



SALE NOTICE FOR IMMOVABLE ASSETS - BY TENDER

Whereas the undersigned being the authorised officer of Jogindra Central Co-Operative Bank Ltd. under the securitisation and reconstruction of financial assets & enforcement of security interest (sarfaesi) act, 2002, and in exercise of powers conferred under section 13(12) read with relevant rules of security interest (enforcement) rules 2002, issued demand notice(s) u/s 13(2) of sarfaesi act on (1) 11/12/2017, (2) 06/08/2015, (3) 26/06/2018, (4) 02/02/2019, (5) 04/06/2019, (6) 05/11/2019 calling upon the respective borrower(s) / guarantor(s) to repay the amount as mentioned against the account within 60 days from the date of notice(s)/date of receipt of the said notice(s). The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and guarantors in particular and the public in general that the undersigned has taken physical possession of the property/ies described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 8 of the said rules on (1) 18/05/2018, (2) 21.02.2017, (3) 04/12/2018, (4) 20/09/2019 (5) 18/09/2019, (6) 21/05/2021 (physical possession on (1) 30/10/2018, (2) 07/03/2018, (3) 09/08/2023, (4) 07/12/2023, (5) 27/03/2023, (6) 23/03/2023) Now, it has been decided by the secured creditor to sell the properties of the under noted borrower / Co-borrower / guarantor detailed herein below on "Property being sold is in 'as is where is' & as is what is & whatever there is & without recourse basis" for realisation of bank's dues.

