

# दि बघाट अर्बन को० ओप० बैंक लिमिटेड

मुख्य कार्यालय : बघाट बैंक परिसर  
राजगढ़ रोड़, सोलन-173212 ( हि.प्र. )

दूरभाष : 01792-223076, 226286, 226103  
फैक्स : 01792-223076, 224886



# The Baghat Urban Co-op. Bank Ltd.

H. O. : Baghat Bank Parisar  
Rajgarh Road, Solan - 173212 (H.P.)  
Tel. : 01792-223076, 226286, 226103  
Fax : 01792-223076, 224886

## PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

**LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS** Hard copy till 19/02/2025 Up to 4:00 PM.

**Date and time of the E-Auction 20 /02/2025 from 11:00 AM to 12:00 PM.**

Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002) Whereas, the Authorized Officer The Baghat Urban Co-op Bank Ltd had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on **“AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS”** for realization of Bank's dues. The sale will be done by the undersigned through e-auction platform provided at the website: [www.bankauctions.in](http://www.bankauctions.in).

### DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES:-

Sr. No	NAME OF THE ACCOUNT HOLDER AND OWNER OF THE IMMOVABLE SECURED ASSETS (PROPERTY /S )	DESCRIPTION OF THE PROPERTY	Reserve Price	Date/Time of E-Auction
			EMD	
			Bid Increase Amount	
1.	Sh. Lalit Mohan Bhardwaj S/o Late Sh. Prem Sagar Bhardwaj R/o Mehta Niwas, Below Masjid Sanjauli, Tehsil & Distt Solan HP. 8250092801000012	First Flour of Building, Total Built up are 109.80 SQM comprised in Khata Khatauni No. 30/33, Khasra Nos. 1225/1151, situated at Mauza Mohal Chhakrail, Tehsil & District Shimla HP.	Rs. 3025000.00	20/02/2025 11:00 AM To 12:00 PM
			Rs. 302500.00	
			Rs. 30000.00	
2.	Mr. Vikas Kohli S/O Mr. Madan Lal R/o village Kohli niwas palace road, Solan Tehsil and District Solan HP. 8250022801000270	Land & building situated on Khata Khatauni no-10/11 Kh No.-67/1/7/1 Mauja Kotti Khurd Situated on link road to village Kotti Khurd bifurcated from Solan Rajgarh Road Near Jatoli temple about 1 KM from Road. Total Area-210.00 sqm Having 5 floors and Top floor Tehsil & District Solan HP.	Rs. 7867000.00	20/02/2025 11:00 AM To 12:00 PM
			Rs. 786700.00	
			Rs. 50000.00	
3.	M/s The Ultimate Hotel & Restaurant Prop. Mr. Ajay Kanwar S/o Mr. Narender Singh R/o Village Hatkot, PO Kunihar, Tehsil Arki, District Solan HP. 8250073401000004	Land & building comprised in Khata/ Khatauni No. 3/3, Khasra No. 2448/7 & 2459/7, land area measuring 11043 SQM situated at Mauza Ucha-Gaon, Pargana Kunihar, Tehsil Arki & District Solan HP.	Rs. 18298000.00	20/02/2025 11:00 AM To 12:00 PM
			Rs. 1829800.00	
			Rs. 50000.00	
4.	Mr. Kunj Kishore Panwar S/o Mr. Krishan Lal Panwar R/o H.No. 34, W.NO. 11, Village Pajo, PO Kotlanala, Tehsil & Distt Solan HP. 8250022801000181	Complete Ground floor of the building Two storied building consisting two bed room, one kitchen, one bathroom, comprising in Khata Khatauni No. 6/18, Khasra No. 888,889,890 Kitas 3, Measuring 43.375 sq. mtrs i.e. 5/40 Shares of total land 347 sq. mtrs. situated in Mauza Ser, Hadbast No. 45, Tehsil & District Solan HP.	Rs. 1927000.00	20/02/2025 11:00 AM To 12:00 PM
			Rs. 192700.00	
			Rs. 20000.00	

