

The Parwanoo Urban Co-operative Bank Ltd.		PARWANOO District Solan (H.P.) Ph: 01792-233907, 233191			
<b>SALE NOTICE OF IMMOVABLE PROPERTIES E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SARFAESI ACT, 2002.</b>					
<b>LAST DATE &amp; TIME OF SUBMISSION OF EMD AND DOCUMENTS 11.03.2024 UPTO 04.00 PM</b>					
<b>DATE OF SALE 12.03.2024, 02.00 PM TO 03.00 PM</b>					
Notice is hereby given to the public in general and in particular to the borrower (s) and Guarantor (s) that in the following loan account the below described immovable property 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 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(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 <a href="https://www.matexauctions.com">https://www.matexauctions.com</a>					
Name of the Borrowers/ Guarantors	Description of Immovable Property	Demand Notice date & Amount due as per notice	Possession Date & Position of Possession	Reserve Price Earnest Money Deposit Bid increase amount	Date & Time of Sale
Sh. Sandeep Kaushal, Sh Rajiv Behl, Sh Nitin Mittal, Sh. Ramesh Sharma and Sh Ajay Bansal LoanA/c No: 10234300015090	All part and parcels of property bearing Khasra No. 3 total measuring 0-18-36 Haquters out of that 35/40 share which comes to 0-16-06 Haquters situated at Vakya Mouza Taksal Pargana Bhaget Tehsil Kasouli in the name of Sh. Sandeep Koushal S/o Sh. Shyam Lal.	07.02.2023	18.11.2023 Symbolic Possession	Rs. 70.00 Lakh	12.03.2024, 2.00 pm to 3.00 pm
		Rs. 20,60,150/- + Rs. 1051148 (intt. upto 31.03.2022) + intt. w.e.f 01.04.2022		Rs. 7.00 Lakh	
				Rs. 10,000/-	
Sh Shambhu Parsad LoanA/c No. 10234300015059	All part and parcels of property bearing Khata/Khatuni No. 86/121 Khasra No 224 total measuring 20-7 (20 Bigha 7 Biswa) out of that 4 Biswa situated at Vakya Mouza Kurari Tehsil Kalka in the name of Sh. Shambhu Parsad.	11.04.2023	18.11.2023 Symbolic Possession	Rs. 13.60 Lakh	12.03.2024, 2.00 pm to 3.00 pm
		Rs. 15,20,381/- plus interest w.e.f. 01.11.2022		Rs. 1.36 Lakh	
				Rs. 10,000/-	
<b>TERMS &amp; CONDITIONS:</b> 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 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 9805502782; 4. The interested bidders shall submit their EMD through Web Portal <a href="https://assets.matexauctions.com">https://assets.matexauctions.com</a> on or before 11.03.2024 up to 4.00 pm. The user ID & Password can be obtained free of cost by registering name <a href="https://assets.matexauctions.com">https://assets.matexauctions.com</a> 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/Authorized Officer The Parwanoo Urban Co-operative Bank Ltd & Demand Draft shall be accepted as EMD amount. 5. For detailed instructions kindly visit our website <a href="https://parwanoobank.com">https://parwanoobank.com</a>					
<b>STATUTORY 30/ 15 DAYS SALE NOTICE UNDER RULE 8(6)/ RULE 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES 2002</b>					
Also be treated as notice U/r 8(6)/ Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction sale on above mentioned date.					
Place: Parwanoo		Date: 03.02.2024		For The Parwanoo Urban Co-Op Bank Ltd. Authorized Officer Mobile No. 9805502782	

### 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 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 9805502782;
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 **11.03.2024** 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 Parwanoo Urban Co-operative Bank & 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. UPLOADED 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](mailto: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/before **11.03.2024** up to 04.00 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/before **11.03.2024** 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 15<sup>th</sup> 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, 9805502782

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

**Name of Bidder**

**Signature**

**Date**