



# BANK OF BARODA

Regional Office:- Jalandhar Region, 24, First Floor, Vijay Nagar, Football Chowk, Jalandhar, Ph.: 0181-5057857, E-mail: RECOVERY.PJKR@bankofbaroda.com

## E-AUCTION SALE NOTICE

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [SEE PROVISO TO RULE 6(2) & 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 8(6) & 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, Possession of which has been taken by the Authorised Officer of Bank of Baroda. Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" for recovery of dues in below mentioned account/s. The details of Borrower(s) / Mortgagor(s) / Guarantor(s) / Secured Assets(s) / Dues / Reserve Price / E-Auction Date & Time, EMD and Bid Increase Amount are mentioned below:-

Sr. No.	Name of Branch / Borrower(s), Co-Borrower(s) & Mortgagor(s)	Owner / Guarantor of the Property	Description of immovable / Movable Property	Nature of Property	Date of Demand Notice U/s 13 (2)	Dues	Reserve Price	EMD	EMD Collection Account	Mode of Payment of EMD	IFSC Code	Date and Time of Commencement of e-Auction	Minimum Bid Increment Amount	Name of the contact person and contact number	
1.	ROSARB Jalandhar	Borrower(s):- (1) M/s HK Enterprises, Phagwara (2) Mr. Irwinjit Singh S/o Inderjit Singh (Proprietor)	Industrial Property measuring 2 K - 10 M being 50/70 share out of total land measuring 5K-3 M comprised in Khasra No. 70/4/2/1-1 Khata No. 160/196 as entered in the jamabandi for the year 2006-2007 situated at Village Gohawar Goraya Phillaur, Distt Jalandhar vide Sale Deed No. 1529 dated 13.02.2012 in the name of Mr. Irwinjit Singh S/o Inderjit	Industrial Property	17.07.2013	Rs. 25,29,865/-	Rs. 21,17,000/-	Rs. 2,11,700/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Yog Raj Mob. No.: 9891161006	
2.	ROSARB Jalandhar	Borrower(s) / Guarantor(s):- (1) M/s Nanak Cattle Feed (2) Mr. Parvinder Singh S/o Mr. Kashmiri Singh Sandhu (Proprietor)	Land and Building measuring 2 Kanal 16 marlas situated at Village Mandiala Sub-Tehsil Mehatpur Tehsil Nakodar, Distt. Jalandhar in the name of Mrs Gurdipinder Kaur vide sale deed no 416 dt 05.07.2013 and tatima deed no 556 dt 13.01.2017 details as under :- (a) property measuring 1 kanal 8 marlas being 28/61 share of land measuring 3 kanal 1 marlas being khata no 81/112 and khasra no. 81//6/1(3-1) situated at Village Mandiala Sub-Tehsil Mehatpur Tehsil Nakodar Distt. Jalandhar (b) property measuring 1 kanal 8 marlas 28/147 share of land measuring 7 kanal 7 marlas bearing khata no 84/112, khasra no 81//5(7-7) situated at Village Mandiala Sub-Tehsil Mehatpur Tehsil Nakodar Dist Jalandhar	Commercial	07.09.2018	Rs. 77,81,456/-	Rs. 60,55,000/-	Rs. 6,05,500/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Yog Raj Mob. No.: 9891161006	
3.	ROSARB Jalandhar	M/s Kay Dee Plasts	All the part and parcel of Industrial property consisting of Plot No. E-208 measuring 250 sq. yards, situated at New Industrial Focal Point, Mehta Road By-pass, Amritsar (New) registered Leased from PSIEC Ltd. in the name of Mr. Davinder Khanna (Borrower) & Smt. Veena Khanna W/o Mr. Davinder Khanna (Guarantor), Mr. Paramjit Singh S/o Sh. Khazan Singh (Guarantor)	Industrial	10.07.2017	Rs. 2,20,35,496/-	Rs. 32,00,000/-	Rs. 3,20,000/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 50,000/-	Mr. Yog Raj Mob. No.: 9891161006	