5.	Mr. Bir Singh S/o Mr. Baghat Ram R/o Near HFCL Building Basal Road Solan HP. 8250052801000069	First floor of the building having total covered area 43.15 sq. mtrs Situated at Village Pajo at Solan to Rajgarh road about 200m away from the road complete Constructed over land comprised Khata/Khatauni No.11/23, Khasra No. 888,889 &890 Kitas3, total measuring 347sq. mtrs situated in Mauza Ser, Hadbast No. 45, Tehsil & District Solan HP.	Rs. 1420000.00	20/02/2025
			Rs. 14200.00	11:00 AM To 12:00 PM
			Rs. 20000.00	
6.	Mr. Ajay Singh Chauhan S/o Late Sh. N.S. Chauhan R/o Pine Grove, Village Bajrol, Jaunaji Road, Tehsil & District Solan HP. 8250023601000019	Land & building comprising in Khata Khatauni No. 319/358, Khasra No. 1452/1022/601 area measuring 96 SQM situated at Mauza Kather, Tehsil & District Solan HP. ** Four storeyed commercial building with attic situated on the mall Solan HP.	Rs. 15105000.00	20/02/2025
			Rs. 1510500.00	11:00 AM To 12:00 PM
			Rs. 50000.00	
7.	Mr. Rajinder Bhushan M.D. of M/s Glane Angles Phyto Science Pvt. Ltd. Kather Bye Pass Chambaghat, Distt Solan HP. 8250052102000013	Land and Building (Factory Building up to 2 story) situated at Mauza Ser Banera Tehsil and District Solan HP comprising Khata/Khatauni No-104/121, Khasra No-671/514, Measuring are 1 Bigha and 10 Biswa i.e. 9/30 share of total land 5 Bigha.	Rs. 4301000.00	20/02/2025
			Rs. 430100.00	11:00 AM To 12:00 PM
			Rs. 30000.00	
8.	M/s Shoolini Associates Partners Mr. Prashant Chauhan & Mr. Darshan Kumar R/o Village Gun Ki Ser, PO Salogra, Tehsil & District Solan HP. 8250022102000278	Land & building comprising Khata/khatauni No. 22/25 Khasra No. 126/23, 128/24, 31 & 181/80 Situated at Mauza Gun Ki Ser, Tehsil & District Solan HP. Land Area 04-16 Bigha. Total Built up area 225.54SQM	Rs. 12029000.00	20/02/2025
			Rs. 1202900.00	11:00 AM To 12:00 PM
			Rs. 50000.00	
9.	M/s Shoolini Associates Partners Mr. Prashant Chauhan & Mr. Darshan Kumar R/o Village Gun Ki Ser, PO Salogra, Tehsil & District Solan HP. 8250022102000278	Land comprising Khata/khatauni No. 26/27 Khasra No. 364/355/346/176/98/74 Situated at Mauza Gun Ki Ser, Tehsil & District Solan HP. Land Area 01-14 Bigha.	Rs. 3967000.00	20/02/2025
			Rs. 396700.00	11:00 AM To 12:00 PM
			Rs. 30000.00	
10.	Mr. Anokhi Ram S/o Mr. Hari Ram R/o Village Shamlech, PO Barog, Tehsil & Distt Solan HP. 8250064001000005	Land & building comprising Khata/khatauni No. 5/10 to 11, Khasra No. 40/1 Situated at Mauza Chhobal, Hadbast No. 792, Tehsil & District Solan HP. Land area 00-06 Bigha. Built up area 26.40 SQM.	Rs. 1499000.00	20/02/2025
			Rs. 149900.00	11:00 AM To 12:00 PM
			Rs. 20000.00	
11.	M/s Himachal Traders Prop. Mr. Vikrant Saklani R/o Village Moti Corner Sanawar Tehsil Kasauli District Solan HP. 8250032701000001	Land & building comprising khata/khatauni No. 86/105, Khasra No. 536/380/369 situated at Mauza Sanawar, Tehsil Kasauli District Solan HP Plot area 00-02 Bigha. Built up area :- First floor 42.96 SQM.	Rs. 2658000.00	20/02/2025
			Rs. 265800.00	11:00 AM To 12:00 PM
			Rs. 20000.00	
12.	M/s Himachal Traders Prop. Mr. Vikrant Saklani R/o Village Moti Corner Sanawar Tehsil Kasauli District Solan HP. 8250032701000001	Land comprising khata/khatauni No. 162/176, Khasra No. 827 area measuring 02-18 Bigha situated at Mauza Bhaguri, Tehsil Kasauli District Solan HP.	Rs. 1050000.00	20/02/2025
			Rs. 105000.00	11:00 AM To 12:00 PM
			Rs. 10000.00	
13.	Mr. Balwinder Singh S/o Mr. Jagdish Chand R/o		Rs. 1623000.00	20/02/2025

