

Branch Office : Circle Sastra Center, Haldwani (823400), Uttarakhand, Ph. 95365 82435, E-Mail : cs8234@pnb.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the 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.

SCHEDULE OF THE SECURED ASSETS

Lot No	Name of the Branch	Description of Immovable/Movable Properties Mortgagor/Owner Name(Mortgagor of property(ies))	A) Dt of Demand Notice Under u/s 13(2) of SARFAESI Act, 2002	A) Reserve Price	Date/Time of E-Auction	Details of Encumbrances Known to the Secured Creditor
			B) Outstanding Amount	B) EMD		
			C) Possession Date u/s 13(4) of SARFAESI ACT, 2002"	C) Last Date of deposit of EMD		
			D) Nature of Possession Symbolic/Physical/ Constructive	D) Bid Increase Amount		
1	BO: Haldwani(019600)	Property No 1	A).20.05.2022	A).₹65.91 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
	M/s SRL Corporation Add: LIG-262, Awas Vikas Colony, Rudrapur, Udham Singh Nagar Proprietor/Mortgagor: Sh Shiv Kumar Singh S/o Late Sh Roshan Lal Add: H. No. 262, Ward No. 19, LIG-262, Awas Vikas Colony, Rudrapur, Udham Singh Nagar	EM of residential land & building measuring 167.28 sq mt at plot no 209, Khet No 70 min vide Bahi no.01, Zild 619, Pages 345-368, SR no.4946 dated 18/06/2011 situated at Vill Chukti, Pargana Rudrapur, Tehsil Kichha in the name of Sh Shiv Kumar Singh s/o late Roshan Lal. Note: IP also mortgaged in Housing Loan of Shiv Kumar Singh and Kanchan Singh	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹6.75 lac		
			c).27.07.2022	C). 14.02.2024		
			D).Symbolic possession	D).₹0.75 lac		
		Property No 2	A).20.05.2022	A).₹33.18 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
	Smt. Kanchan Singh W/o Sh Shiv Kumar Singh Add:H. No. 262, Ward No. 19, LIG-262, Awas Vikas Colony, Rudrapur, Udham Singh Nagar, Smt Jyoti Agarwal W/o Sh Amit Agarwal Add: EWS 534, Ward No. 20, Awas Vikas, Rudrapur, Udham Singh Nagar	EM of Residential house measuring 167.28 sq mtr at Khet No 87 min & coloney plot No.29, vide bahi no.01, Zild no.746, pages 173-188, SR no.8584 dated 31/10/2011, Vill Fulsunga, Tehsil Kichha in the name of Smt Jyoti Agrawal w/o Amit Agarwal	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹3.50 lac		
			c).27.07.2022	C). 14.02.2024		
			D).Symbolic possession	D).₹0.50 lac		
		Property No.3	A).20.05.2022	A).₹30.64 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
	Nagar Sh Yogesh Chandra Joshi S/o Sh Mohan Chandra Joshi Add:H. No. 654, Awas Vikas, Ward No. 20, Rudrapur, Udham Singh Nagar	EM of Residential House No EWS D-406 measuring 40.92 sq mt, vide Book no.01, Khand 592, Pages 89-116, SR no.1778 dated 04/06/2005 Situated at Vivekanand Nagar, Awas Vikas Colony, Rudrapur in the name of Sh Pankaj Kumar Vishnoi s/o Sh Rajesh Kumar Vishnoi	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹3.25 lac		
			c).27.07.2022	C). 14.02.2024		
			D).Symbolic possession	D).₹0.50 lac		
		Property No.4	A).20.05.2022	A).₹31.95 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
	Nagar Sh Pankaj Kumar Vishnoi s/o Sh Rajesh Kumar Vishnoi Add: House No EWS B-406, Vivekanand Nagar, Awas Vikas Colony, Rudrapur	EM of Residential House No EWS B-654 measuring 44.70 sq mt, vide Book no.01, Khand 166, Pages 253-288, Sr no.124, dated 19/01/2001 situated at Vivekanand Nagar, Awas Vikas Colony, Rudrapur in the name of Sh Yogesh Chandra Joshi s/ Late Sh Mohan Chandra Joshi	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹3.25 lac		
			c).27.07.2022	C). 14.02.2024		
			D).Symbolic possession	D).₹0.50 lac		
		Property No.5	A).20.05.2022	A).₹17.32 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
		EM of Residential land measuring area 148.70 sq mtr at Khasra No 230 min.(private plot no 11 & 12), vide sale deed no.7135, bahi no.01, zild-1349, pages 351-372 dated 13/08/2012 situated at Vill Jai nagar Tehsil Rudrapur in the name of Smt Kanchan Singh w/o Shiv Kumar Singh Note: IP also mortgaged in Housing Loans of i) Smt Kanchan Singh w/o Sh	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹1.75 lac		
			c).27.07.2022	C). 14.02.2024		
			D).Symbolic possession	D).₹0.25 lac		