Date & Time Of Submitting Of Bids :- 21st February, 2024 Upto 5.P.M

Date & Time Of Opening The Bids :- 23rd February, 2024 at 11.00 A.M

Name & Address of The Borrowers / Co Borrower / Guarantors / Branch Office A/c no. / Authorised officer & Branch Manager Name & Contact No.	Description of the Property Mortgaged	Outstanding Amount & Date	Reserve Price (Rs. in Amtt.)	EMD (10% of Reserve Price)
1. Borrower :- Sh Gauri Dutt Sharma & Sh Kuldeep Sharma, Village Hat Kot, Post office Kunihar, Tehsil Arki, Distt Solan (H.P) Guarantors:- a) Sh Ragu Nath Sharma S/o Sh Bhagat Ram Sharma, V.P.O Bhumil, Tehsil Arki, Distt Solan (H.P) b) Sh Pawan Kumar S/o Lachhi Ram, Village Nagar Shanwen, Post office Kunihar, Tehsil Arki, Distt Solan (H.P) Branch Office :- Kunihar, Distt. Solan (H.P) Branch A/c No.: 10105039053140, IFSC: YESB0JCCB01 VENUE: JCCB Ltd. Branch Office: Kunihar, Distt. Solan (H.P). Contact Authorised officer :- Sh. LD Sharma; 9816636497 Contact Branch Manager :- 01796262252	All that Part of Land & Building situated at Up Mohal Pulhaara, Kunihar, Tehsil Arki, Distt Solan (H.P). Comprised in K/K 29/68, Kharsa No 410, Area 00-01-48 Hect. In the name of Sh Gauri Dutt S/o Dulla Ram As per jamabani 008-2009	Rs. 14,83,564/- (Rs Fourteen Lakh Sixty three thousand Five hundred Sixty Four Only) As on 10/11/2018 + future interest and incidental expenses costs, charges etc. Accrued thereupon.	Rs. 23,38,000/- (Rs Twenty Three Lakh Thirty Eight thousand Only)	Rs. 2,33,800/- (Rs. Two Lac thirty three thousand eight hundred only)
2. Borrower :- Sh Bal Kishan Chibber S/o Sh Tuls Ram, Village Chanan, Post office Diggel, Sub-Tehsil Ram Shehar, Distt Solan (H.P) Guarantors:- a) Sh Tuls Ram S/o Sh Sahabu, Village Chanan, Post office Diggel, Sub-Tehsil Ram Shehar, Distt Solan (H.P) b) Sh Joginder Singh S/o Sh Amar Singh, R/o Village Nisal, P.O Chander Sub Tehsil Ram Shehar Distt. Solan (H.P). Branch Office :- Ram Shehar, Distt. Solan (H.P). Branch A/c No.: 10165039053140, IFSC: YESB0JCCB01 VENUE: JCCB Ltd. Branch Office: Ram Shehar, Distt. Solan (H.P). Contact Authorised officer :- Mr. Jaswinder Singh, 9816635042 Contact Branch Manager :- 01795258521	All part & parcel of property Land measuring 2 Bigha -02 Biswa, (being 87736 / 175476 th share of total land measuring 4 Bigha 04 biswa) comprised in Khata/ Khatauni No 2/2, Kharsa No 7, As per jamabani for the year 2010-11, H.B no. 154, situated at village Chahnan, Sub Tehsil Ram Shehar distt. Solan (H.P) In the name of Sh Bal Kishan Chibber S/o Sh Tuls Ram	Rs. 31,30,063/- (Rs thirty One Lakh Thirty Thousand sixty three Only) as on 30/06/2018 + future interest and incidental expenses costs, charges etc. Accrued thereupon.	Rs. 22,10,000/- (Rs Twenty Two Lakh Ten thousand Only)	Rs. 2,21,000/- (Rs. Two Lac Twenty one thousand only)
3. Borrower :- Sh Atma Ram & Sh Kamal Dev, Vill & P.O Kandhar Tehsil Arki Distt Solan (H.P) Guarantors:- a) Sh Jitender Sen S/o Sh Thakur Dass Village Basyana P.O Chakhar Tehsil Arki, Distt Solan (H.P) b) Neem Chand S/o Sh Bhunger Ram, Village Kolia, P.O Hanuman Barog Tehsil Arki, Distt Solan (H.P). Branch Office :- Darlaghat, Distt. Solan (H.P). Branch A/c No.: 10065039053140, IFSC: YESB0JCCB01 VENUE: JCCB Ltd. Branch Office: Darlaghat, Distt. Solan (H.P). Contact Authorised Officer :- Sh. Gorkh Ram, -9882144158 Contact Branch Manager :- 01796248352	All part & parcel of property Land & Building measuring comprised in Khata/ khautni No. 31/28 kharsa no. 169 measuring 11-2 bighas out which 3/666 share to extent 0-1 bigha, and Khata/ khautni No. 32/39 kharsa no 210 Measuring 4-3 bighas out of which 5/415 share to the extent 0-1 bigha with structure situated at village kandhar pargana mangal Tehsil Arki Distt Solan (H.P)	Rs 10,75,081/- (Rs Ten Lakh Seventy five thousand Eighty one Only) as on 30-05-2018 + future interest and incidental expenses costs, charges etc. Accrued thereupon.	Rs. 24,75,000/- (Rs. Twenty Four Lac Seventy five thousand only)	Rs. 2,47,500/- (Rs. Two Lac forty seven thousand five hundred only)
4. Borrower :- Sh Het Ram S/o Sh Janki Ram, Village Kanswala, P.O Parnoo Tehsil Arki Distt Solan (H.P) Guarantors:- a) Sh Janki Ram S/o Sh Nikara Ram, Village Kanswala, P.O Parnoo Tehsil Arki Distt Solan (H.P) b) Sh Dharan Dutt S/o Janna Dass, Village Jamni di Bensak, P.O Bajera Tehsil Arki Distt Solan (H.P) Branch Office :- Darlaghat, Distt. Solan (H.P). Branch A/c No.: 10065039053140, IFSC: YESB0JCCB01 VENUE: JCCB Ltd. Branch Office: Darlaghat, Distt. Solan (H.P). Contact Authorised Officer :- Sh. Gorkh Ram: 9882144158 Contact Branch Manager :- 01796248352	The Land and building comprised in Khata / Khatauni No. 283/331, Kita -3, measuring 3-5 bigha to extent of 1/2 share i.e. measuring 1-12 bigha situated at Mauja Kanswala, Pargana Parghot, Tehsil Arki, Distt Solan (H.P)	Rs 3,74,442/- (Rs Three lakh seventy four thousand four hundred forty two only) as on 30/09/2015 + future interest and incidental expenses costs, charges etc. Accrued thereupon.	Rs. 14,79,000/- (Rs. Fourteen Lac Seventy nine thousand only)	Rs. 1,47,900/- (Rs. One Lac forty seven thousand nine hundred only)
5. Borrower :- Smt Nisha W/o Sh Madan Lal, Village: Kolka, P.O Danoghat, Tehsil Arki, Distt Solan, (H.P) Guarantors:- a) Sh Chet Ram S/o Shonku Ram, Village: Kolka, P.O Danoghat, Tehsil Arki, Distt Solan, (H.P) b) Sh Yogesh Gautam S/o Sh Dev Raj, Village: Kakra, P.O Darlaghat Tehsil Arki Distt Solan (H.P) c) Sh Madan S/o Sh S/o Chet Ram, Village: Kolka, P.O Danoghat, Tehsil Arki, Distt Solan, (H.P). Branch office :- Darlaghat, Distt. Solan (H.P). Branch A/c No.: 10065039053140, IFSC: YESB0JCCB01 VENUE: JCCB Ltd. Branch Office: Darlaghat, Distt. Solan (H.P). Contact Authorised Officer :- Sh. Gorkh Ram, -9882144158 Contact Branch Manager :- 01796248352	The land and building comprised in Khata / Khatauni No. 156/254 kita -3 Measuring 18-8 Bigha to the extent of 1/40 share i.e. 0-9 bigha and khata / khautni no. 158/256 Kharsa no. 406 Kita -1 measuring 6-13 bigha to the extent of 1/8 share i.e. 0-16 bigha total measuring 1-5 bigha situated at village kolka, paragana Kolka tehsil Arki, Distt Solan, H.P In the name of Sh. Chet Ram.	Rs 9,65,635/- (Rs Nine lakh sixty five thousand six hundred thirty five only) as on 30.09.2018. + future interest and incidental expenses costs, charges, etc. Accrued thereupon.	Rs. 12,67,000/- (Rs. Twelve Lac Sixty seven thousand only)	Rs. 1,26,700/- (Rs. One Lac twenty Six thousand seven hundred only)
6. Borrower :- Sh Ramesh Chand S/o Sh Hari Lal, Village Lalhana, P.O Bharanghat, Tehsil Arki, Distt Solan (H.P) Guarantors:- a) Sh Ram Lal S/o Sh Chait Ram, Village Lalhana, P.O Bharanghat, Tehsil Arki, Distt Solan (H.P) b) Sh Madan Lal S/o Manisha Ram, Village Daseranjan, P.O Bharanghat, Tehsil Arki, Distt Solan (H.P). Branch Office :- Bharanghat, Distt. Solan (H.P). Branch A/c No.: 10275039053140, IFSC: YESB0JCCB01 VENUE: JCCB Ltd. Branch Office: Bharanghat, Distt. Solan (H.P). Contact Authorised Officer :- Sh. Madan Gopal: 9418197355, Contact Branch Manager :- 01796240252	All part & parcel Land & building comprised in Khata/ Khatauni No. 1/1 Kita 7 Measuring 12.06 bigha out of which 1/40 share in Kharsa No -38 Measuring 0-6 situated at village Lalhana Tehsil Arki Distt Solan (H.P)	Rs 9,48,618/- (Rs Rupees Nine Lakh Forty Eight Thousand Six Hundred Eighteen Only) as on 30.04.2019 + future interest and incidental expenses costs, charges etc. Accrued thereupon.	Rs. 20,07,000/- (Rs. twenty Lac seven thousand only)	Rs. 2,00,700/- (Rs. Two Lac Seven hundred only)

