The Parwanoo Urban Co-Operative Bank Ltd.

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

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 AND DOCUMENTS 15.06.2022 UPTO 04.00 PM

DATE OF SALE 16.06.2022, 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 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 & 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://www.matexauctions.com**

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 Kewal Kishore S/o Sh Ram Lal and Smt Luxmi Devi W/o Sh Kewal Kishore R/o # 167 Bitna Siuri, Pinjore (Haryana) **& Guarantor : Sh Sant Ram S/o Sh. Ram Lal** Talab Mohalla, Kalka (Haryana). **Loan Account No. 10234200000009**	All parts & parcel of Builtup house bearing Khata No. 14/18 Khasra No. 2 total measuring 58-11 out of that 187/23420 share which comes to 0-9-7 and Khata No. 15/19 Khasra No. 100 total measuring 6-18 out of that 13/2760 share which comes to 0-0-13 total 0-10-0 (10 Biswa) situated at Mouza Bitna Tehsil Kalka in the name of Sh Kewal Kishore S/o Sh Ram Lal	**10.12.2020** **Rs. 115,18,523/-** plus interest w.e.f 01.06.2018	**29.09.2021 Symbolic Possession**	**Rs. 160.00 Lakh** **Rs. 16.00 Lakh** **Rs. 5,000/-**	**18.06.2022, 2.00 pm to 3.00 pm**
Sh Kewal Kishore S/o Sh Ram Lal R/o # 167 Bitna Siuri Pinjore (Haryana). **Loan Account No. 10234300015124**	Built up commercial property bearing Khata No. 14/18 Khasra No. 2 total measuring 58-11 out of that 13/4684 share which comes to 0-3-5 and Khata No. 15/19 Khasra No. 100 total measuring 6-18 out of that 36/2760 share which comes to 0-1-16 total 0-5-1 (5 Biswa 1 Biswasi) situated at Mouza Bitna Tehsil Kalka in the name of Sh Kewal Kishore S/o Sh Ram Lal	**23.04.2021** **Rs.109,98,885/-** plus interest w.e.f 1.03.2019	**29.09.2021 Symbolic Possession**	**Rs. 350.00 Lakh** **Rs. 35.00 Lakh** **Rs. 5,000/-**	**16.06.2022, 2.00 pm to 3.00 pm**
Sh. Kewal Kishore S/o Sh. Ram Lal and Smt Luxmi Devi W/o Sh. Kewal Kishore R/o # 167 Bitna Siuri Pinjore (Haryana). **Loan A/c No. 10234300015130**	**1.** All part and parcels of Plot bearing No. 591 measuring 4 (4 Biswa) situated at Devi Dass Road Tehsil Kalka in the name of Smt. Luxmi Devi W/o Sh. Kewal Kishore **and** All part & parcels of Plot bearing No. 591 measuring 2-18 (2 Biswa 18 Biswasi) situated at Devi Dass Road Tehsil Kalka in the name of Sh. Kewal Kishore S/o Sh. Ram Lal.	**02.01.2021** **Rs. 387,08,177/-** plus interest w.e.f 1.10.2018	**29.09.2021 Symbolic Possession**	**1: Rs.120.00 Lakh** **1: Rs. 12.00 Lakh** **1: Rs. 5,000/-**	**16.06.2022, 2.00 pm to 3.00 pm**
	2. Built up commercial property bearing Khata No. 56/61 Khasra No. 434/16 total measuring 170-38 sq mtrs. situated at Mouza Up-Mahal Sector 1 Parwanoo Tehsil Kasouli in the name of Smt Luxmi Devi and bearing Khata No. 56/61 Khasra No. 434/15 total measuring 135 sq. mtrs. Total 305.38 sq mtrs situated at Mouza Up-Mahal Sector 1 Parwanoo Tehsil Kasouli in the name of Sh. Kewal Kishore Total 305.38 sq. mtrs.			**2: Rs.350.00 Lakh** **2: Rs. 35.00 Lakh** **2: Rs. 5,000/-**	**16.06.2022, 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.** The interested bidders shall submit their EMD through Web Portal **https://www.matexauctions.com** on or before 15.06.2022 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. For participating in E-auction, intending bidders have to deposit a refundable EMD of 10% of Reserve Price by way of RTGS/NEFT/Fund transferred 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. **3.** 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. **4.** TDS, if any, shall be payable by the purchaser. **5. For detail terms and conditions kindly visit our website www.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: 09.05.2022**

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

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 AND DOCUMENTS 12.06.2022 UPTO 04.00 PM DATE OF SALE 13.06.2022 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 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 https://www.matexauctions.com

DESCRIPTION OF IMMOVABLE PROPERTY

(1) Name of Borrower: Sh Kewal Kishore S/o Sh Ram Lal and Smt Luxmi Devi W/o Sh Kewal Kishore R/o # 167 Bitna Siuri Pinjore (Haryana)
Loan A/c No 10234200000009