	Village Ber Ki Ser, PO Chembaghat, Tehsil & District Solan HP. 8250032701000042	Land comprising Khata/Khatauni No.19/23, Khasra No. 165/62 area measuring 00-14 Bigha situated at Mauza Gan Ki Ser Tehsil & District Solan HP.	Rs. 162300.00 Rs. 20000.00	11:00 AM To 12:00 PM
14.	Mr. Balbir Singh S/o Mr. Gurcharan Singh R/o Village Kather, PO Chembaghat, Tehsil & District Solan HP. 8250064001000023	Land comprising K/K No. 104/124, Khasra No. 436/299 area measuring 00-14 Bigha Situated at Mohal Karganu, Tehsil Rajgarh District Sirmour HP.	Rs. 1151000.00 Rs. 115100.00 Rs. 20000.00	20/02/2025 11:00 AM To 12:00 PM
15.	Mrs. Sushma & Mr. Om Prakash R/o Prem Niwas near PNB Kather, Tehsil & District Solan HP. 8250052801000105	Land comprising K/K No. 23/50, Khasra No. 222/212/202/70 area measuring 180 SQM Situated at Mauza Ber Ki Ser, Tehsil & District Solan HP.	Rs. 810000.00 Rs. 81000.00 Rs. 10000.00	20/02/2025 11:00 AM To 12:00 PM
16.	M/s Vishwakarma Retreads Prop. Mr. Charan Singh Thakur Village Dolag, PO & Tehsil Kandaghat, Distt Solan HP. 8250052102000010	Land & three storeyed building Comprising Khewat No. 40 min/36, Khasra No. 599 land area 210 SQM situated at Mauza Dolag, Tehsil Kandaghat & District Solan HP. Built up area 340 SQM.	Rs. 5869000.00 Rs. 586900.00 Rs. 30000.00	20/02/2025 11:00 AM To 12:00 PM
17.	M/s Vishwakarma Retreads Prop. Mr. Charan Singh Thakur Village Dolag, P.O. & Tehsil Kandaghat, Distt Solan HP. 8250052102000010	Land & three storeyed building Comprising Khewat No. 40 min/36, Khasra No. 591 land area 411 SQM situated at Mauza Dolag, Tehsil Kandaghat & District Solan HP. Built up area 583 SQM.	Rs. 13857000.00 Rs. 1387500.00 Rs. 50000.00	20/02/2025 11:00 AM To 12:00 PM
18.	M/s Royal Associates Partner Mr. Sunil Kumar & Mr. Khem Lal O/o near Arogya Clinic, Deonghat, Tehsil & Distt Solan HP. 8250052102000051	Land Comprising Khata/ Khatauni No. 16/22, Khasra No. 16 area measuring 0-16 Bigha to the extent of 16/43 share out of total land 02-03 Bigha Situated at Mauza Ghadsi, Tehsil & Distt Solan HP belongs to Mr. Khem Lal S/o Mr. Man Singh.	Rs. 9272000.00 Rs. 927200.00 Rs. 50000.00	20/02/2025 11:00 AM To 12:00 PM
19.	M/s Royal Associates Partner Mr. Sunil Kumar & Mr. Khem Lal O/o near Arogya Clinic, Deonghat, Tehsil & Distt Solan HP. 8250052102000051	Land Comprising Khata/ Khatauni No. 16/22, Khasra No. 16 area measuring 0-17 Bigha to the extent of 17/43 share out of total land 02-03 Bigha Situated at Mauza Ghadsi, Tehsil & Distt Solan HP belongs to Mrs. Ram Prabha w/o Mr. Prem Parkash.	Rs. 9639000.00 Rs. 963900.00 Rs. 50000.00	20/02/2025 11:00 AM To 12:00 PM
20.	M/s Aditya Traders Prop. Mr. Dalip Singh O/o Village Kalaghat, PO Oachghat, Tehsil & Distt Solan HP. 8250052102000080	Land Comprising Khata/ Khatauni No. 5/5, Khasra No. 77, 237/107min, 159, 238/160 & 239/160 kita 5, area measuring 4-19 Bigha to the Situated at Mauza Kotla Panjola, Tehsil Narag, Distt Sirmour HP belongs to Mr. Som Dutt S/o Mr. Kishan Singh.	Rs. 10774000.00 Rs. 1077400.00 Rs. 50000.00	20/02/2025 11:00 AM To 12:00 PM
21.	M/s Sood Marketing Inc. Prop. Mr. Sanjeev Sood O/o Bawa Complex, 1st Floor, Sector-1, Parwanoo, Tehsil Kasauli, District Solan HP. 8250042102000005	Two storeyed Building (Ground floor area 146.07 Sqm & First floor area 132.85 Sqm) total built up area 278.92 Sqm Comprised over Plot No. MIG 147, Sector-4 having Khata/Khatauni No. 83/84, Khasra No. 351,352,353 & 354 situated at Mauza Up Mahal Khandra, Pargana Bhaget, Tehsil Kasauli, District Solan HP. Plot area 198.27 Sqm.	Rs. 5876000.00 Rs. 587600.00 Rs. 30000.00	20/02/2025 11:00 AM To 12:00 PM
22.	M/s Asha Mashroom Prop. Asha Gupta, R/o	Land & Building Comprised Khata/ Khatauni No. 43/79 Khasra No. 632,638,643,653,659,661,664,672	Rs. 2311280.00	20/02/2025

