

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SARFAESI ACT, 2002.
LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 10.03.2026 UPTO 04.00 PM | DATE OF SALE 11.03.2026 02.00 PM TO 03.00 PM

Notice is hereby given to the public in general and in particular to the borrower (s) and Guarantor (s) that in the following loan accounts the below described immovable property/ies mortgaged to the Secured Creditor and whereas, the Authorized Officer of THE PARWANOO URBAN COOPERATIVE BANK LTD. PARWANOO had taken possession of the following property/ies pursuant to the notice issued under section 13(2) and 13(12) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the loan accounts with right to sell the same on **“AS IS WHEREIS 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(8), Sub Rule (1) of Rule 9 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 website <https://www.matexauctions.com>**

Name of the Borrowers/ Guarantors	Description of Immovable Property/ies	Demand Notice date	Possession Date & Position of Possession	Reserve Price	Date & Time of Sale
		& Amount due	Earnest Money Deposit Bid increase amount		
BORROWERS: Sh. Krishan Bhasin (Through its legal heirs Smt. Chanchal Kumari, Sh. Mayank Bhasin, Ms. Parul Bhasin and Smt. Kusum Bhasin) and Sh. Vikas Bhasin GUARANTOR: Smt. Chanchal Kumari Loan A/c Nos: 10234200015118, 10234300015393, 10234300015291 and 10234100015224	All parts and parcels of property No. 510/3 part measuring 1229 sq. feet situated at Mauza Kurari Mohalla zone Kalka, Tehsil Kalka, Distt. Panchkula in the name of Sh. Krishan Bhasin S/o Sh. Ram Swaroop Bhasin.	10.09.2024 Rs. 45,63,483.00/- +INTT w.e.f 01.01.2026	10.12.2024 Symbolic Possession	Rs.50.44 Lacs Rs.5,04,400.00/- Rs. 10,000/-	11.03.2026 , 02.00 pm to 03.00 pm
BORROWERS: Sh. Vinod Goel S/o Sh. Jogi Ram and Sh. Rajesh Goel S/o Sh. Jogi Ram GUARANTOR: Sh. Ram Gopal Garg S/o Sh. Jagdish Rai Garg. Loan A/c No: 10234200000049	All parts and parcels of flat No. 32 Block P in Housing Board Colony Bhatoliakan Baddi, Distt. Solan (HP). As Per Sale Deed No. 670 dated 29.07.2010. registered with Sub Tehsil Baddi, standing in the names of Sh. Rajesh Goel and Sh. Vinod Goel (Both sons of Sh. Jogi Ram)	24.08.2020 Rs. 22,65,883.00/- +INTT w.e.f 1.1.2026	06.02.2021 Symbolic Possession	Rs.2.60 Lacs Rs. 0.26 Lac Rs. 10,000/-	
BORROWER: Sh. Mohit Vesasi S/o Sh. Verender Vesasi GUARANTOR: Sh. Verender Vesasi Loan A/c No: 10234200015102	All parts and parcels of property bearing Khasra No. 83/189 Khasra No. 170 Total measuring 6-15 out of that 60/2700 share which comes to 0-3 (3 Biswa) and Khewat Khatouni No 80 Khasra No 236/0-7, 630/235/0-6 total measuring 0-13 out of that 3/260 share which comes to 0-0-3 (3 Biswasi) Total 0-3-3 (3 Biswa 3 Biswasi) situated at mouza Bitna (Hadbast No. 153) Kalka Tehsil Kalka Distt. Panchkula (Haryana) As per Deed no. 3882 dated 18.03.2015 registered with Sub Registrar Kalka standing in the name of Sh. Mohit Vesasi S/o Sh. Verender Vesasi.	07.02.2024 Rs.28,24,810.00/- +INTT w.e.f 01.01.2026	24.05.2024 Symbolic Possession	Rs. 28.50 Lac Rs. 2.85 Lac Rs. 10,000/-	
BORROWER: M/s Shiv Digital Cable (Prop. Sushma Dubey) GUARANTORS: Sh. Sanjeev Kumar Sharma S/o Sh. Baldev Krishan and Sh. Gaurav Sharma S/o Sh. Pitamber Dutt Sharma Loan A/c No: 10732400000016	All part and parcels of property measuring 0-7 Marla bearing Khasra no. 447/51 comprised in Kh/Kht no. 238/263 H.B. No. 122 as entered in Jamabandi for the year 2002-2003 dated 29.10.2025 (old), Khasra no. 447/51 Kh/Kht no. 454/472(new) H. B. No. 122 as entered in Jamabandi for the year 2012-13 dated 12.06.2025 situated at Mauja Gaguwal, Nalagarh, Tehsil Nalagarh, Distt. Solan, HP-174101 in the name of Sh. Sanjeev Kumar S/o Sh. Baldev Krishan (Guarantor)	24.06.2025 Rs.22,83,212.48/- +INTT w.e.f 01.01.2026	21.11.2025 Symbolic Possession	Rs. 55.96 Lacs Rs. 5.60 Lacs Rs. 10,000/-	11.03.2026 , 02.00 pm to 03.00 pm