Guarantor Name: Sh Sant Ram S/o Sh Ram Lal Talab Mohalla Kalka

Detail of property: - **All parts and percel of Built up house bearing Khata No. 14/18 Khasra No. 2 total measuring 58-11 out of that 187/23420 share which comes to 0-9-7 and Khata No. 15/19 Khasra No. 100 total measuring 6-18 out of that 13/2760 share which comes to 0-0-13 total 0-10-0 (10 Biswa) situated at Mouza Bitna Tehsil Kalka in the name of Sh Kewal Kishore S/o Sh Ram Lal**

Demand Notice date **10.12.2020 Possession Notice Date:29.09.2021**

Amount due as per notice :Rs. 11518523.00-+ INTT w.e.f 1..06.2018
Position of Possession : Symbolic Possession

Reserve Price :Rs.160 lac EMD BID amount :Rs.16 lac

Date of sale :13.06.2022 Time of Sale: 02.00 pm to 03.00 pm

(2) Name of Borrower : Sh Kewal Kishore S/o Sh Ram Lal R/o # 167 Bitna Siuri Pinjore (Haryana)

Loan A/c No 10234300015124

Guarantor Name: N A

Detail of property: - Built up commercial property bearing Khata No. 14/18 Khasra No. 2 total measuring 58-11 out of that 13/4684 share which comes to 0-3-5 and Khata No. 15/19 Khasra No. 100 total measuring 6-18 out of that 36/2760 share which comes to 0-1-16 total 0-5-1 (5 Biswa 1 Biswasi) situated at Mouza Bitna Tehsil Kalka in the name of Sh Kewal Kishore **S/o Sh Ram Lal**

Demand Notice date **23.04.2021 Possession Notice Date:29.09.2021**

Amount due as per notice **:Rs.10998885.00/-+ Intt w.e.f 1.03.2019**

Position of Possession : Symbolic Possession

Reserve Price :Rs.350 lac EMDBID amount :Rs.35.00 lac

Date of sale :13.06.2022 Time of Sale: 02.00 pm to 03.00 pm

(3) Name of Borrower: Sh Kewal Kishore S/o Sh Ram Lal nd Smt Luxmi Devi W/o Sh Kewal Kishore R/o # 167 Bitna Siuri Pinjore (Haryana)

Loan A/c No **10234300015130**

Guarantor Name: NA

Detail of property: -

1) All part and parcels of Plot bearing No 591 measuring 4 (4 Biswa) situated at Devi Dass Road Tehsil Kalka in the name of Smt Luxmi Devi W/o Sh Kewal Kishore and All part and parcels of Plot bearing No 591 measuring 2-18 (2 Biswa 18 Biswasi) situated at Devi Dass Road Tehsil Kalka in the name of Sh Kewal Kishore S/o Sh Ram Lal

Demand Notice date **02.01.2021** **Possession Notice Date:29.09.2021**

Amount due as per notice **:Rs.38708177.00/-+ Intt w.e.f 1.10.2018**

Position of Possession : Symbolic Possession

Reserve Price :Rs.120 lac EMDBID amount :Rs.12.00 lac

Date of sale :13.06.2022 Time of Sale: 02.00 pm to 03.00 pm

(4) Name of Borrower: Sh Kewal Kishore S/o Sh Ram Lal nd Smt Luxmi Devi W/o Sh Kewal Kishore R/o # 167 Bitna Siuri Pinjore (Haryana)

Loan A/c No **10234300015130**

Guarantor Name: NA

Built up commercial property bearing Khata No. 56/61 Khasra No. 434/16 total measuring 170-38 sq mtrs. situated at Mouza Up-Mahal Sector 1 Parwanoo Tehsil Kasouli in the name of Smt Luxmi Devi and bearing Khata No. 56/61 Khasra No. 434/15 total measuring 135 sq mtrs. Total 305.38 sq mtrs situated at Mouza Up-Mahal Sector 1 Parwanoo Tehsil Kasouli in the name of Sh Kewal Kishore Total 305.38 sq mtrs

Demand Notice date **02.01.2021** **Possession Notice Date:29.09.2021**

Amount due as per notice **:Rs.38708177.00/-+ Intt w.e.f 1.10.2018**

Position of Possession : Symbolic Possession

Reserve Price	:Rs.350 lac	EMDBID amount	:Rs.35.00 lac
Date of sale	:13.06.2022	Time of Sale: 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 8091504100,

4. **The interested bidders shall submit their EMD through Web Portal https://www.matexauctions.com on or before 12.06.2022 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

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 12.06.2022 .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 12.06.2022 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 balance75% 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.

11 .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.

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 07.05.2022

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

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