



## PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES On 29.07.2024 From 11.00 AM to 03.00 PM.

Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002) Whereas, the Authorized Officer of Punjab & Sind Bank had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for realization of Bank's dues. The sale will be done by the undersigned through e-auction platform provided at the <https://www.bankeauctions.com>.

### DESCRIPTION OF IMMOVABLE PROPERTIES

S. N.	Name of the Borrower/Guarantor & Branch	Description of The Property	Demand Notice Date & Outstanding Amount (Rs.) + Future Interest & Other expenses thereon	EMD Submission Account Details (Deposit through NEFT/RTGS)	Reserve Price EMD Bid Increase (Amt. in Lac)
1	<b>Branch: Ambala Road, Saharanpur</b> <b>Borrowers:</b> M/s Yash property Consultants through Sh. Neeraj Singh Chauhan (Partner) S/o Late Sh. Yashpal Singh. Smt. Rajini Chauhan (Partner) W/o Sh. Neeraj Singh Chauhan. <b>Guarantor:</b> Smt. Ramesh W/o Late Sh. Yashpal Singh.	<b>Property No. 1.</b> Shop upon commercial Plot measuring 19 sq. yards pertaining to Khasra No. 109/1m situated at Milkwajudinpur, Near Siya Ram Colony, Saharanpur, in the name of Neeraj Singh Chauhan S/o Late Sh. Yashpal Singh. Detail of Title Deed Doc. No. 6338 Regd. On 25.09.2007 in Bahi No.1, Jild 1197 Page 299-316 in the office of sub-registrar Saharanpur. Bounded as: East: Property of Dheeraj & Others, West: 17' wide Road, North: Property of Dheeraj & others, South: 25' wide Road.	Date: 21.02.2019	EMD A/c No. : 80145040070003 IFSC: PSIB0008014 Name: Punjab And Sind Bank Zonal Office Dehradun)	Rs. 24,00,000/-
			Rs. 1,05,14,333/- + future interest and all other charges w.e.f 30.06.2024 less recovery if any		Rs. 2,40,000/-
					Rs. 25,000/-
	<b>Property No. 2.</b> Residential Plot No. 64,65, 66, 67 measuring 780.00 sq yards pertaining to Khasra No. 75 at wake Gram Pinjora Baroon Greater Om Vihar, Saharanpur. In the name of Smt. Rajini Chauhan W/o Sh. Neeraj Chauhan. Detail of title Deed Doc. No. 6026 Regd On 06.09.2016 in Bahi No. 1 Jild No. 5399, Page No. 65-94 in the office of Sub-registrar Saharanpur. Boundaries: East: Plot No. 68, West: Plot No. 63, North: Land of other, South: 25 wide Road.				Rs. 76,50,000/-
					Rs. 25,000/-
2	<b>Branch: Ambala Road, Saharanpur</b> <b>Borrower:</b> M/s Vandana Sarees prop. Anuj Kumar, Punjabi Market, Saharanpur- 247001. <b>Proprietor:</b> Sh. Anuj Kumar S/o Sh. Surend Kumar, R/o D-3, Numaish Camp, Saharanpur- 247001. <b>Guarantor:</b> Smt. Hema W/o Surender Kumar R/o D-5, Numaish Camp. 679-698, Title serial No. 977 dated 22.02.2005, Registered at Sub-registrar, Saharanpur. Saharanpur- 247001. <b>Guarantor:</b> Sh. Surender Kumar S/o Desh Ran Chhabra, R/o D-39, Numaish Camp, Saharanpur- 247001.	Equitable Mortgage of Property situated at MPL No. 5/1659 (old) and 5/2008 (New), Block No. A/3 Situated at wake Mohalla Keshav Nagar, Saharanpur Pargana and Teshil District Saharanpur, measuring 75.00 sq. yards or 62.70 sq. mtrs. Details of the title deed(s): Registered in sub Registry office Saharanpur on Bahi No. Jild No. 453 page no. Property Bounded as: East: House of Anil Kalra urf Chhabra, West: House of Kashmiri Lal and Mahinder Kumar Thakal, North: Common Rasa 20 ft, South: House of Banrasi Das thereafter Gali 8 ft. wide.	Date: 05.04.2022	EMD A/c No. : 80145040070003 IFSC: PSIB0008014 Name: Punjab And Sind Bank Zonal Office Dehradun)	Rs. 31,50,000/-
			Rs. 21,73,798.41 + future interest and incidental charges w.e.f 01.04.2022 less recovery if any		Rs. 3,15,000/-
					Rs. 25,000/-
3	<b>Branch: Roorkee Road, Muzaffarnagar</b> <b>Borrower/Mortgagor:</b> 1. Mohd. Sajid S/o Saeed R/o House No. 202 Near Jama Masjid, Shabhudinpur Road, laddhawala-3 regd Pargana and Tehsil Distt- Muzaffarnagar-251001. 2. Vajid Ahmad S/o Saeed Ahamad, R/o House No. 202 Near Jama Masjid, Shabhudinpur Road, laddhawala-3 Pargana and Tehsil Distt- Muzaffarnagar. <b>Guarantor:</b> Mohd Irshad S/o Deen Mohamad R/o H.No. 348, Nyajupura Majra, , Shabhudinpur Road, Pargana and Tehsil Distt- Muzaffarnagar and <b>Guarantor/Mortgagor:</b> Smt. Khusnuma W/o Mohd Saleem R/o H.No. 2993 Rasul Nagar Jakir Colony Lisari Gate, Distt- Meerut. <b>Guarantor/Mortgagor:</b> 1. Smt Mehraj W/o Khaleel R/o House No. 262 Vill Bagovali Pargana and tehsil Sadar Distt Muzaffarnagar. <b>Guarantor/Mortgagor:</b> Smt Nazrana W/o Iklakh R/o Vill Hasimpur Tehsil Deoband Distt Sahranpur and <b>Guarantor/Mortgagor:</b> Smt Shahnaj W/o Mohd Mehraj R/o House No. 288 Nijayupura Shabudinpur Road, Tehsil and Pargana Sadar, Distt- Muzaffarnagar.	All the part & parcel of property situated in Mohalla Nyajopura part of Khasra No. 564 of Vill Shabudinpur (Outer side) Pargana Tehsil and Distt. Muzaffarnagar and which is registered in Sub-registry office sader Distt. Muzaffarnagar at Bahi No. 1 Zild No. 840 Page No. 99 to 114 at Serial No. 4491 on 16.07.1996. Property bounded as: North: Rasta 20 ft wide, South: House musrat Bashiran, East: Rasta 10 fit wide, West: Property abdul fakir.	Date: 30.09.2022	EMD A/c No. : 80145040070003 IFSC: PSIB0008014 Name: Punjab And Sind Bank Zonal Office Dehradun)	Rs. 45,70,000/-
			Rs. 17,49,922.02 + future interest and all other charges w.e.f 29.09.2022 less recovery if any		Rs. 4,57,000/-
					Rs. 25,000/-
4	<b>Branch: Roorkee Road, Muzaffarnagar</b> <b>Borrower:</b> Mohd. Akhlak S/o Bashir Ahmad, R/o H.No. 219, Nyaziupura, Shahbuddinpur, Muzaffarnagar, Tehsil & Distt. Muzaffarnagar- 251001. Smt. Shahjahan W/o Akhlakh (Co-Borrower/Mortgagor), R/o H.No. 219, Nyazupura Shahbuddinpur, Muzaffarnagar, Tehsil & Distt. Muzaffarnagar- 251001 & Smt. Khalida Khatoon W/o Nafis Ahmad (Guarantor) R/o H.No. 97, Niyazupura, Shahbuddinpur, Muzaffarnagar, Tehsil & Distt. Muzaffarnagar- 251001.	All the part and parcel of property measuring 135.432 sq. mts. situated in Village Niyazupura, Khasra No. 561, Pargana, Tehsil and Distt. Muzaffarnagar standing in the name Smt. Shahjahan W/o Akhlakh duly registered in the office of Sub-Registrar Muzaffarnagar at Bahi No. 1, Zild No. 8910, Page No. 121 to 142 at Serial No. 2271 on 11.03.2015. Boundaries: North: Plot of Surendra Kumar Saini, South: Road 8 feet wide, East: House of Jaheer, West: Plot of Sajida and etc.	Date: 06.06.2019	EMD A/c No. : 80145040070003 IFSC: PSIB0008014 Name: Punjab And Sind Bank Zonal Office Dehradun)	Rs. 21.00 Lacs
			Rs. 15,47,792.09 as on 31.05.2019 + future interest and all other charges w.e.f 01.06.2019 less recovery if any		Rs. 2.10 Lacs
					Rs. 25,000/-