TERMS & CONDITIONS

1. The E-Auction is being held on **“AS IS WHEREIS”** and **“AS IS WHAT IS BASIS”**.
2. To the best of knowledge and information of the Authorized 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 e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized 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 verification of documents/Title Deeds and specification before submitting the bid. The inspection of the Property put on auction will be permitted to interested bidders at site with prior consultation with the Authorized Officer Mobile No. 80915 04100.
4. The interested bidders shall submit their EMD through Web Portal <https://assets.matexauctions.com> on or before **10.03.2026 up to 4.00 pm**. The user ID & Password can be obtained free of cost by registering name <https://assets.matexauctions.com> from M/s Matexnet Pvt. Limited 611, Padma Tower-1, Rajendra Place, Chennai Contact Mr. Vikas Mob. No. 9650387768, 044-43437474. The EMD shall be payable through NEFT/RTGS in the following IFSC Code: YESB0TPCB02. Account No. 10220100001037 (Bank name The Parwanoo Urban Co-operative Bank Ltd. and station Parwanoo). The Beneficiary: Authorised Officer The Parwanoo Urban Co-operative Bank Ltd & Demand Draft shall be accepted as EMD amount.
5. For detailed instructions kindly visit our website <https://parwanoobank.com>

PLACES: Parwanoo/ Nalagarh

Date: 01.02.2026

AUTHORIZED OFFICER

Mobile No. 80915-04100

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4. Bidders are bound by the principle of caveat emptor (Buyer Beware). They must perform due diligence before participating in the Bid. Bidders may inspect and verify the Title Deed and other documents relating to the property available with the Bank.

5. The interested bidders shall submit their EMD through Web Portal <https://assets.matexauctions.com> on or before 10.03.2025 up to 4.00 pm. The user ID & Password can be obtained free of cost by registering name <https://assets.matexauctions.com> from M/s Matexnet Pvt. Limited 611, Padma Tower-1, Rajendra Place, Chennai Contact Mr. Vikas Mob. No. 9650387768, 044-43437474. The EMD shall be payable through NEFT/RTGS in the following IFSC Code: YESB0TPCB02. Account No. 10220100001037 (Bank name The Parwanoo Urban Co-operative Bank Ltd. and station Parwanoo). The Beneficiary: Authorised Officer The Parwanoo Urban Co-operative Bank Ltd & Demand Draft shall be accepted as EMD amount.

6. 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 Aadhar/ voter ID Card/Driving License/Passport etc. IV Copy of proof of address; without which the bid is liable to be rejected. UPLOADING SCANNED COPY OF BID FORM (available on website.) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED.

