

PNB PANJAB NATIONAL BANK, H1 SCOTIA PARK, NO-3<sup>rd</sup> Floor, H1A Commercial, H B Road, Kharar, H-01-802-0031  
Ph: 01722-200771, E-mail: ps@pnbindia.in

S.	CHICIE EAST & RANCH SOUTH	Two units of area being commonal unit no-115 & 116 on 1 <sup>st</sup> floor in Mid block with one car parking access in basement of the multi storied building H B Tower at M/S plot no-265 to 170, P.S. kheda no-366, having re- 140, 140/A, 140/B-ward no/ Plot/ward no-30, P.S. Sakheda Nazar, Thane no-205, Rati Road length measuring 2712 sq ft along with 095 sqft unshaded space of land in the name of Mrs. Deepa Gargha w/o Mushtaq Singh Namdhari sale deed no. 15330/13436 dt. 22/08/12 bounded as north-Ranch Luhardag; Road now known as Ratu Road, South-Apartment no Karmi med's land East-Plot 8 Revilete of Atmatom Pethkar, west-Chandni Scho.	A/2007-778 A/PS-A/4122588-20 Further interest is also charged over C/2001/207 F/2001/207	Rs. 214.3K lac	Rs. 65.75K lac 11 A.M. to 100 P.M.	The mentioned property also charged in M/s Shree Pratap Agency
	M/s SHREE PRATAP DISTRIBUTORS 140/A, 140/B-ward Plot/ward no-30 P.S. Sakheda Nazar, Thane no-205, Rati Road length measuring 2712 sq ft along with 095 sqft unshaded space of land in the name of Mrs. Deepa Gargha w/o Mushtaq Singh Namdhari sale deed no. 15330/13436 dt. 22/08/12 bounded as north-Ranch Luhardag; Road now known as Ratu Road, South-Apartment no Karmi med's land East-Plot 8 Revilete of Atmatom Pethkar, west-Chandni Scho.					
	Govt.					



**CIRCLE EASTHA BANCI SOUTH | Address: 5<sup>th</sup> Floor, NTC Complex, H.R. Road, Haridwar, Uttarakhand - 249001  
Phone: 013322559203 | Email: [circleeasthabanckoutharidwar@gmail.com](mailto:circleeasthabanckoutharidwar@gmail.com)**

Sardar Singh Nanakian w/o Late Sardar Singh Nanakian Mahendra Avenue Engineering Road, Chittagong-1300	Two units of area being commercial unit no. 215 & 216 on 2nd floor in M&M block with one car parking space in assessment of the multi storied building R-3 Tower at M3 plot no. 365 to 370, Shaita no. 366, Municipal holding no. 140, 140/A, 140/A, 1, ward no. 47 (old) / 30 (new) Iman Sikhsen Nager (70%), Ram Road Nager measuring 2712 sq ft in the name of Mrs Indoreet Bagga w/o Gutta Singh Nanakian sale deed no. 15157/13437 at 22/09/12 bounded at north- Ranchi Lohardaga Road now known as Ram Road, South Apartment in Kamal mudi's land, East-Butt & Residence of Abnascum Podder, west- Chandmai School		Rs.101211.65	Rs.20 00 lac	Rs.1.200 lac	The mentioned property also charged in M/s Shree Pentap Agency And T/L z/c Smt Indoreet Bagga
Sardar Gurcharan Kaur W/o Late Sardar Singh Nanakian Plot no. 122, 1st floor East side Pr Compound, Main Road, Dargai- 130001						
Sardar Gurcharan Kaur W/o Late Sardar Singh Nanakian Plot no. 122, 1st floor East side Pr Compound, Main Road, Dargai- 130001						

TERMS AND CONDITIONS OF E-AUCTION SALE

- The user shall be subject to the Terms & Conditions set out in the Security Notice (Version Q, dated 20/01/2022) and to the following further conditions:
    - The customer only will be able to log in through a customer portal (<http://www.vtiv.com/securearea>)
  - The existing Buyers/Purchasers are requested to register on portal (<http://www.vtiv.com/securearea>) using their mobile number and email. Further, they are requested to upload mandatory CPC documents. Under the CPC documents are defined by a



CIRCLE SWARNA RANCHI SOUTH (Address:- 5<sup>th</sup> Floor, H.B. Complex, H.B. Road, Ranchi - 832003)  
 Ph: 0651 26031178, E-mail: [sar@pnbl.co.in](mailto:sar@pnbl.co.in)

