



# The Parwanoo Urban Co-operative Bank Ltd.

PARWANOO District Solan (H.P.)  
Ph: 01792-233907, 233191

## SALE NOTICE OF IMMOVABLE PROPERTIES E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SARFAESI ACT, 2002. LAST DATE & TIME OF SUBMISSION OF EMD & DOCUMENTS 28.02.2023 UPTO 04.00 PM DATE OF SALE: 01.03.2023 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 account the below described immovable property mortgaged to the Secured Creditor and whereas, the Authorized officer of THE PARWANOO URBAN CO-OPERATIVE 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 <https://bankauctions.in>.

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
Smt. Luxmi Devi W/o Sh. Kewal Kishore and Sh. Kewal Kishore S/o Sh. Ram Lal R/o 167 Bitna Siuri Pinjore Distt. Panchkula (Haryana) 134102.	All parts and parcel of property bearing Khata No. 50/90 Khasra No. 591/5 total measuring 1-8 (One Bigha 8 Biswa ) out of that 47/56 share which comes to 1-3.10 (One Bigha Three Biswa Ten Biswasi ) situated at mouza BitnaTehsil Kalka Distt. Panchkula. As per Sale deed No. 218 dated 30.10.2013 registered with Sub-Registrar Tehsil Kalka Distt. Panchkula (Haryana ) standing in the name of Smt. Luxmi Devi W/o Sh. Kewal Kishore	02.01.2021 Rs. 4,32,78,270/- plus interest w.e.f 01.07.2018	29.09.2021 Symbolic Possession	Rs. 625.00 Lakh Rs. 62.50 Lakh Rs. 10,000/-	01.03.2023, 2.00 pm to 3.00 pm
Smt. Luxmi Devi W/o Sh. Kewal Kishore & Guarantor: Sh. Kewal Kishore S/o Sh. Ram Lal, Both R/o 167 Bitna Siuri Pinjore Distt. Panchkula (Haryana) 134102	All parts and parcel of property bearing Khata No. 66/104 Khasra No. 591/5 total measuring 1-8 (One Bigha 8 Biswa ) out of that 45/560 share which comes to 0-2-5 ( Two Biswa Five Biswasi ) situated at mouza BitnaTehsil Kalka Distt. Panchkula. As per Sale deed No 1350 dated 6.8.2014 registered with Sub-Registrar Tehsil Kalka Distt. Panchkula (Haryana) standing in the name of Smt. Luxmi Devi W/o Sh. Kewal Kishore	10.12.2020 Rs. 55,01,966/- plus interest w.e.f 1.05.2018	29.09.2021 Symbolic Possession	Rs. 189.00 Lakh Rs. 18.90 Lakh Rs. 10,000/-	01.03.2023, 2.00 pm to 3.00 pm
Smt Luxmi Devi W/o Sh Kewal Kishore & Guarantor: Sh Kewal Kishore S/o Sh Ram Lal, Both R/o 167 Bitna Siuri Pinjore Distt. Panchkula (Haryana) 134102	All parts and parcels of property bearing No. 591 Part measuring 4 Biswa situated at mouza Devi Dass Road Tehsil Kalka Distt Panchkula. As per Sale deed No 1837 dated 13.09.2017 registered with Sub-Registrar Tehsil Kalka Distt. Panchkula (H R ) standing in the name of Smt Luxmi Devi W/o Sh Kewal Kishore and All parts and parcel of property bearing No. 591 Part measuring 2 Biswa 18 Biswasi situated at mouza Devi Dass Road Tehsil Kalka Distt Panchkula . As per Sale deed No 1836 dated 13.09.2017 registered with Sub-Registrar Tehsil Kalka Distt Panchkula (Haryana) standing in the name of Sh Kewal Kishore S/o Sh Ram Lal	02.01.2021 Rs. 387,08,177/- plus interest w.e.f 10.10.2018	29.09.2021 Symbolic Possession	Rs.111.00 Lakh Rs. 11.10 Lakh Rs. 10,000/-	01.03.2023, 2.00 pm to 3.00 pm
Sh. Sanjay Kumar Bansal S/o Sh. Bhushan Kumar Bansal Resident of B-26 Shankar Garden Vikapuri New Delhi-18 and Guarantor Sh.Surinder Vashisht Resident of BLOCK 26, PLOT NO. 7, BCS PHASE –III Sector 5, New Shimla	Plot No. B-57 type 2, Measuring 300 sq. meters , Housing Colony, Mandhala, Baddi Distt. Solan in the name of Sh.Sanjay Kumar Bansal S/o Sh. Bhushan Kumar Bansal.	23.08.2018 Rs. 16,53,359/- plus interest w.e.f. 01.04.2014	01.03.2019 Symbolic Possession	Rs. 19.50 Lakh Rs. 1.95 Lakh Rs. 10,000/-	01.03.2023, 2.00 pm to 3.00 pm
Ishwar Chand Passi S/o Sh Ram Lal R/o 1102 Talab Mohalla Kalka 133302 and Guarantor Sh. Verender Kumar Gupta R/o 1189 Friends Colony Kalka 2) Sh Sant Ram Passi R/o 1101 Talab Mohalla Kalka	All parts and parcels of property bearing Khata No. 4/8 Khasra No. 191/1 total measuring 65 sq meters situated at mouza Dangyar Tehsil Kasouli Distt. Solan in the name of Sh. Ishwar Chand Passi S/o Sh Ram Lal as per Sale deed No. 273 dated 6.5.2008 registered with Sub Registrar Kasouli Distt. Solan (Himachal Pradesh).	24.08.2020 Rs. 25,17,970/- plus interest w.e.f. 01.10.2017	08.02.2021 Physical Possession	Rs. 40.00 Lakh Rs. 4.00 Lakh Rs. 10,000/-	01.03.2023, 2.00 pm to 3.00 pm
Vinod Goel and Rajesh Goel Both are sons of Sh. Jogi Ram R/o H. No. 88 Phase III Baddi and Guarantor Sh. Ram Gopal Garg S/o Sh. Jagdish Rai Garg R/o Parwanoo Trading Company Sector 1 Mayur Complex Parwanoo	All parts and parcels of Flat No 32 Block P in Housing Colony Bhatolikalan Baddi Distt Solan In the name of Sh Vinod Goel and Sh Rajesh Goel Both are sons of Sh Jogi Ram as per Sale deed No. 670 dated 29.7.2010 registered with Sub Registrar Baddi Distt. Solan (Himachal Pradesh) .	24.08.2020 Rs. 9,89,052/- plus interest w.e.f. 01.09.2019	06.02.2021 Symbolic Possession	Rs. 3.60 Lakh Rs. 0.36 Lakh Rs. 10,000/-	01.03.2023, 2.00 pm to 3.00 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 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/affecting 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. 9318504200. 4. The interested bidders shall submit their EMD through Web Portal <https://www.matexauctions.com> on or before 28.02.2023 up to 4.00 pm. The user ID & Password can be obtained free of cost by registering name with <https://www.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: SBIN0006403. Account No. 34510691143 (Bank name and station SBI Parwanoo) The Beneficiary: 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>

