

Circle Sastra Centre: Mandi (H.P) Contact No. 01905-222094.

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS HARD COPY TO THE AUTHORISED OFFICER 21-02-2024 UP TO 4:00 P.M.

Sale of immovable/ MOVABLE property /ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Whereas, the Authorized Officer of Punjab National Bank has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) read with Rule 6(2)/ 8(6) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.ibapi.in>; <http://www.mstcecommerce.com>). Bank will be free to bid for eligible cases

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES

Sr. No.	Name of Branch & Account	Name of Owner of The Property/Asset	Details Of Property/Asset	Demand Notice Date/Outstanding Amount/ Date Of Possession	Reserve Price	EMD(10% of Reserve Price)	Bid Increase Amount	Date/Time of auction	Dues Payable to Local Bodies/State/Central Govt.
1	PUNJAB NATIONAL BANK BHANGROTU, DISTRICT MANDI (H.P) M/S HI-TECH SATLUJ MOTORS PVT. LTD. (DIRECTORS SH. NARENDER KUMAR GULERIA & SMT. BABLI GULERIA) A/C NO. 0911009300010961 9862009300000166	SH. NARENDER KUMAR S/O DHARAM CHAND	REGISTERED MORTGAGE OF LAND AND BUILDING OF NARENDER KUMAR S/O DHARAM CHAND COMPRISED UNDER KHATA/KHATAUNI NO. 69/79, KHASRA NO. 1123/1, 1126/2 AREA 00-13-06 BIGHA AT MUHAL NAGCHALA/219, TEHSIL BALH, DISTRICT MANDI HP.	<u>Demand Notice Date</u> 08-11-2021	Rs 1,90,00,000 /- (Rupees One Crore Ninety Lakh Only)	Rs 19,00,000/- (Rupees Nineteen Lakhs Only)	Rs 2,00,000/- (Rupees Two Lakh Only)	22-02-2024 11:00 A.M. To 04:00 PM	NOT KNOWN
				<u>Outstanding Amount</u> Rs.6,55,57,926.78/ (Rs. Six Crore Fifty Five Lakh Fifty Seven Thousand Nine Hundred Twenty Six and Seventy Eight Paise only) with further interest w.e.f 01.04.2021 and other charges and less recovery.					
			REGISTERED MORTGAGE OF LAND AND BUILDING OF NARENDER KUMAR S/O DHARAM CHAND COMPRISED UNDER KHATA/KHATAUNI NO. 69/79, KHASRA NO. 1125/1, 1126/3 AREA 00-11-13 BIGHA AT MUHAL NAGCHALA/219, TEHSIL BALH, DISTRICT MANDI HP.	(Physical Possession date 03-08-2022 for Property in name of Narender Kumar S/o Dharam Chand at Khasra No 1123/1, 1126/2, Area 00-13-06 Bigha & Khasra no. 1125/1 & 1126/3 Area 00-11-13 Bighas)	Rs 3,08,00,000/- (Rupees Three Crore Eight Lakhs Only)	Rs 30,80,000/- (Rupees Thirty Lakhs Eighty Thousand Only)	Rs 3,10,000/- (Rupees Three Lakhs Ten Thousand Only)		
			REGISTERED MORTGAGE OF LAND AND BUILDING OF NARENDER KUMAR S/O DHARAM CHAND COMPRISED UNDER KHATA/KHATAUNI NO. 185/222, KHASRA NO. 1077, 1082, KITA 2 TOTAL LAND MEASURING 04-17-16 BIGHAS OUT OF WHICH SHARE OF 1968/10432 I.E 00-18-09 BIGHA SITUATED AT MUHAL NAGCHALA/219, TEHSIL BALH, DISTRICT MANDI HP. REGISTERED MORTGAGE OF LAND AND BUILDING OF NARENDER KUMAR S/O DHARAM CHAND COMPRISED UNDER KHATA/KHATAUNI NO. 405/466, KHASRA NO. 1078,1124 KITA 2 TOTAL LAND MEASURING 05-05-14 BIGHA OUT OF WHICH SHARE OF 1500/31710 I.E 00-05-00 BIGHA SITUATED AT MUHAL NAGCHALA/219, TEHSIL BALH, DISTRICT MANDI HP.	(Symbolic Possession date 25-01-2022 for Property in name of Narender Kumar S/o Dharam Chand at Khasra No 1077,1082 Area 00-18-09 Bigha & Khasra No 1078,1124 Area 00-05-00 Bigha)					
2	PUNJAB NATIONAL BANK JHANJHELI,, DISTRICT MANDI (H.P) UDESH KUMAR S/O PREM SINGH A/C NO. 222400NC00017047	SH. UDESH KUMAR S/O SH. PREM SINGH	REGISTERED MORTGAGE OF LAND AND BUILDING SHARE AREA MEASURING 00-03-10 BIGHAS COMPRISED UNDER KHATA KHATAUNI NO. 38/38 KITA-16 SITUATED AT VILLAGE GULACH, PO KANDHA, TEHSIL THUNAG, DISTT. MANDI H.P.	<u>Demand Notice Date</u> 02-05-2017	Rs 15,51,250/- (Rupees Fifteen lakhs Fifty One Thousand Two Hundred Fifty Only)	Rs 1,55,125/- (Rupees One Lakh Fifty Five Thousand One Hundred Twenty Five Only)	Rs 20,000/- (Rupees Twenty Thousand Only)	22-02-2024 11:00 A.M. To 04:00 PM	NOT KNOWN
				Rs.10,62,344/ (Rs. Ten Lakhs Sixty Two Thousand Three Hundred Forty Four only) with further interest w.e.f 01.04.2017 and other charges and less recovery.					
				<u>Physical Possession</u> 07-08-2018					
3	PUNJAB NATIONAL BANK BO BHANGROTU M/S BRAHMA MILK UDYOG PROP. RAMESH SEN S/O NIKKA RAM A/C NO 986200AG00000016 & 9862008600000018	SH. RAMESH SEN S/O NIKKA RAM	REGISTERED MORTGAGE OF LAND AND BUILDING COMPRISED UNDER KHATA KHATAUNI NO. 188/213, KHASRA NO. 665, MEASURING 01-18-15 BIGHA OUT OF WHICH LAND TO THE EXTENT OF 4/30 SHARE MEASURING 00-05-03 BIGHA SITUATED AT MUHAL NER/222, TEHSIL BALH DISTT. MANDI H.P.	<u>Demand Notice Date</u> 12.03.2020	Rs 30,00,000/- (Rupees Thirty Lakhs Only)	Rs 3,00,000/- (Rupees Three Lakh Only)	Rs 30,000/- (Rupees Thirty Thousand Only)	22-02-2024 11:00 A.M. To 04:00 PM	NOT KNOWN
				<u>Outstanding Amount</u> Rs. 7,94,627.16/- (Rupees Seven Lakh Ninety Four Thousand Six Hundred Twenty Seven and Sixteen Paise Only) with further interest w.e.f. 01.04.2018 and other charges and less recovery.					
				(Physical Possession) 09-10-2023					