TERMS AND CONDITIONS:- 1. Sale is strictly subject to the terms & conditions given in this advertisement and in the "tender document". Tender document can be obtained from respective branch offices / Head Office Solan on all working days. 2. The bidder should submit intention to bid by duly filling tender form along with self attested copy of acceptable identity proof. Originals of the same must be carried along at the venue of auction. Besides, the bidder also has to submit EMD in sealed envelope. The Earnest money shall not carry any interest. 3. EMD amount should be paid through bank draft or pay order in favour of "Jogindra Central Co-operative Bank Ltd. EMD can be transferred in Branch A/c No's as mentioned above. EMD amount is refundable to unsuccessful bidders. 4. Bid below the reserve price will not be accepted. Bid without EMD/with EMD lower than above amount will not be accepted. 5. The property will be sold to the bidder quoting highest amount. 6. On receipt of the sale price in full, the Authorized Officer shall be issuing a Sale Certificate in favor of the Purchaser. The purchaser shall not be entitled to annul the sale on any ground whatsoever. 7. Bank will retain the EMD amount of highest bidder, and it will be treated as part of the payable amount. 8. Successful bidder will have to deposit 25% of the sale price immediately in cash, by demand draft/ pay order. Balance 75% amount has to be paid within 15 days from auction date. In case of failure to pay as per above, entire deposited amount will be forfeited. 9. Successful bidder will have to pay all statutory dues/taxes/fees/charges/transfer charges/outstanding taxes/labor charges, Municipal Taxes, Maintenance/ Society Charges, Electricity and water taxes, TDS, TCS, etc., if any. If the bidder requires he should appraise himself about various dues transferable. 11. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the above referred properties shall be borne by the Purchaser/s. 12. Bidder shall be having his/her original identity proof with him/her at the time of coming to the venue. 13. Bank may restrain any person except the bidder from entering the venue. 14. The authorized officer will have power to reject any bid, also to postpone/cancel any offer without assigning any reason. 15. The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the sale by the undersigned authorized officer. 16. Any dispute regarding the matter will be under jurisdiction of courts in Solan (H.P). Only 17. In the event of inconsistency or discrepancy between the English version and Hindi version of the notice the English version shall prevail. 18. Inspection of the aforesaid property/immovable assets /property can be done on request of the party on a date and time pre-determined to the convenience of the Bank Bank Ltd. Website: <https://www.jccb.co.in>

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrowers/co-borrowers and guarantor/s are hereby notified to pay the sum as mentioned above alongwith upto date interest and other charges incurred on or before one working day prior to the date of auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and costs. If the borrower pays in full the amount due to the bank, before the date of acceptance of bid, the tenders will not be acted upon and necessary communication will be sent.

Place: Solan
 Date: 03/02/2024

Sd/-
 Authorised Officer, Jogindra Central Cooperative Bank Ltd.