1. Auction sale is proposed. (max 10 to 7 working days), the intending Bidder/ Purchaser has to transfer the EMD amount using online mode in the bank's EWD wallet before the e-Auction date and time in the same. The registration, verification of KYC documents and transfer of EMD to wallet must be completed well in advance, before auction.
2. Payment Mode: Deposit (EMD) amount or mentioned above shall be paid online (mode 1 mode).
3. In, KTC/ Cash/ Transfer (After generation of Challan form like (<http://www.mtrcommerce.com/>) in Online Digital Wallet, KTC transfer can be made from any Standard Commercial Bank, however the Cash/ Transfer the bidder has to pay at Ranchi Nodal Bank Branch. Payment of EMD by any other mode such as Cheque will not be accepted. Bidder, not depositing the required EMD online will not be allowed to participate in the auction. The Bidder Money Deposited shall not bear any interest.
4. Platform (<https://www.mtrcommerce.com/>), for auction will be provided by a third party service provider M/s MTC Limited having  
 (i) Registration No. 2254-C, A/C: State Bank, Kolkata, 733001 (Branch: 11 Unit: 6, T-101, Post Number: 625-4102432/4102433 or  
 625-4102434). the intending Bidders/Purchasers are required to participate in the auction process at e-Auction Service Provider's website (<http://www.mtrcommerce.com/>). The Service Provider will also provide online communication facility on e-auction on the portal.
5. The bid notice containing the terms & conditions of sale is available / published in the following websites/ web page.  
 a. <https://www.bnpl.in>  
 b. <https://pnblbank.vtcbanking.com/>  
 c. <http://www.mtrcommerce.com>  
 d. <http://www.bnpl.in>
6. The intending participants of auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Bidder Information operations part of e-Auction relevant to the e-Auction from website (<http://www.bnpl.in>).
7. The intending Bidder / Purchaser are requested to register on portal (<http://www.mtrcommerce.com/>) using their mobile number and email id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by auction service provider (only take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in the bank's EWD wallet. Only after paying sufficient EMD in the wallet, the interested bidder will be bid on the rate of bidding.
8. Bidder/ Digital Wallet account (free of cost) can be created (> EMD amount) at the time of bidding.
9. During the e-auction bidder will be allowed to offer higher bid in increments over and above the last bid amount and the minimum increase in the bid amount must be of Rs. 100/- INR. In the last, higher bid of the bidder, Ten minutes time will be allowed to bidder to submit another higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last high bid, then it will be closed.
10. It is the responsibility of intending bidder(s) to closely read the Sale Notice, Terms & conditions of e-auction, Bidder Information operations part of e-auction and follow them strictly.
11. In case of any dispute or need of assistance before or during e-auction process may contact authorized representative of auctioneers Service Provider (<http://www.mtrcommerce.com/>). Details of which are available on the e-Auction portal.
12. After finalization of e-auction by the Authorized Officer, only successful bidder will be informed by our chosen reference vendor (through SMS/ email, [Email ID: [sar@pnbl.co.in](mailto:sar@pnbl.co.in)] registered with the service provider).
13. The successful bidder shall have to deposit 3% (Three percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank/Bank in favor of "The Authorised Officer/ Sar, Punjab National Bank, Atc: 100, 1st Impenetrable, 6700022000000008, PSC #14106794777, Payable at Ranchi. In case of failure to deposit the amount 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 to conduct a fresh auction/ sale of the property & the existing bidder shall not be allowed to bid for the same property.
14. Payment of the amount due, under the Sale Notice, shall be made in the form of Tax Audit in U/s under section 196-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder with a due date of deposit of remaining 75% of the bid amount/less deposit of EMD amount. The Authorized Officer reserves the right to accept any or reject any bid. If not found acceptable an co-



**CIRCLE SASTRA RANCHI SOUTH** (Headquarters - 5<sup>th</sup> Floor, Nila Complex, II.I.C. Road, Kankatoli, Ranchi - 834001)  
 Ph: 0913000373, E-mail: [pnbk@pnbhindi.in](mailto:pnbk@pnbhindi.in)

Banker's Agent/Adjunct/Bidder/Advertiser is sole the owner of the auction. At any time without warning, we reserve whatever right the decision is in our regard shall be final.

15. The sale certificate shall be issued in the favor of successful bidder and copy of bill of exchange is for the providers of goods.
16. The presenters are being informed that it is WHERE IS PAYABLE and WHO IS PAYEE is KJSF and WHO IS PAYEE THERE IS KJSF.
17. The particulars of Secured Assets specified in the Schedule heretoabove have been stated to the best of the knowledge of the Authorized Officer by the Authorized Officer shall not be answerable for any error, misstatement or omission in this particularization.
18. It shall be the responsibility of the Bidder to inspect and verify the assets as per the specification before submitting the bid. The bidder inspect the currency in consultation with the dealing official as per the details provided.
19. All statutory dues/affidavit/charge sheet/other relevant registration charges, stamp duty, taxes etc. shall have to be borne by the Bidder.
20. The Authorised Officer of the Bank shall not be responsible for any damage, loss, encumbrance, or any other dues of the Government or anyone else in respect of properties (E/auctions) not known to the bank. The Bidding Bidder is advised to make their own independent inquiries regarding the encumbrances on the assets including statutory liabilities, amounts of property tax, electricity dues etc.
21. The Bidder should ensure proper internet connectivity, power backup etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or security/contingencies affecting the e-auctions.
22. It is open to the Bank to accept a non-competitive and make sell off deal price bids in the auction. For detailed terms and conditions of the bid, please refer:  
<https://www.pnbhindi.in> <https://pnbhindi-pmms.pnbhindi.in/app>  
<http://www.mca.gov.in/bsis/>, [www.acmec.com/bidderzone.com/](http://www.acmec.com/bidderzone.com/), [www.pnbhindi.in](http://www.pnbhindi.in)



Anil Kumar Verma  
Authorised Officer

Date: 30/01/2021

Place: Ranchi

Punjab National Bank Secured Creditor

### STATUTORY SALE NOTICE UNDER RULE 3(6) OF THE SARFAESI ACT, 2002

**CHIEF MANAGER  
AUTHORISED OFFICER  
PUNJAB NATIONAL BANK  
Circle SASTRA, Ranchi South  
5<sup>th</sup> Floor, Nila Complex  
Kankatoli, Ranchi-834001**