4.	ROSARB Jalandhar	M/s Hari Chemicals, Prop. Late Sh. Hari Dev Talwar	(1) Sh. Harvinder Pal Saini S/o Sh. Dwarka Dass Saini & (2) Sh. Gurvinder Mohan Singh	All that parts and parcel of the property measuring 8M comprising Khasra No. 395/253-255-333-334-111-114(43-2), 362/242(1-11) situated at Village Salwara, Tehsil and Distt. Hoshiarpur it bounded as under:- East: Harvinder Pal Saini; West: Usha Rani; North: Charandass; South: Rasta standing in the name of Sh. Harvinder Pal Saini S/o Sh. Dwarka Dass Saini.	Commercial Property	12.03.2018	Rs. 70,49,810.46	Rs. 11,70,000/-	Rs. 1,17,000/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 10,000/-	Mr. Yog Raj Mob. No.: 9891161006
5.	ROSARB Jalandhar	(1) M/s Shiv Trading Company, VPO Chabhal, Near OBC Bank, Distt. Tarn Taran (2) Mr. Shivjee Shah, Prop. M/s Shiv Trading company, VPO Chabhal, Near OBC Bank Dist Tarn Taran.	(1) Mrs. Indu Devi W/o Mr. Shivjee Shah (2) Mr. Lakhwinder Choudhary S/o Satnarin (3) Mr. Gursahib Singh S/o Kala Singh.	Shop measuring 6 Sarsai i.e. 0-1/2 Marlas, denoted by Khasra No. 154/3 min, Vakia Raqba Chabhal Kalan Urda, Sub Tehsil Chabhal Distt Tarn Taran registered vide Title Deed No. 1548 dated 15.11.2010 Bahi No. 1 Zild No. 0 Page No. 0 in the name of Mrs Indu Devi W/o Mr. Shivjee Shah. East: Gali; West: Shop of Shayam Shah; North: Road; South: Property Shivji Shah.	Commercial Property	27.10.2016	Rs. 9,71,392/- (Rupees Nine Lac Seventy One Thousand Three Hundred Ninety Two only) upto 01.10.2016 + Interest and charges thereon.	Rs. 6,30,000/-	Rs. 63,000/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 10,000/-	Mr. Yog Raj Mob. No.: 9891161006
6.	ROSARB Jalandhar	Borrower(s):- (1) M/s Saini Electro Control Prop. Sarjeevan Saini, Aujla Fatak Near Deep Nagar, Kapurthala. (2) Mr. Sarjeevan Saini S/o Mr. Harbans Lal, Aujla Fatak Near Deep Nagar, Kapurthala.	(1) Mr. Sarjeevan Saini S/o Mr. Sarjeevan Saini measuring 12 Marlas in total vide Sale Deed No. 3651 Dt. 05.12.2006 and Sale Deed No. 3650 dated 05.12.2006 Harbans Lal, Aujla Fatak Near Deep Nagar, Kapurthala. (3) Mrs. Anamika Saini W/o Sarjeevan Saini, Aujla Fatak Near Deep Nagar, Kapurthala.	Commercial Property	20.03.2017	Rs. 1,06,84,937/-	Rs. 24,63,000/-	Rs. 2,46,300/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Yog Raj Mob. No.: 9891161006	
7.	ROSARB Jalandhar	Borrower(s):- (1) M/s Krishna Ornament House, Sarafa Bazar, Near Jain Sabha, Mukerian, Distt. Hoshiarpur -144211 (2) Mr. Sanjeev Kumar S/o Mr. Krishna Lal, H. No. 37, Radha Swami Gali, Mukerian, Distt. Hoshiarpur -144211 (3) Mrs. Shanti Devi W/o Krishna Lal H. No. 38, Radha Swami Gali, Mukerian, Distt. Hoshiarpur-144211.	(1) Mrs. Shanti Devi W/o Krishna Lal Sarafa Bazar, Near Jain Sabha, Mukerian, Distt. Hoshiarpur vide Sale Deed No. 908 dated 27.07.1972 entered in copy of assessment register for the year 1986-87 to 2012-13 issued on 06.08.2012 from TS1 Khola No. 111 and Shop No. 112. Bounded as:- North: Sarafan Bazar; South: Mosque; East: Dass Mal; West: Manohar Lal.	Commercial Property (Shop)	24.08.2015	Rs. 11,94,842/-	Rs. 16,07,000/-	Rs. 1,60,700/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 10,000/-	Mr. Yog Raj Mob. No.: 9891161006	
