



# SARVA HARYANA GRAMIN BANK

REGIONAL OFFICE: POLYTECHNIC CHOWK, AMBALA

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**PUBLIC AUCTION BY BID on 26.10.2023**

## SALE NOTICE OF IMMOVABLE PROPERTIES BY INVITING PUBLIC OPEN AUCTION ON AS WHERE IS AND WHAT IS THERE BASIS

**DATE OF PUBLIC OPEN AUCTION 26.10.2023 AT 12:00 PM  
SARVA HARYANA GRAMIN BANK, AMBALA**

Whereas, under Section 13(2) of the **Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** the Authorised officer has issued demand notice as mentioned against each account for recovery of sum as mentioned against each account from the borrower / guarantor / mortgagor (herein after referred as borrower) further in exercise of powers contained in the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**, The authorised officer has taken **Symbolic possession** of the under mentioned Secured Assets which are held as securities in respect of the loan / credit facilities granted to the borrower mentioned as below in the following loan account for realization of bank's dues + interest as detailed hereunder

### Schedule of the Secured Assets

Name & Address of owner of the property	Description of properties mortgaged	Amount O/S as on date of demand notice	Reserve Price (INR)
			EMD
Smt. Seema Ahuja w/o Late Sh. Raj Kumar Ahuja ( Prop Shiv Bhola Metal Industries), Sh. Gagan Ahuja s/o Late Raj Kumar Ahuja, Sh. Sajan Ahuja s/o Late Sh. Raj Kumar Ahuja R/O c-7/119 Gandhi Dham, Jagadhri, Distt Yamuna Nagar, Smt. Drishti Chugh w/o Anand Chugh (D/O Late Sh. Raj Kumar Ahuja) R/O Near CMO Office, Vishav Nath Cloth House main Bazaar Nahan Distt Sirmour (HP), Smt. Srishiti Rai w/o Sh. Yagya Rai (D/O Late Sh. Raj Kumar Ahuja) R/O Near Laj Colour Labor Madan Medicose Gali in front of Kotak Mahindra Bank Pyara Chowk Yamuna Nagar (hereinafter referred to as 'Borrower') & Sh. Anil Kumar Gupta s/o Sh Shiv Kumar Gupta H No. 30 Sector 17 HUDA, Jagadhri Distt Yamuna Nagar (hereinafter referred to as 'Guarantor').	Residential/property bearing M.C. permanent property ID No. 184C150U49 i.e. Northern portion of property no. C-VII/119_A, alongwith superstructure there upon measuring 225 Sq. Yards situated at Gandhi Dham Jagadhri, Near Ambala Road as per sale deed no. 2632 dt. 01.06.2005 read with sale deed no. 2563 dt. 15.06.2012 & Tatima Registry No. 13857 dt. 28.03.2016 and latest assessment for the year 2014-15 which is measuring and bounded as under :-Sides Measurement Boundaries North55°House of Raj Kumar South55°Property of Smt. Mandeep Kaur and Smt. Jasbir Kaur East37°Gali 18' wide West37°Nala	Rs77,67,836.04/- (Seventy seven lakhs sixty seven thousand eight hundred thirty six rupees four paise only) as on 30.01.2020 with further applicable interest	Rs 5094400/- Rs 509440/-
Sh. Gurmukh Singh s/o Chandan Singh – Proprietor Shri Bhagwati Rice Mill VPO Jagadhrouli SubTehsil – Saraswati Nagar Tehsil Jagadhri Distt Yamuna Nagar(hereinafter referred to as 'Borrower') & Sh. Pawan Aggarwal s/o Sohan Lal H.No. 40 Professor Colony Yamuna Nagar Tehsil Jagadhari Distt Yamuna Nagar (hereinafter referred to as 'Guarantor').	Land along with super structure thereupon measuring 12K-2M (7320.5 Sq. yards), situated at village Jagadhrouli HB no. 343, Sub Tehsil Mustafabad, tehsil Jagadhri, Distt Yamuna Nagar as per Jamabandi for the year 2012-2013 read with mutation no. 2240 alongwith construction existing thereon detail as under:- I - Land measuring 7K-7M, comprised in khewat no. 10//10min, Khatauni no. 20, khasra no. 36//4(7-7), II - Land measuring 3K-3M being 2/3 share out of land measuring 4K-15M, comprised in khewat no. 48// 36, Khatuni No. 67, Khasra no. 36//3(2(4-15), III - Land measuring 1K-12M being 32/158 share out of land measuring 7K-18M, comprised in khewat no.82//67, Khatauni no. 112 and 113, Khasra no. 36//8min(3-19),36//8(3-19) .	Rs 63,07,349.78/- (Sixty three lakhs seven thousand three hundred forty nine rupees seventy eight paise only) as on 30.01.2020 with further applicable interest	Rs 4900000/- Rs 490000/-

### TERMS & CONDITIONS OF SALE:

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The above assets are not encumbered to anyone except SARVA HARYANA GRAMIN BANK.
- The said property shall be sold by public auction at 12.00 PM on the 26th day of October 2023 at Sarva Haryana Gramin Bank, Regional Office, Ambala.
- If the Borrower pays the amount due to the Bank in full before the date of sale, sale is liable to be stopped.
- The particulars specified in the Schedule here in below have been stated to the best of the information of the undersigned, but he undersigned shall not be answerable for any error, misstatement or omission in this proclamation.
- The reserve price mentioned in each account, which the property shall not be sold below the reserve price of each property.
- The amount by which the bidding are to be increased shall be determined by the officer conducting the sale. In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
- For reasons recorded, it shall be in the discretion of the officer conducting the sale to adjourn.
- In the case of movable property The price of cash lot shall be paid at the time of sale or soon after as the officer holding the sale directs, and in default to payment, the property shall forthwith be again put up and resold.
- In the case of immovable property, the person declared to be the purchaser shall pay immediately after such declaration, a deposit of twenty-five per cent of the amount of his purchase money to the officer conducting the sale and in default of such deposit, the property shall forthwith be put up again and resold. The sale will be subject to confirmation by Secured Creditor. The initial deposit (25% of the amount of bid as accepted by Bank) shall be paid forthwith on communication of acceptance. Balance price shall be paid within 15 days from date of acceptance of bid as accepted by Bank. The full amount of the purchase money payable shall be paid by the purchaser to the undersigned on or before the 15th day from the date of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may be forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

**Note: 10% Reserve Price for each property separately shall be paid by DD in favour of AUTHORISED OFFICE, SARVA HARYANA GRAMIN BANK, Payable at AMBALA.**

### STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF SARFAESI ACT- 2002

**ALL CONCERNED TO NOTE PLEASE THIS PUBLICATION IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002 TO THE BORROWERS /MORTGAGORS /GUARANTORS**