Name & Contact No. of the Authorized Officer: **Sl. No. 1 to 2:-** Shri Ram Mohan Arora, Mob. No.9720033456, **Sl. No. 3 to 4:-** Mr. Bhupender Kumar Gautam, Mob. No. 8194009055

Property Inspection date & Time : 25.07.2024 (10.00 AM to 03.00 PM)

Date of EMD and documents submission 26.07.2024 upto 04.00 PM)

**TERMS & CONDITIONS:-** 1. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS". 2. To the best of Knowledge and Information of the Authorised Officer, there is no encumbrance on Asset however, the intending bidders should make their own independent inquiries regarding the encumbrances, title of Property, put on auction and claims / rights / dues / effecting the Assets prior to submitting their bid. The Property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. 3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid and for any property related query interested bidders may contact above mentioned Authorised Officers. The inspection of the Property put on auction will be permitted to interested bidders on or before 25.07.2024 between 10:00 A.M. to 03:00 PM with prior consultation with the Branch Manager. 4. The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. 5. After Registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. i) Copy of the NEFT/RTGS Challan; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card / Driving License / Passport etc. 6. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s C1 India Pvt. Ltd. - HELP DESK NO. + 91-7291981124, 7291981125, 7291981126, Helpline e-mail ID-support@bankeauctions.com 7. The interested bidders has to submit their Bid Document (EMD (not below the Reserve Price) and required Documents can submit their Bid Documents through Online Mode (The web portal, (<https://www.bankeauctions.com>) on / before 26.07.2024 upto 04:00 PM (Online). 8. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e -Auction process shall be declared as the successful Bidder by the Authorized officer /Secured Creditors, after required verification. 9. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or change in any Terms & Conditions of E-Auction without assigning any reason thereon. 10. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of (<https://www.bankeauctions.com>) before submitting their bids and taking part in the e-Auction. 11. If there will be Holiday on E-Auction date the next working day will be Consider as E-Auction Date. 12. Special Instructions: Bidding in the last moment should be avoided in the bidders own interest as neither the Punjab & Sind Bank nor Service provider will be responsible for any lapse/failure (Internet failure / power failure etc.). In order to ward-off such contingent situations bidders are requested to make all necessary arrangements/ alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully. **This Notice is also to be treated as 15 days Statutory sale notice to borrowers and Guarantors (L/Rs) Under Rule 8(6) Security Interest (Enforcement), Rules 2002.**