

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: 22.02.2024 upto 11am to 4pm Last Date of EMD Submission 21.02.2024					
1	Branch: Kiratpur Branch, Bijnor. Borrower: Sh. Abdul Sami S/o Sh. Abdul Shakoor (Borrower/ Mortgagor), Smt. Nasima Khatoon W/o Sh. Abdul Sami (Guarantor/ Mortgagor)	1. Equitable Mortgage of Residential Property Situated at Vill. Fatehpur nauabad (Baharchakkar road), Pargana, Tehsil & Distt- Bijnor (UP). (In the name of Sh. Abdul Sami S/o Sh. Abdul Shakoor), Total Area 1490.33 Sq mtr., Recorded in Bahi No. 01, Zild. No 5587, Pages No 179 to 220, Sr. No. 3623, Dated 30.03.2011, at Sub. Reg. office Bijnor Distt. Bijnor (UP). Bounded: On the East by: Aaraji Inam, on the West by: Aaraji Seller, on the North by: Rasta 20 feet wide, on the South by: Aaraji Seller.	A) 27.03.2023 B) Rs. 47,40,015.62 + Interest and other Charges C) Symbolic Possession	A) Rs. 1,94,94,000/- B) Rs. 19,50,000/- C) Rs. 2,00,000/- PUNBABBULSAMI	Not Known any
		2. Equitable Mortgage of Residential Property Situated at Vill. Fatehpur nauabad (Baharchakkar road), Pargana, Tehsil & Distt- Bijnor (UP). (In the name of Sh. Abdul Sami S/o Sh. Abdul Shakoor), Total Area 140.57 Sq mtr., Recorded in Bahi No. 01, Zild. No 5454, Pages No 45 to 66, Sr. No. 2, Dated 01.01.2011, at Sub. Reg. office Bijnor Distt. Bijnor (UP). Bounded: on the East by: Aaraji Khanna etc., on the West by: Chakkar Road, on the North by: Plot of Khurshid, on the South by: Rasta 20 feet wide			
		3. Equitable Mortgage of Residential Property Situated at Vill. Fatehpur nauabad (Baharchakkar road), Pargana, Tehsil & Distt- Bijnor (UP). (In the name of Smt. Naseema Khatoon W/o Sh. Abdul Sami), Total Area 140.57 Sq mtr., Recorded in Bahi No. 01, Zild. No 4593, Pages No 39 to 74, Sr. No. 4758, Dated 17.04.2009, at Sub. Reg. office Bijnor Distt. Bijnor (UP). Bounded: on the East by: Plot of Seller, on the West by: Rasta 20 feet wide, on the South by: Plot of Mujahid etc.			
		4. Equitable Mortgage of Residential Property Situated at Vill. Fatehpur nauabad (Baharchakkar road), Pargana, Tehsil & Distt- Bijnor (UP). (In the name of Smt. Naseema Khatoon W/o Sh. Abdul Sami), Total Area 1296.47 Sq mtr., Recorded in Bahi No. 01, Zild. No 5316, Pages No 349 to 394, Sr. No. 10820, Dated 08-09-2010, at Sub. Reg. office Bijnor Distt. Bijnor (UP). Bounded as sale deed of Kita No. 01: on the East by: Plot of Seller, on the West by: Plot of Rais, Sukha, majahid, Diwan ji, Nasima etc., on the North by: Rasta 20 feet wide, on the South by: Plot of Anis Kamil etc. Bounded as sale deed of Kita No. 02- on the East by: Plot of Seller, on the West by: Plot of Anis Kamil etc., on the North by: Aaraji Kita No. 01, on the South by: Sadak Jodhuwala Road.			
2	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. Bahi No. 1, Zild No. 7056, Pages: 367-388, Serial No. 3551, Dated 04.03.2015. 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) Symbolic Possession	A) Rs. 7,98,000/- B) Rs. 80,000/- C) Rs. 10,000/- PUNBBRIJESHYADAV	Not Known any
3	Branch: Nehtaur, Bijnor M/s Shan traders through its proprietor (Borrower Firm), Smt. Rafat Jahan D/o Sh. Abrar Ahmad W/o Sh. Rais Ahmad (Proprietor/ Mortgagor), Sh. Rais Ahmad S/o Sh. Shafeeq Ahmad (Guarantor /Mortgagor), Sh. Zaheen Ahmad S/o Sh. Islamuddin (Guarantor).	Property No.1. Equitable Mortgage of Residential House Situated at Moh- Nodha, Kasba & Pargana- Nehtaur, Tehsil Dhampur, Distt- Bijnor (UP). (In the name of Sh. Rais Ahmad S/o Sh. Shafeeq Ahmad), Total Area 41.08 Sq. Mtr., Recorded in Bahi No. 01, Zild. No 10305, Pages No 261 to 296, Sr. No. 21187, Dated 03.11.2016, at Sub. Reg. office Dhampur, Distt. Bijnor (UP). Bounded as per Sale Deed: North: House Suman Devi, South: Aaraji Rafat Jahan, East: Sadak nagar Palika approx. 12 feet wide, West: House Mohan Singh. Property No.2. Equitable Mortgage of Shop Situated at Moh- Nodha, Kasba & Pargana- Nehtaur, Tehsil Dhampur, Distt- Bijnor (UP). (In the name of Smt. Rafat Jahan W/o Sh. Rais Ahmad), Total Area 18.40 Sq. Mtr., Recorded in Bahi No. 01, Zild. No 10153, Pages No 57 to 86, Sr. No. 15267, Dated 27.07.2016, at Sub. Reg. office Dhampur, Distt. Bijnor (UP). Bounded as per Sale Deed: North: Dhampur - Nehtaur Road, South: House of Maya Devi, East: Rasta nagar Palika 12 feet wide (Telephone exchange wali Gali), West: Shop Maya Devi.	A) 12.04.2023 B) 16,65,230.46 + Interest and other Charges C) Symbolic Possession	Property No. 1 Rs. 12,37,000/- Rs. 1,24,000/- Rs. 20,000/- PUNBRAAFAT1 Property No.2 Rs. 22,46,000/- Rs. 2,25,000/- Rs. 50,000/- PUNBRAAFAT2	Not Known any