4.	PUNJAB NATIONAL BANK BANJAR, DISTT. KULLU (H.P)	SH. TILAK RAJ S/O SH. KARAM DASS	REGISTER MORTGAGE OF LAND AND BUILDING MEASURING 00-04-00 BIGHA BEING 4/73 SHARE OUT OF TOTAL LAND MEASURING 03-13-00 BIGHA COMPRISED UNDER KHASRA NO 1915 OF KHATA & KHATAUNI NO. 538/694 INCORPORATED IN JAMABANDI FOR THE YEAR 2005-2006 SITUATED AT PHATI CHANON KOTHI GOPALPUR TEHSIL BANJAR DISTT KULLU (H.P).	Demand Notice Date 22.01.2019	Rs.6,05,000/- (Rupees Six Lakh Five Thousand only)	Rs.60,500/- (Rupees Sixty Thousand Five Hundred Only)	Rs..7,000/- (Rupees Seven Thousand only)	22-02-2024	11:00 A.M. To 04:00 PM	NOT KNOWN
	SH. TILAK RAJ S/O SH. KARAM DASS	Outstanding Amount Rs. 8,70,242.00 (Rupees Eight Lakh Seventy Thousand Two Hundred Forty Two Only) with further interest w.e.f. 01.01.2019 and other charges and less recovery								
	A/C No. 059600NC00040850	(Physical Possession) 22.02.2021								

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.mstcecommerce.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 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 (<http://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 <http://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-बिदाय –IBAPI portal (<https://www.ibapi.in>).
7. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.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 Rs. _____ 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/>). 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.

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,

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

The borrower/guarantors are hereby notified to pay the outstanding Amount 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: For the property/ Asset can be inspected on date i.e. 19.02.2024, between 11:00 a.m. to 4:00 p.m.

Place: MANDI

Date: 02-02-2024

Authorized Officer, Punjab National Bank , CIRCLE SASTRA CENTER: MANDI