8.	ROSARB Jalandhar	Borrower(s):- (1) M/s RK Traders, B-11-475/MR/47-59, Palika Bazar, Abadi Balmiki Gate, Near Mata Shitla Mandir, Circular Road, Jalandhar (Punjab) - 144002 (2) Mr. Raghav Mahajan S/o Mr. Ravi Mahajan, Partner of M/s RK Traders, House No. 55, Vijay Nagar, Ward No. 6, Jalandhar-144001 (3) Mr. Ashok Gupta S/o Shri Dwarka Nath Gupta, Partner of M/s RK Traders, House No. 55, Vijay Nagar, Ward No. 6, Jalandhar-144001 (4) Mrs. Meena Rani W/o Mr. Ravi Kumar Gupta,	(1) Mr. Raghav Mahajan S/o Mr. Ravi Mahajan, Partner of M/s RK Traders, House No. 55, Vijay Nagar, Ward No. 6, Jalandhar-144001. (2) Mr. Ashok Gupta S/o Shri Dwarka Nath Gupta, Partner of M/s RK Traders, House No. 55, Vijay Nagar, Ward No. 6, Jalandhar-144001. (4) Mrs. Meena Rani W/o Mr. Ravi Kumar Gupta,	Commercial Property (Shop)	26.02.2018	Rs. 1,13,33,697.79	Rs. 73,15,000/-	Rs. 7,31,500/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 50,000/-	Mr. Yog Raj Mob. No.: 9891161006	
9.	ROSARB Jalandhar	Borrower:- M/s Saraswati Agro Foods, Plot No. 7, Gali No. 9, situated at Village Bal Kalan, Gill Farm, Majitha Road, Amritsar	(1) Partner(s):- (1) Mrs. Poonam Mahendro W/o Shri Bodhray Mahendro (2) Mr. Gopal Mahendro S/o Shri Bodhray Mahendro.	(A) Equitable mortgage of Factory Land & Building bearing Plot No. 7 measuring 501.45 Sq. Yd., Khasra No. 3/18/1(3-2) min Khevat / Khatuni No. 165/201 registered vide Document No. 7473, Book No. 1, Volume No. 6089, Page No. 1/2 dated 21.11.2001 in the name of Mrs. Poonam Mahendro W/o Shri Bodhray Mahendro situated at Lane No. 9 situated at Rakba Bal Kalan, Gill Farm, Majitha Road, Amritsar. (B) (i) Movable Property (Plant and Machinery) Repealing / Cold Storage unit Quantity 4 Units, Cap. 25. Tons Each with 8 Nos. Chilling Unit of Cap. 5 Tons Each (ii) Electricity Generator Canopy, Quantity - 1 Unit only.	Commercial Property	30.11.2018	Rs. 60,92,361.95	Rs. 28,41,654/-	Rs. 2,84,000/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Yog Raj Mob. No.: 9891161006
10.	BOB Kapurthala	Borrower(s):- M/s Cheema Agri Cold Store (Prop. Balwinder Singh Cheema S/o Sh. Swarn Singh) Balwinder Singh Cheema S/o Sh. Swarn Singh.	Sh. Balwinder Singh Cheema S/o Sh. Swarn Singh	Land measuring 8 Kanals detailed as under:- (a) Land measuring 2 kanal-0 marlas which is ¼ share out of land measuring 8 Kanals - 0 Marlas comprising of Khevat / Khata No. 935/1330 Khasra No. 127//9/8-0 (b) Land measuring 6 Kanal - 0 Marlas which is 120/160 share out of land measuring 8 Kanals - 0 Marlas comprising of Khevat Khata No. 935/1330 Khasra Nos. 127//10/8-0. Other details:- The property is leased to Sh. Balwinder Singh Cheema S/o Sh. Swarn Singh through lease deed vide vasika no. 1147 dated 17.09.2013. For a term of 30 years extendable to 10 + 10 years on payment of rent.	Cold Store (Leasehold)	07.05.2019	Rs. 35,89,204/- together with further interest thereon with effect from 01.05.2019 at the contractual rates together with costs charges other monies until payment or realisation	Rs. 40,30,000/-	Rs. 4,03,000/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Anil Kaushik, M.: 8708586784
11.	ROSARB Jalandhar	Borrower(s):- M/s Jai Baba Lal Ji	Mr. Ashok Kumar S/o Mr. Shambhu Nath	Plot measuring 7 Marlas situated at Mohalla Dhakki, Dr. Des Raj Mahajan Chowk Kalanaur, Tehsil & Distt Gurdaspur belonging to Mr. Ashok Kumar S/o Mr. Shambhu Nath, R/o Mohalla Sekhon, Kalanaur, Gurdaspur.	Open Plot	26.10.2015	Rs. 33,07,000/- + interest and other charges w.e.f. 26.10.2015.	Rs. 4,92,000/-	Rs. 49,200/-	A/C 60460200000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	28.09.2021 from 12:00 Noon to 04:00 P.M.	Rs. 10,000/-	Mr. Yog Raj Mob. No.: 9891161006

