



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 accounts. 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 Industries, Arora Colony, Hadiabad, Phagwara, Distt. Kapurthala	Borrower(s):- (1) Mr. J K Duggal S/o Sh. Banarasi Dass	House measuring 7.50 Marlas situated at Arora colony, Hadiabad, Tehsil Phagwara vide Vasika No. 1893 dated 04.08.2006 in the Name of Mr. Hardayal Duggal S/o Mr. Banarasi Dass.	Residential House	21.04.2014	Rs. 25,66,532/- as on 21.04.2014 plus unapplied interest and other charges thereon.	Rs. 14,00,000/-	Rs. 1,40,000/-	A/C 6046020000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	22.10.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Abhishek Raj Mob. No.: 8882216252
2.	ROSARB Jalandhar Pritam Chand Harjinder Singh Jakhu	Borrower(s) / Mortgagor(s):- (1) Mr. Harjinder Singh Jakhu S/o Sh. Pritam Chand & Mrs. Avneet Kaur W/o Mr. Harjinder Singh Jakhu.	Land Measuring 8 Marla being 8/24 share out of Total Land 24M Comprised in Khasra No. 2270/1341/1-4 Khata No. 450/673 entered in Jamanbandi for the Year 2008-09 Hadbast No. 221 situated at Kurka Kurd, Tehsil Phillaur, District Jalandhar Vide Titts Deed No. 499 Dated 02.07.2012 in the name of Mr. Harjinder Singh Jakhu S/o Sh. Pritam Chand & Mrs. Avneet Kaur W/o Mr. Harjinder Singh Jakhu.	Residential House	08.01.2013	Rs. 53,27,881/- plus costs, charges and legal expenses thereon.	Rs. 11,57,000/-	Rs. 1,15,700/-	A/C 6046020000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	22.10.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Abhishek Raj Mob. No.: 8882216252
3.	ROSARB Jalandhar & Mrs. Kiran Duggal	Borrower(s):- (1) Mr. Varinder Duggal S/o Mr. Hardayal Duggal, & Mrs. Kiran Duggal W/o Varinder Duggal Arora Colony, Naurang Shahpur, Hadiabad, Phagwara. Mortgagors:- Mrs. Kiran Duggal W/o Varinder Duggal, Arora Colony, Naurang Shahpur, Hadiabad, Phagwara.	House measuring 6.50 Marlas situated at Arora Colony, Hadiabad, Tehsil Phagwara vide Vasika No. 1227 dated 25.07.2002 in the Name of Mrs Kiran Duggal W/o Mr. Varinder Duggal.	Residential House	30.09.2013	Rs. 40,18,318/- plus intt. & other charges thereon.	Rs. 18,15,000/-	Rs. 1,81,500/-	A/C 6046020000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	22.10.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Abhishek Raj Mob. No.: 8882216252
4.	ROSARB Jalandhar Prestige Engg. & Iron Enterprises	Mr. Ritu Mahendru	EM of Property House No. 28 (Residential), measuring 10 Marlas 30 sq. ft. situated at Abadi Rose Park Jalandhar, belonging to Mrs. Ritu Mahendru Daughter in Law of Mr. Rakesh Kumar registered via Title/Gift Deed No. 6274 dated 19.10.2005 and supplementary title deed no. 7803 dated 06.12.2005 and EM Property House No. 28 (Residential) measuring 20 Marlas 60 sq. ft. situated at Abadi Rose Park Jalandhar belonging to Mr. Rakesh Kumar Registered via Sale Deed No. 8415 dated 31.03.1981.	Residential	31.01.2017	Rs. 1,74,29,000/- + interest and other charges.	Rs. 1,80,00,000/-	Rs. 18,00,000/-	A/C 6046020000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	22.10.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Abhishek Raj Mob. No.: 8882216252
5.	ROSARB Jalandhar Singh (2) M/s Supra Engineering Co. (3) M/s Supra Enterprises	Borrower:- (1) Mr. Gurbinder Singh S/o Sh. Sohan Singh (2) M/s Supra Engineering Co. (3) M/s Supra Enterprises	Equitable mortgage of Residential Building measuring 453.75 Sq. Yards bearing Khasra No. 467, 468, Khata No. 188/284 vide Sale Deed No. 3180 dated 23.12.2005 situated at Nakodar Road, Near Ekta Resorts, Hadiabad, Phagwara in the name of Gurbinder Singh S/o Sohan Singh.	Residential Property (Freehold)	14.10.2013	Rs. 42,65,326/- plus unapplied interest and other charges.	Rs. 39,80,000/-	Rs. 3,98,000/-	A/C 6046020000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	22.10.2021 from 12:00 Noon to 04:00 P.M.	Rs. 10,000/-	Mr. Abhishek Raj Mob. No.: 8882216252