### STATUTORY 30/ 15 DAYS SALE NOTICE UNDER RULE 8(6)/ RULE 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES 2002

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: 25.01.2023

For The Parwanoo Urban Co-Op Bank Ltd.  
Authorized Office Mobile No. 9041808319, 8091504100

## TERMS & CONDITIONS:

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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/affecting 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.
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4. **The interested bidders shall submit their EMD through Web Portal <https://www.matexauctions.com> on or before 28.02.2023 up to 4.00 pm. The user ID & Password can be obtained free of cost by registering name with <https://www.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: SBIN0006403. Account No. 34510691143 (Bank name and station SBI Parwanoo) The Beneficiary: THE PARWANOO URBAN CO-OPERATIVE BANK LTD. & Demand Draft shall be accepted as EMD amount.**
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 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.**
6. 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://www.matexauctions.com> e-mail [delhisales@matexnet.co.in](mailto:delhisales@matexnet.co.in)
7. **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.**
8. 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 28.02.2023 .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://www.matexauctions.com> on/before 28.02.2023 up to 4.00 PM( online).

9. 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 No34510691143 of SBI Parwanoo favouring “The Parwanoo Urban Co-Operative Bank Ltd”. IFSC Code SBIN0006403 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 interse bidding, there will be unlimited extension of 10 minutes i.e. the end time of E-auction shall be automatically extended by 10 minutes.

10. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately 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.

11. The purchasers shall bear the applicable stamp duties /additional stamp duty/transfer charges, fee etc. and all the statutory /non –statutory dues, taxes, TDS on property purchased, rates, assessment charges, fees etc. owing to anybody.

12. 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.

13. 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.

Place Parwanoo  
Date 25.01.2023

For The Parwanoo Urban Co-Op Bank Ltd.  
Authorized Officer Mobile No, 8091504200