	Village & P.O. Basha, Tehsil Kandaghat, Distt Solan HP. 8250032701000044	Total Kitas 8 Total Area Measuring 06-04 Bighas to the extent of 3/124 Share which comes 0-03 Bighas situated in Mauza Basha Hadbast No. 402 Tehsil Kandaghat Distt Solan HP and share of Smt. Asha D/o Late Dhyan Singh & Jai Singh S/o Late Sh. Dhyan Singh to the extent of their share 1/18 share which comes 7 Biswa of each. Total Area 17 Biswa	Rs. 231128.00 Rs. 20000.00	11:00 AM To 12:00 PM
23.	Sh. Aman Dogra S/o Mr. Parshotam Lal R/o W. No. 6, House No. 1883, Dunga Bazar, Kangra Distt Kangra HP. 8250122701000022	Land comprising Khata/Khatauni No. 9min/16min, Khasra No. 119, area measuring 00-01-92 hectares, i.e. 192/4537 share out of total land measuring 00-45-37 hectare situated in Mohal Thatri, Hadbast No. 370, Tehsil Dharmashala & District Kangra HP.	Rs. 900000.00	20/02/2025
			Rs. 90000.00	11:00 AM To 12:00 PM
			Rs. 10000.00	11:00 AM To 12:00 PM
24.	M/s Babloo Enterprises Prop. Mr. Ishwar Dass S/o Chakkar Ram Village Dyala, P.O. Jia Tehsil Palampur, District Kangra HP. 8250122101000002	Land & building Comprising Khata No. 22, Khatauni No. 101, Khasra No. 456,987/459, Kita-2 area measuring 00-19-20 Hectares i.e. 1920/3344 Share out of total land 00-33-44 hectare, situated at Mauza Behal, Tehsil Baijnath, Distt Kangra HP.	Rs. 250000.00	20/02/2025
			Rs. 25000.00	11:00 AM To 12:00 PM
			Rs. 10000.00	11:00 AM To 12:00 PM
25.	Mr. Naveen Verma S/o Sh. Sahi Ram R/o Village & P.O. Shamti, Tehsil & District Solan HP. 8250022102000238	Land comprising Khata Khatauni No. 109/114min Khasra No. 53 area 5 Biswa i.e. 5/11 Share of total land 11 Biswa situated at Mauza Shamti Hadbast No 616 Pargana Kutian-1 Tehsil & Distt Solan HP.	Rs. 2745000.00	20/02/2025
			Rs. 274500.00	11:00 AM To 12:00 PM
			Rs. 20000.00	11:00 AM To 12:00 PM