7. The interested bidders who require assistance in creating login ID & Password, uploading data, submitting bid, training on- bidding process etc. may contact Mr Vikas of M/s Matexnet Pvt. Limited 611, Padma Tower-1, Rajendra Place, Chennai, Contact Mr. Vikas Kumar Mob. No. 9650387768, 044-43437474. Portal <https://assets.matexauctions.com> e-mail delhisales@matexnet.co.in

8. Only buyers holding valid User ID/Password and confirmed payment of EMD through **NEFT/RTGS shall be eligible for participating in the e-Auction process.**

9. The interested bidders has to submit their Bid Document [EMD (not below the Reserve Price) and required Document (mentioned in point No 5)] on or before 10.03.2025 up to 4.00 pm by way of HARD COPY to the Authorized officer. Interested bidder who is not able to submit their Bid Documents by way of HARD COPY to the authorized officer, can submit their Bid Documents through Online Mode (which is open from the date publishing the E Auction Event on the web portal, <https://assets.matexauctions.com> on or before 10.03.2025 up to 4.00 pm (online).

10. For participating in E-auction, intending bidders have to deposit a refundable EMD of 10% (EMD mentioned in description) of Reserve Price by way of RTGS/NEFT/Fund transferred to the credit of Account 10220100001037 (Bank name The Parwanoo Urban Co-operative Bank Ltd. and station Parwanoo) The Beneficiary: Authorised Officer Parwanoo Urban Co-operative Bank or by DD/Pay Order favoring The Parwanoo Urban Co-Operative Bank Ltd. The Bid will be open to them and an opportunity will be given to enhance the bid amount in the multiple of Rs. 10,000/- Inter-se bidding among the qualified bidder shall start from the highest bid quoted by the qualified bidders. During the process of interest bidding,

there will be unlimited extension of 10 minutes i.e. the end time of E-auction shall be automatically extended by 10 minutes.

11 (a) No request / complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full shall be forfeited.

11 (b) The highest bidder shall be declared the successful bidder.

12. (a) In case of sole bidder, minimum one increment amount over and above reserve price is required / necessary for declaration of successful bidder

(b) In case of property falling in the state of H P, bidders are advised to refer “Section 118 of the H.P. Tenancy & Land Reforms Act, 1972”.

13. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately on the same day or the next working day of the acceptance of bid price and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by bidder and Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and Property shall be put to re -auction and the defaulting Bidder shall have no claim / right in respect of Assets / Amount. EMD of unsuccessful Bidders will be returned.

14 .The purchasers shall bear the applicable stamp duties /additional stamp duty/transfer charges, fee etc. and all the statutory / non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

15. The unsuccessful bidder will have to make request for EMD refund. The EMD shall not carry any interest

16. The Authorized Officer is not bound to accept the highest offer and Authorised Officer has the absolute right to accept or reject any or all offers(s) or adjourn/postpone /cancel the e-Auction or change in any Term & Conditions of E-Auction without assigning any reason.

17. Sale certificate will be issued by the Authorized officer in favour of successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in the respect of payment of all taxes / charges. The sale certificate shall be issued only in the same manner in which the bid is submitted.

18. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties except those mentioned in the Notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, proper registration and payment of stamp duty of documents, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. 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.

19. The Bank does not undertake any responsibility to produce any permission / license, NOC, allotment of Share Certificate etc. in respect of the property offered for sale or for any

dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation / local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of an/or in relation to the sale of the said property. Successful bidder has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

20. Bidders are advised / cautioned to verify the concerned Revenue Records / other Statutory authorities such as GST / Excise / Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. Statutory dues / liabilities etc due to Government or local body, if any, shall be borne by the purchaser(s).

Place: Parwanoo

Date:

For The Parwanoo Urban Co-Op Bank Ltd.
Authorized Officer Mobile No, 8091504100

We have carefully gone through the Terms and conditions for e-Auction and conditions mentioned accepted.

Name of Bidder

Signature

Date