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

FOR PROPERTY NO.1 LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 04.07.2025 UPTO 05.00 PM DATE OF SALE 05.07.2025 02.00 PM TO 03.00 PM

FOR PROPERTY NO.2 LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 17.07.2025 UPTO 05.00 PM DATE OF SALE 18.07.2025 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 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 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	Possession Date & Position of Possession	Reserve Price / Earnest Money Deposit / Bid increase amount	Date & Time of Sale
Sh. Rajinder Singh Thakur and Smt. Daisy Thakur Loan Account No. **10234300015304**	**(1)** All Parts and Parcel of Land Comprised in Khata/Khtouni No 22/33(old) 33/43(New) Khasra No 653 ,654, 655, 656, 657, 658, 659 and 664 Kita 8 measuring 1698.41 Sq Meters situated in Mohal Dangayar, Hadbast 950 Pargana Bhaget, Tehsil Kasauli, Distt. Solan (H.P) constructed a building thereon belongs to Sh. Rajinder Singh S/o Sh. Dharam Singh.	**25.09.2023** **Rs. 1153.53 Lakh** with Interest (Upto 31.05.2025)	**25.06.2024 Physical Possession**	**Rs. 670 Lacs** / **Rs. 67 Lacs** / **Rs. 10,000/-**	**05.07.2025, 2.00 pm to 3.00 pm**

Except below mentioned portion constructed upon the above said mortgaged land for which the NOC for sale has been issued by our Bank:

a) One Hall on Basement having area 594.40 Sq Meters and one Shop having area 100.32 Sq Meters on Ground Floor Total Area 694.72 Sq Meters (No Roof Rights) NOC to Sh. Mohan Lal Singla S/o Sh. Inder Parkash and Sh. Sohan Lal Singla S/o Sh. Inder Parkash.

b) Three storied structure comprising hall on ground floor, hall on first floor and second floor having total built-up area of 327.61 Sq Meters built only on the portion of land measuring 112.88 Sq Meters out of total area of land 448.93 Sq NOC to Sh. Ram Kumar S/o Kuda Ram (The remaining land 336.05 Sq Meters including built up structure thereon is mortgaged with our bank).

c) Show Room No.4 adjacent to Hotel Windsmoor Building having basement area 50.62 Sq Meters and Ground floor having area 63.58 Sq Meters Total Area 114.20 Sq Meters (No Roof Rights) NOC to Smt. Shashi Bansal W/o Sh. Janak Raj Bansal.

d) Show Room No.2 adjacent to Hotel Windsmoor building having basement having area 51.02 Sq Meters and Ground floor having area 63.58 Sq Meters Total Area 114.60 Sq Meters (No Roof Rights) NOC to Sh. Sachin Sachdeva S/o Sh. R P Sachdeva.

e) Show Room No.5 adjacent to Hotel Windsmoor building having basement having area 44.16 Sq Meters and Ground floor having area 61.78 Sq Meters Total Area 105.94 Sq Meters (No Roof Rights) NOC to Smt. Tanya Bansal D/o Sh. Janak Raj Bansal.

f) Show Room No.3 adjacent to Hotel Windsmoor building on Ground floor having area 63.58 Sq Meters (No Roof Rights) NOC to Sh. Janak Raj Bansal S/o Sh. Amolak Ram.

g) Show Room No.3 adjacent to Hotel Windsmoor building on the Basement floor having area 52.50 Sq Meters (No Roof Rights) NOC to Sh. Narinder Mohan Gupta S/o Late Sh. Satya Parkash.

h) One Show Room/Shop comprising of Basement having 96.50 Sq. Meters and Ground Floor 101.42 Sq. Meters Total area 197.92 Sq. Meters(No Roof Rights) NOC to Smt. Sobha Ahuja W/o Sh. Rajeev Ahuja.

i) Show Room No.1 adjacent to Hotel Windsmoor building having area of 3.14x16.71 meters equal to 52.47 Sq. Meters(No Roof Rights) NOC to Smt Monika Verma W/o Sh. Virender Verma.

Hotel/ Property consisting of 29 rooms, Two Restaurants, One Swimming pool, Two terrace, One roof top terrace at swimming pool, One hall 4000 sq feet approx. Four shops at ground floor, One shop at basement and Roof rights of Reliance show rooms.

BORROWERS: (1) Sh. Krishan Bhasin (through its legal heirs), Loan Account No.**10234200015118** **(2) Sh. Krishan Bhasin (through its legal heirs),**	**(2)** All part and parcels of property No 510/3 Part measuring 1229 sq feet situated at Mouza Kurari Mohalla Zone Kalka Tehsil Kalka Distt. Panchkula (Haryana) as per sale deed No. 1057 dated 23.02.2004 registered with Sub-Registrar Kalka standing in the name of Sh. Krishan Bhasin S/o Sh. Ram Swaroop Bhasin	**10.09.2024** **Rs. 43.03 Lacs** with Interest (Upto 31.05.2025)	**10.12.2024 Symbolic Possession**	**Rs. 50,44,000/-** / **Rs. 5,04,400/-** / **Rs. 10,000/-**	**18.07.2025, 2.00 pm to 3.00 pm**

Loan Account No. **10234300015393, (3) Sh. Krishan Bhasin (through its legal heirs),** Loan Account No. **10234100015224, (4) Sh. Krishan Bhasin (through its legal heirs), Smt. Kusum Bhasin and Sh. Vikas Bhasin.** Loan Account No. **10234300015291 and GUARANTOR : Smt. Chanchal Kumari W/o Sh. Ram Swaroop Bhasin**

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://assets.matexauctions.com** on or before 04.07.2025 up to 5.00 pm in respect to Sr. Nos. 1 and 17.07.2025 for Sr. No. 2. 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

AUTHORIZED OFFICER

PLACE: Parwanoo **Date: 12.06.2025** **Mobile No. 8091504100**

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. 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 04.07.2025 up to 5.00 pm in respect to Sr. Nos. 1 and 17.07.2025 for Sr. No. 2. 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 04.07.2025 up to 5.00 pm in respect to Sr. Nos. 1 and 17.07.2025 for Sr. No. 2 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 04.07.2025 up to 5.00 pm in respect to Sr. Nos. 1 and 17.07.2025 for Sr. No. 2 (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**