26.	M/s Glane Angels Phyto Sciences Pvt Ltd through Managing Director Mr. Rajinder Bhushan Gupta Kather Bye Pass, PO Chambaghat, Tehsil & Distt Solan HP. 8250052102000013	Land & 3 storeyed Building Comprising on Khata/Khatauni No. 685/921(New), 583/822(old),508/748, Khasra No. 2504/1292/928 land area 33 SQM Situated in Mauza Mohal Basal Patti Kather, Hadbast No.48, Tehsil & District Solan HP related to Mrs. Parveen Gupta D/o Mr. Inder Pal.	Rs. 3657000.00	20/02/2025
			Rs. 365700.00	11:00 AM To 12:00 PM
			Rs. 30000.00	11:00 AM To 12:00 PM
27.	Mr. Deepak Singh Chandel S/o Mr. Gian Singh O/o Ms Jyoti Rattan Marbles Village Malpur Nichla PO Bhud Tehsil Baddi District Solan HP. 8250053601000006	Land & Building Comprising Khata/ Khatauni No. 40/43 min, Khasra No. 255/2/1, 257/2/1 kita 2 area measuring 1-00 Bigha Situated at Mauza Malpur, Hadbast No. 189 Tehsil Baddi District Solan HP.	Rs. 70591000.00	20/02/2025
			Rs. 7059100.00	11:00 AM To 12:00 PM
			Rs. 50000.00	11:00 AM To 12:00 PM
28.	Mr. Deepak Singh Chandel S/o Mr. Gian Singh O/o Ms Jyoti Rattan Marbles Village Malpur Nichla PO Bhud Tehsil Baddi District Solan HP. 8250053601000006	1. Land/building Comprising Khata/ Khatauni No. 125/132, Khasra No. 618,619 kita 2 area measuring 1-19 Bigha Situated at Mauza Kunjahal, Hadbast No. 216 Tehsil Baddi District Solan HP.	Rs. 27245000.00	20/02/2025
			Rs. 2724500.00	11:00 AM To 12:00 PM
			Rs. 50000.00	11:00 AM To 12:00 PM
29.	M/s Brijeshwar Apple Agency, prop. Mr. Rajesh S/o Mr. Bhagat Chand New Sabzi Mandi, Bye Pass Road, Distt. Solan HP. 8250052102000013	Land & Building Comprised in Khata/Khatauni No. 51/57, Khasra No. 35, 201/37,38,46,53 Kita 5, measuring 29-01 Bighas, to the extent of 16/576 shares which comes 00-16 Bighas situated at Mauza Bhanan Sub-Tehsil Darlaghat District Solan HP related to Mr. Sushil Chauhan S/o Mr. Bhagat Ram R/o Village Sheel Tehsil Rohru District Solan HP.	Rs. 1442000.00	20/02/2025
			Rs. 144200.00	11:00 AM To 12:00 PM
			Rs. 10000.00	11:00 AM To 12:00 PM