4	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. 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	Rs. 24,50,000/- Rs. 2,45,000/- Rs. 20,000/- PUNBANILKUMARYAD	Not Known any
5	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) Symbolic Possession	Rs. 25,11,000/- Rs. 2,51,000/- Rs. 20,000/- PUNBSANTOSHPOUL	Not Known any
6	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. Bounded: North by : Rasta 8 Feet Wide, South by : Property of Shafeek 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) Symbolic Possession	Rs. 9,70,000/- Rs. 97,000/- Rs. 10,000/- PUNBAMIT	Not Known any
7	BRANCH: Haldaur, Bijnor Borrower: M/s Abbasi Constructions And Suppliers, Prop./ Mortgagor -Mohd. Yusuf Abbasi S/o Mohd. Shakeel Ahmad , Guarantor- 1. Mohd. Shahid S/o Sh. Habibur Rehman. 2. Irshad Siddiqui S/o Sh. Sageer Ahmad. BRANCH: Haldaur, Bijnor Mohd. Yusuf Abbasi S/o Mohd. Sakeel Ahmad (Borrower/ Mortgagor), Guarantor- 1. Mohd. Shahid S/o Sh. Habibur Rehman 2. Sh. Mushtaq Ahmad S/o Mohd. Haneef.	EM of Residential House, Situated at moh. Sarai, Kasba-Haldaur, Pargana-daranagar, Teh. & Distt. Bijnor, In the name of Mohd. Yusuf Abbasi S/o Sh. Shakeel Ahmad, Total Area 99.33 Sq. Mtr. Recorded in Bahi no-1, Zild No-7864, Page on 323-342, Sr. No-6741 dated 19.05.2015, Registered S.R Office Bijnor Distt. Bijnor. Bounded: East- Rasta nagar palika approx.12 Ft. wide West- Plot of akhleema bano North-House of Firoza bano South- Aaraji Smt. shabnam.	A) 15.12.2022 B) Rs. 22,70,900.16 + Interest and other Charges C) Symbolic Possession A) 16.12.2022 B) Rs. 22,86,178.39 + Interest and other Charges C) Symbolic Possession	Rs. 40,69,000/- Rs. 4,10,000/- Rs. 40,000/- PUNBABBASICON	Not Known any
8	Branch: Sahaspur, Bijnor Borrower/Mortgagor: Sh. Riyasat Hussain S/o Sh. Shafaat Hussain.	Equitable Mortgage of Property (Land & Building) Situated at Vill. Chak Kamal, Pargana Nehtaur, Teshil Dhampur, Distt- Bijnor, (UP), (In the name of Sh. Riyasat Hussain S/o Sh. Shafaat Hussain). Total Area- 0.571 Hect. (5710.00 Sq. mtrs.) (1/2 Share of Riyasat Hussain i.e. 2855 Sq. Mtr.) Registered in Bahi No. 1, Zild No. 6715, Page on 363 to 392, Sr. No. 6362, Dated 19.04.2011, at Sub. Reg. Office- Dhampur, Distt- Bijnor (UP). Bounded: On the North by: Rasta, On the South by: Khet of Anvaral Haq, On the East by: Khet of Rais & Khurshid etc., On the West by: Khet of Amlesh Devi.	A) 10.01.2022 B) 34,71,603.88 + Interest and other Charges C) Symbolic Possession	Rs. 46,10,000/- Rs. 4,61,000/- Rs. 50,000/- PUNBRIYASAT	Not Known any
9	Branch: Nagina Borrower Firm: M/s Aliya Cement Store. Proprietor/ Borrower: Shri. Mohd. Azhruddin 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. Bijnor (UP), Area 73.08 sq. mtrs., (In the name of Smt. Farzana W/o Mohd. Akhtar), Registered at Bahi No: 1, Jild 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 & Rashta.	A) 27.07.2021 B) Rs 20,94,023.39 + Interest and Other Charges C) Symbolic Possession	Rs. 19,57,000/- Rs. 1,96,000/- Rs. 20,000/- PUNBAALIYACEMENT	Not Known any
10	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. Recorded in Bahi No.01, Zild No. 9735, Page No- 375 to 396 at Sr. No. 24313, Dated- 17.12.2015, Registered 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	Rs. 31,50,000/- Rs. 3,20,000/- Rs. 40,000/- PUNBKALYANTRADER	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 22.02.2024 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**