMD Submission 28.04.2024</b>					
2	<b>Branch: Dhampur Main, Bijnor</b> <b>Borrower &amp; Mortgagor:</b> Sh. Khursheed Alam s/o Sh. Abdul Hameed & Sh. Mohd. Asif S/o Sh. Anis Ahamad ( <b>Guarantor</b> )	Property Situated at Husainpur Anshik (Muslim Colony, Khand-1 & 2, Andar Seema Nagar Palika, Pargana & Tehsil - Dhampur, Bijnor, (UP), Area 90.30 sq. mtrs., (In the name of Sh. Khursheed Alam s/o Sh. Abdul Hameed), Registered in Bahi No: 1, Jild No: 9750, Pages: 137 - 166, Serial No: 24892, Dated 29.12.2015 at Sub. Reg. office Dhampur. Bounded as: North: House of Sammo Khatoon, South: Plot of Marguburrahman East: Plot of Rafeek Ahmad, West: Rasta Nagar Palika.	A) 04.09.2023 B) Rs. 12,86,603.14 + Interest and other Charges C) Symbolic Possession	A) Rs. 31,93,000/- B) Rs. 3,20,000/- C) Rs. 30,000/- PUNBKHURSHEED	Not Known any
3	<b>Branch: Vikas Bhawan Bijnor</b> <b>Borrower &amp; Mortgagor:</b> Sh. Uday Veer Singh s/o Sh. Rajaram Singh, <b>Co-Borrower:</b> 1. Smt. Sunita Singh w/o Sh. Uday Veer Singh, 2. Kum. Shaifali Rathi d/o Sh. Uday Veer Singh.	Equitable Mortgage of Residential Land situated at. Plot No. F-5, Geeta Nagri (which is Vill. Meerapur Raza & Fareedpur Khema), Civil lines, Distt. Bijnor (UP), (In the name of Dr. Uday Veer Singh S/o Sh. Rajaram Singh). Total Area- 168 Sq. Mtr. Reg in Bahi No- 1, Zila No- 2884, Page No- 149 To 162, Sr. No- 10909, Dated on- 09.12.2005 at Sub. Reg. Office, Bijnor (UP). Bounded as: North: Plot of Surpal Singh etc., South: Road 30' wide, East: Plot of Seema Rani, West: Plot of Poonam Jain etc.	A) 06.01.2024 B) Rs. 56,12,043.45 + Interest and other Charges C) Symbolic Possession	A) Rs. 1,02,30,000/- B) Rs. 10,23,000/- C) Rs. 2,00,000/- PUNBUDAY	Not Known any
4	<b>Branch: Noorpur, Bijnor</b> M/s Rozy Garments ( <b>Borrower Firm</b> ), Sh. Sarfaraj Ahmad S/o Mohd. Sarwar Hussain ( <b>Proprietor/ Borrower</b> ), Sh. Sarvar Ali S/o Sh. Ali Hasan ( <b>Guarantor</b> ).	Equitable Mortgage of Residential Property Situated at Mohalla Ramnagar, Kasba Noorpur, Pargana Budpur Tehsil Chandpur Distt Bijnor (UP) (In Name of Sh. Sarbar Hussain S/o Sh. Ali Husain).Total area 83 sq mtr. Recorded in Bahi no-1, Zild no-1412/1434, Pages- 406-167-168, Serial No-3173 Dated 26.08.1995 at SRO Chandpur, Bijnor (UP). Bounded as: North: Property of Bharat Singh, South: Municipal Rasta, East: Property of Mukir, West: Property of Muniza Khatoon.	A) 12.10.2023 B) Rs. 24,68,711.01 + Interest and other Charges C) Symbolic Possession	A) Rs. 15,98,000/- B) Rs. 1,60,000/- C) Rs. 20,000/- PUNBROZYGARMENT	Not Known any
5	<b>Branch: Noorpur, Bijnor</b> <b>Borrower:</b> Sh. Vikas Kumar Sharma S/o Sh. Monish Kumar, Sh. Monish Kumar S/o Sh. Tejpal Singh & <b>Guarantor/ Mortgagor:</b> Satish Kumar S/o Sh. Tejpal Singh.	Equitable Mortgage of property Situated at Vill. Noorpur, Tehsil Chandpur, Distt- Bijnor (UP). (In the name of Sh. Munishwar Kumar S/o Sh. Tejpal Singh & Satish Kumar S/o Sh. Tejpal Singh), Total Area 422.00 Sq. Mtr. Recorded in Bahi No.01, Zild No. 1165, Page No- 365 to 366 at Sr. No. 4512, Dated:- 28.11.1988, Registered with Sub. Reg. office Chandpur, Distt- Bijnor (UP). Bounded: On the North by: Talab and Shishu mandir ki Pat, On the South by: Rasta Aam, On the East by: Mukiron ki pat aaraji, On the West by: Rasta Aam.	A) 07.08.2023 B) 13,47,627.19 + Interest and other Charges C) Symbolic Possession	A) Rs. 23,04,000/- B) Rs. 2,31,000/- C) Rs. 30,000/- PUNBVIKASH	Not Known any
6	<b>Branch: Kiratpur, Bijnor</b> <b>Borrower:</b> M/s Nawaj Khan & Shahjawan Khan through its proprietor Sh. Nawaz Khan ( <b>Proprietor's Firm</b> ), Sh. Nawaz Khan S/o Sh. Shahjawan Khan ( <b>Proprietor</b> ), Smt. Yasmeen Parveen W/o Sh. Shahjawan Khan ( <b>Guarantor/ Mortgagor</b> ) and Sh. Shahbaz Khan S/o Shahjawan Khan ( <b>Guarantor</b> )	Equitable Mortgage of Residential House situated at Kasba Kiratpur, Mohalla Kaziyan, Pargana Kiratpur, Distt- Bijnor, Total Area 92.80 sq. mtrs. (In the name of Yasmeen Parveen W/o Shahjawan Khan) recorded in Bahi No.01, Zild No 971, on pages 382 to 383 at Sr. No. 4648 dated 23.12.1989, Registered with Sub. Reg. Office Najibabad, Distt. Bijnor (UP). Bounded as: North: House of Hakeem Jahid Hussain, South: Abchak afterwards House of Shafat Khan & Aaraji, East: Rasta Mushartaka, West: House of Nazeer Ahmad.	A) 15.09.2023 B) 34,15,461.09 + Interest and other Charges C) Symbolic Possession	A) Rs. 39,27,000/- B) Rs. 3,93,000/- C) Rs. 30,000/- PUNBNAWAJ	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 **Sl.No. 1 : Date 16.04.2024 & Sl.No. 2 to 6: Date 29.04.2024 & 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**