



# SARVA HARYANA GRAMIN BANK

REGIONAL OFFICE: POLYTECHNIC CHOWK, AMBALA

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**PUBLIC AUCTION BY BID**  
on 18.03.2024

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

DATE OF PUBLIC OPEN AUCTION 18.03.2024 AT 01:00 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
Sh.Pardeep Kumar s/o Ram Partap (hereinafter referred to as 'the borrower')	Land & Building measuring 8 Marla situated at Khasra No 20//28/1/2 (7-8) comprised in	Rs. 12,73,532.20/- (Twelve lakhs seventy three thousand five hundred thirty two rupees twenty paise only) as on 01.08.2022 with further interest w.e.f. 01.08.2022 & charges less Recovery.	Rs 39,00,000/- Rs 3,90,000/-
Kh/Kh No. 143/173 at Village Sarseshri, H B No. 64, Tehsil Ambala Cantt, District- Ambala (Property ID - 135C529U35) vide registered transfer deed no. 530 dated 22.05.2018 before sub registrar Ambala Cantt. Bounded as East- 30 ft Street West- 30 ft Street North- 71 ft 6"	House no. 620-A/54 B-4, Ward no. 4, measuring 133 Sq Yds (4.5 Marla) comprised in khasra no. 73, Bounded as North by Rasta 13ft wide Bhujja 20ft, South by - Plot other owner Bhujja 20ft, East by - Plot of other owner Bhujja 60ft, West by -Plot other owner Bhujja 60ft situated at Patti Kalalan, Hadbast No. 51, Tehsil & Distt Ambala( Now known as Abadi Shalimar Vihar Colony, Ambala City) vide Registered Sale Deed No. 7521 dated 27.03.2014 registered with the office of Sub Registrar, Ambala. Sh. Irfan & Sh. Aslam both s/o Sh. Nizam s/o Rasir R/O House no. 1981, Moti Nagar Ambala City & House no. 620A/54, Block 4, Ward 4 situated at Shalimar Vihar Colony, Ambala City.	Rs 29,32,424.82/- (Twenty nine lakhs thirty two thousand four hundred twenty four rupees eighty two paise only) as on 30.04.2023 with further interest w.e.f. 01.05.2023 & charges less Recovery.	Rs. 22,86,000/- Rs. 2,28,600/-

### 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 01:00 PM on the 18th day of March 2024 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 the 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 of 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