30.	Mr. Prem Singh S/o Mr. Beli Ram R/o Village Kishore, PO & Sub Tehsil Deha, Tehsil Theog, District Shimla HP. 8250094001000003	Land & building comprised in Khata/ Khatauni No. 32/70, Khasra No. 686 plot area measuring 239 SQM & built up area Ground floor 102.43 SQM, 1st floor 102.43 SQM (Total built up area 204.86 SQM) situated at Mauza Kishore, PO & Sub-Tehsil Deha District Shimla HP.	Rs. 1702000.00	20/02/2025
			Rs. 170200.00	11:00 AM To 12:00 PM
			Rs. 10000.00	
31.	Mr. Rohit Kumar S/o Mr. Gian Chand R/o Ward No. 12 VPO Paprola Tehsil Baijnath District Kangra HP (Borrower). 8250124001000010	Land/Building comprising Khata/Khatauni No. 57/191, Khasra No. 160, 161, 162, 164 kita-4 measuring 02-02 Hectare to the extent of 3/7th share i.e. 00-86 Hectare situated at Mohal Falehar, Mauza Deahan, Tehsil Palampur District Kangra HP related to Mr. Mr. Suresh Kumar S/o Mr. Polo Ram R/o VPO Dehan, Tehsil Palampur District Kangra HP.	Rs. 450000.00	20/02/2025
			Rs. 45000.00	11:00 AM To 12:00 PM
			Rs. 10000.00	
32.	Mr. Sanjay Kumar S/o Sh. Nek Ram R/o House No-18, Chhiring Cross Dagshai, Tehsil & Distt Solan HP. 8250032801000083	Land & Building Comprising Khata/Khatauni No. 13/15, Khasra No. 91, Measuring 3.19 Bighas to extent of 7900/331800, i.e. 0.2 Bighas and Khata/ Khatauni No. 12/14, Khasra No. 96, measuring 11.01 Bigha to the extent 1/40 share i.e. 0.6 Bigha to total share 8 Biswa, Situated in Mauza Dadhog Solan, Tehsil & Distt Solan HP.	Rs. 1080000.00	20/02/2025
			Rs. 108000.00	11:00 AM To 12:00 PM
			Rs. 10000.00	
33.	M/s Bright Star Spawn Prop. Sh. Inder Singh Shadil, R/o Thakur Niwas, Court Road Kandaghat, Tehsil & District Solan HP. 8250032102000010	Land Comprised in Khata/Khatauni No. 8/9/14, Khasra No. Kitta-33, area 06-02 Bigha situated at Mauza Gog, Tehsil Kandaghat, District Solan, HP.	Rs. 1338500.00	20/02/2025
			Rs. 133850.00	11:00 AM To 12:00 PM
			Rs. 15000.00	

**TERMS & CONDITIONS:**

The sale shall be subject to the terms and conditions prescribed in the security interest (enforcement) rules 2002 and to the following further conditions

1. The properties are being sold on "AS IS WHERE IS" and "AS IS WHAT IS BASIS". And "WHATEVER THERE IS BASIS".
2. The particulars of secured assets specified in the schedule herein above have been stated to the best of information of the Authorised officer, but the Authorised officer shall not be answerable for any error, misstatement or omission in the proclamation.
3. The EMD will be deposit upto one day before the auction i.e. 20/02/2025 in account no. 825001GL001535, IFSC IBKL0773BCB favoring BAGHAT BANK Solan.
4. The sale will be done by the undersigned through E-auction platform provided at the website <https://www.bankauctions.in> on 20/02/2025 at 11:00 AM to 12:00 PM.
5. For detailed terms and conditions of the sale, please refer <https://www.bankauctions.in> & <https://www.baghatbank.com>. For any further details/clarifications, prospective bidders may contact authorized officer on Mobile No. +91-9805200438.

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) & 8(6) THE SARFAESI ACT, 2002.**

Date: 04/02/2025

Authorised Officer

Place: Solan HP.

The Baghat Urban Co-op Bank Ltd