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Shiv Kumar Singh ii) Sh Shiv Kumar Singh and Smt Kanchan Singh				
Property No.6	A).20.05.2022	A).₹17.38 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
EM of Residential Plot No 229 & 230 Min.measuring 185.87 sq mtr vide Bahi no.01, Zild-1149, Pages 105-118, SR no.7796 dated 14/12/2011 situated at Vill Jainagar, tehsil Rudrapur, U S Nagar in the name of Sh Shiv Kumar Singh s/o late Sh Roshan Lal	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹1.75 lac		
	c).27.07.2022	C). 14.02.2024		
	D).Symbolic possession	D).₹0.25 lac		
Property No.7	A).20.05.2022	A).₹11.56 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
A) EM of Residential Plot No 230 min. measuring 123.61 sq mtr, Khata No 0065, vide sale deed no.8455, bahi no.01, zild-1380, pages 399-412 dated 20/09/2012 situated at Vill Jainagar, tehsil- Rudrapur, U S Nagar in the name of Sh Shiv Kumar Singh s/o late Sh Roshan Lal	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹1.25 lac		
	c).27.07.2022	C). 14.02.2024		
	D).Symbolic possession	D).₹0.25 lac		
Property No.8	A).20.05.2022	A).₹27.61 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
EM of Non- agri Land & Building measuring area 139.40 sq mtr Khet No 24/1 min, P Plot No 28, vide sale deed no.835, book no.01, zild no.846, Pages 135-144 dated 03/02/2012 at Vill. Chhatarpur Rudrapurin in the name of Sh Shiv Kumar Singh s/o late Sh Roshan Lal Note: IP also mortgaged in Housing Loan of Shiv Kumar Singh and Kanchan Singh	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹3.00 lac		
	c).27.07.2022	C). 14.02.2024		
	D).Symbolic possession	D).₹0.50 lac		
Property No.9	A).20.05.2022	A).₹16.02 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
EM of Residential land measuring area 345.67 sq mtr at Chak no.96, Gata No 658 min (Plot no.C-4) at Vill dibdiba (K V Greens) Colony, vide sale deed no.7118, Book no.01, Khand 2207,Pages 393-424, dated 03/05/2015 Tehsil bilaspur, Rampur in the name of Smt Kanchan Singh w/o Sh Shiv Kumar Singh	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹1.75 lac		
	c).27.07.2022	C). 14.02.2024		
	D).Symbolic possession	D).₹0.25 lac		
Property No. 10	A).20.05.2022	A).₹26.43 lac	15.02.2024 11:00 AM to 04:00 PM	Not known
EM of Residential land measuring area 570.47 sq mtr at Plot No A-12 gata No 660 min, Chak no.447 at Vill dibdiba(K V Greens Colony vide sale deed no.6909, book no.01, Khand 2203, pages 189-216 dated 23/10/2015, Tehsail bilaspur, Rampur in the name of Sh Shiv Kumar Singh s/o Late Sh Roshan Lal	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹2.75 lac		
	c).27.07.2022	C). 14.02.2024		
	D).Symbolic possession	D).₹0.50 lac		
Property No.11	A).20.05.2022	A).₹13.90 lac	15.02.2024 11:00 AM to 04:00 PM	Not Known
EM of residential land measuring area 300 sq mtr at Plot No J-21,22 Gata No 31& 32 min at Vill Inderpur, (K V Greens) vide sale deed no.6505, book no.01, Khand 2036, pages 393-420 dated 20/10/2014, Bilaspur, Rampur in the name of Smt Neema Joshi w/o Sh Yogesh Chandra Joshi	B).₹4,44,29,728.82/-(as on 20.05.2022) + further intt & other charges	B).₹1.50 lac		
	c).27.07.2022	C). 14.02.2024		
	D).Symbolic possession	D).₹0.25 lac		

TERMS AND CONDITIONS OF E-AUCTION SALE

1. 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

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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 3 mode 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/ 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>. 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) <https://eprocure.gov.in/epublish/app>

(3) <http://www.mstcecommerce.com/>.

(4) 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-भारत-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 (\geq 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 multiple of EMD increase amount given in Sale Notice (property wise), 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.

(1) 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 ([http://www.mstcecommerce.com/](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 Authorised 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 Authorised Officer, but the Authorised 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 inspect the property in consultation with the dealing official as per the details provide.

20. All statutory dues/attendant 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. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

पंजाब नैशनल बैंक
...भरोसे का प्रतीक !



punjab national bank
...the name you can BANK upon !

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For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <https://eprocure.gov.in/epublish/app>,
<http://www.mstcecommerce.com/>, www.pnbindia.in,

Place: Haldwani

Mob No: +919536582435

Date: 24.01.2024

Authorized Officer

Punjab National Bank

Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002