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm>; and <https://ibapi.in>.

• LAST DATE OF SUBMISSION OF EMD: 27.09.2021 UPTO 5:00 P.M. • DATE AND TIME OF COMMENCEMENT OF E-AUCTION: 28.09.2021 FROM 12:00 NOON TO 04:00 P.M. • MODE OF PAYMENT OF EMD: ONLY NEFT

TERMS AND CONDITIONS OF THE E-AUCTION SALE: 1. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global EMD Wallet should have sufficient balance (>EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. 2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (<https://www.mstcecommerce.com>)) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted for the e-auction. The EMD of the unsuccessful bidders will be returned without interest. 3. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by our e-Auction service provider **MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020**. The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/training on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the Banks websites / webpage portal. <https://www.bankofbaroda.in/e-auction.htm>, <https://ibapi.in> and <https://www.mstcecommerce.com>. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bkay-IBAPI portal (<https://www.ibapi.in>). 4. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidders after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 5. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions for e-auction, Help Manual on operational part of e-Auction and follow them strictly. 6. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (<https://www.mstcauction.com>), details of which are available on the e-Auction portal. 7. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/email, (on mobile no/email address given by them/registered with the service provider). 8. The successful bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount, less EMD amount deposited, the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank. 10. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. 11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties. 12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of successful bidder. 13. The sale certificate will not be issued pending operation of any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation. 14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason. 15. The intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Sahbad Branch during office hours prior to minimum two days of auction date. 16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/other Statutory authorities regarding the encumbrances and claims/rights/dues/charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues other than mentioned above(if any). No claim of whatsoever nature regarding the property put for sale charges/encumbrance over the property or on any other matter etc., will be entertained after submission of the online bid. 17. The Bank does not undertake any responsibility to procure any permission/license, NOC, 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 and/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. 18. The sale is subject to confirmation by the Bank. 19. The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer.

IT MAY BE TREATED AS STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT 2002

Date: 07.09.2021

Place: Jalandhar

AUTHORISED OFFICER