6.	ROSARB Jalandhar Rampaul	Borrower:- Mrs. Balbir Kaur W/o Gunaachaur	Equitable mortgage of Residential Building measuring 7.5 Marla bearing Khata No. 489/543 Kh. No. 77/1(7-12) as entered in the Jamanbandi for the Year 2012-2013 of Village Gunachaur vide Sale Deed No. 1317 dated 21.02.2015 in the name of Balbir Kaur.	Residential Property (Freehold)	14.11.2017	Rs. 9,77,000/- plus unapplied interest and other charges.	Rs. 11,54,500/-	Rs. 1,15,450/-	A/C 6046020000001	ONLY NEFT	BARB0SARJAL (Fifth Character is Zero)	22.10.2021 from 12:00 Noon to 04:00 P.M.	Rs. 10,000/-	Mr. Abhishek Raj Mob. No.: 8882216252
7.	BOB (eDB) Jalandhar International	K.P. Sh. Manohar Lal S/o Sh. Sewa Ram and Sh. Sohan Lal S/o Sh. Sewa Ram.	Property No. 298-299 & 302-303 Shivaji Nagar Basti Danishmanda Jalandhar in the name of Sh. Manohar Lal S/o Sh. Sewa Ram.	Residential	20.11.2015	Rs. 49,51,857.98 + interest and other charges.	Rs. 28,15,000/-	Rs. 2,81,500/-	A/C 9436020000356	ONLY NEFT	BARB0DBJALA (Fifth Character is Zero)	22.10.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Abhishek Raj Mob. No.: 8882216252
8.	BOB Nakodar Balvir Kumar (Borrower & Mortgagor), Residing at Mihalla Khatika, Nurmahal, Distt. Jalandhar.	(1) Mr. Harvinder Kumar S/o Sh. Balvir Kumar (Borrower & Mortgagor), Residing at Mihalla Khatika, Nurmahal, Distt. Jalandhar (2) Shri Rikhi Chand S/o Sh. Gurmeet Ram (Guarantor), Residence of H. No. B-5/536, Kacha Pakka Vehra, Mohalla Ravi Das Pura, Nurmahal, District Jalandhar, Punjab.	Property measuring 4.25 Marlas being 17/3580th share of land measuring 44 Kanal 15 Marla comprised in Kh. / Kh. Nos. 50/51, 145/177 & 145/1/177/1 bearing Khasra No. 15/21/2(1-11), 22/5/2(0-16), 16/25/2(0-7), 21/15/2(0-15), 22/1/1(7-16), 21/1/2(6-2), 8/2(2-2), 9/1(0-5), 9/2(4-9), 10/2(3-1), 10/3(2-16), 20/1/1(4-4), 21/6/1(1-1), 15/1(0-7), 22/19/2/1(1-13), 22/11/1(7-10), situated in the area of Village Sharakpur, H.B. No. 24, Tehsil Nakodar, District Jalandhar, Registered vide Sale Deed No. 894 Dated 19.09.2017 in Sub-Registrar Nakodar in favour of Mr. Harvinder Kumar S/o Sh. Balvir Kumar.	Residential	04.02.2019	Rs. 16,62,654.20 + interest and other charges.	Rs. 9,07,100/-	Rs. 90,710/-	A/C 09290200001304	ONLY NEFT	BARB0NAKODA (Fifth Character is Zero)	22.10.2021 from 12:00 Noon to 04:00 P.M.	Rs. 20,000/-	Mr. Abhishek Raj Mob. No.: 8882216252
9.	BOB Bhagwan Mahavir Marg, Jalandhar Region	Borrower(s):- (1) M/s Serin Exports, 428, Leather Complex, Kapurthala Road, Jalandhar - 144021 (2) Mr. Rahul Chauhan S/o Janak Raj, Prop. - M/s Serin Exports, 40, Jwala Nagar, Maqsudan, Jalandhar-144008. Guarantor(s):- (1) Mr. Janak Raj Chauhan S/o Mela Ram, 40, Jwala Nagar, Maqsudan, Jalandhar-144008 (2) Mr. Sarwan Kumar S/o Satpal, House No. 35, Jwala Nagar, Maqsudan, Jalandhar-144008.	Equitable mortgaged of Property at Plot No. 428 measuring about 200 Sq. Yards situated at Leather Complex, Tehsil & Distt. Jalandhar vide Conveyance Deed No. 1037 dated 29.05.2009 in the name of Mr. Rahul Chauhan S/o Sri Janak Raj Chauhan having boundaries:- East: 429 of Rishi Chopra; West: 427 of Shri Saini; North: Leather Complex Road; South: Road.	Industrial Building	03.07.2019	Rs. 97,73,306.71 as on 30.06.2019 Plus unapplied and other charges thereon.	Rs. 27,52,200/-	Rs. 2,75,200/-	A/C 19600015181869	ONLY NEFT	BARB0BHAJUL (Fifth Character is Zero)	22.10.2021 from 12:00 Noon to 04:00 P.M.	Rs. 10,000/-	Mr. Sarvesh Kumar Mob. No.: 8288097571

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: 21.10.2021 UPTO 5:00 P.M. • DATE AND TIME OF COMMENCEMENT OF E-AUCTION: 22.10.2021 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 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. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 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 194-1A 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 not 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 Shahbad 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/encumbrances 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: 05.10.2021

Place: Jalandhar

AUTHORISED OFFICER