



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE TIME OF SUBMISSION OF EMD AND ONLINE APPLICATION 14/10/2025 Up to 4:00 PM.

Date and time of the E-Auction:- 15/10/2025 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**

DESCRIPTION OF IMMOVABLE / MOVABLE PROPERTIES:-

S. 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.	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. 7101000.00	15/10/2025
			Rs. 710100.00	11:00 AM To
			Rs. 50000.00	12:00 PM
2.	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. 3151000.00	15/10/2025
			Rs. 315100.00	11:00 AM To
			Rs. 30000.00	12:00 PM
3.	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 and Building (Factory Building up to 2 story) 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 situated at Mauza Ser Banera Tehsil and District Solan HP.	Rs. 3510000.00	15/10/2025
			Rs. 351000.00	11:00 AM To
			Rs. 30000.00	12:00 PM
4.	Mr. Balbir Singh S/o Mr. Gurcharan Singh R/o Village Kather, PO Chambaghat, 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. 985000.00	15/10/2025
			Rs. 98500.00	11:00 AM To
			Rs. 10000.00	12:00 PM
5.	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. 7880000.00	15/10/2025
			Rs. 788000.00	11:00 AM To
			Rs. 50000.00	12:00 PM
6.	M/s Asha Mashroom Prop. Asha Gupta, R/o Village &	Land & Building Comprised Khata/ Khatauni No. 43/79 Khasra No.	Rs. 2311280.00	15/10/2025

	P.O. Basha, Tehsil Kandaghat, Distt Solan HP. 8250032102000066	632,638,643,653,659,661,664,672 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 land area 17 Biswa.	Rs. 231128.00	11:00 AM To 12:00 PM
			Rs. 20000.00	
7.	Mrs. Meenu Panwar w/o Mr. Roop Panwar R/o Kalash Cottage, Kather Bye Pass Tehsil & District Solan HP. 8250072701000012	Land & building comprising Khata/Khatauni No. 402/618 Khasra No1285/915, 1166/916 kita 2 land area measuring 108 Sqm, built up (covered area) area 377.96 Sqm situated at Mauza Basal Patti Kather, Tehsil & Distt Solan HP.	Rs. 17610000.00	15/10/2025
			Rs. 1761000.00	11:00 AM To 12:00 PM
			Rs. 50000.00	
8.	Mr. Naresh Kumar S/o Mr. Jai Singh R/o Village Saryala, PO Chand, Tehsil Krishangarh, District Solan HP. 8250052102000065 & 8250052701000036	Land & Building Comprising Khata/ Khatauni No. 548 min/821, Khasra No. 2238/1644 area measuring 180SQM Situated at Mauza Mohal Saproon, Tehsil & District Solan HP.	Rs. 3386000.00	15/10/2025
			Rs. 338600.00	11:00 AM To 12:00 PM
			Rs. 30000.00	
9.	Mr. Tulsi Ram S/o Mr. Ishwar Dass R/o Village Khali, Tehsil & District Solan HP. 8250072701000032	Land & Building Comprising Khata/ Khatauni No. 11/137 Khasra No. 575/308/79, land area measuring 00-04-00 Bigha i.e. 1/9th Share out of the total land measuring 01-15-00 Bighas, situated in Mauza Mohal Khali, Hadbast No. 796, Tehsil & District Solan HP. Built up area:- Ground floor 111.52 SQM (Kumarhatti Solan).	Rs. 4926000.00	15/10/2025
			Rs. 492600.00	11:00 AM To 12:00 PM
			Rs. 50000.00	
10.	Mr. Sukh Dev Sharma S/o Lt. Mr. Janki Ram R/o Village Lana Kasar, PO Sarsoo, Tehsil Pachhad, District Sirmour HP. 8250052501000010 8250052102000068	Land Comprising Khata/Khatauni No. 5/9, Khasra No115/57 area measuring 17-04 Bigha Situated in Mauza Sampada Lana Kasar, Tehsil Pachhad, District Sirmour HP.	Rs. 8865000.00	15/10/2025
			Rs. 886500.00	11:00 AM To 12:00 PM
			Rs. 50000.00	
11.	Mr. Baldeep Singh S/o Mr. Dalip Singh R/o Village Dhang Upeli, PO Plassi Kalan, Tehsil Nalagarh District Solan HP. 8250082801000046	Land & Building Comprising Khata/ Khatauni No. 110/111, Khasra No. 463 measuring 00-04 Biswa to the extent of 1/3rd share out of total land measuring 00-14 Biswa situated at Mauza Mohal Dhang Upperli, Hadbast No. 89, Tehsil Nalagarh District Solan HP.	Rs. 3357000.00	15/10/2025
			Rs. 335700.00	11:00 AM To 12:00 PM
			Rs. 30000.00	
12.	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. 9772000.00	15/10/2025
			Rs. 977200.00	11:00 AM To 12:00 PM
			Rs. 50000.00	
13.	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. 3224000.00	15/10/2025
			Rs. 322400.00	11:00 AM To 12:00 PM
			Rs. 30000.00	
14.	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 Ghads, Tehsil & Distt Solan HP belongs to Mr. Khem Lal S/o Mr. Man Singh.	Rs. 7511000.00	15/10/2025
			Rs. 751100.00	11:00 AM To 12:00 PM
			Rs. 50000.00	
15.	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 Ghads, Tehsil & Distt Solan HP belongs to Mrs. Ram Prabha w/o Mr. Prem Parkash.	Rs. 7810000.00	15/10/2025
			Rs. 781000.00	11:00 AM To 12:00 PM
			Rs. 50000.00	

16.	Mr. Om Prakash S/o Mr. Dharam Singh R/o Village Ghanol, PO Garkhal, Tehsil Kasauli, District Solan HP. 8250062801000090	Land/Building Comprising Khata/Khatauni No. 20/66 to 84, Khasra No. kita 46 area measuring 11-66-02 Hectare to the extent of 525/604800 share i.e. 00-01-01 Hectare and khata/khatauni No. 12/32 to 41 Khasra No. kita 58 area measuring 03-37-23 Hectare to the extent of 1/96 share i.e. 00-03-51 Hectare total share of borrower 00-04-52 Hectare Situated in Mauza Ganhol Tehsil Kasauli, District Solan HP.	Rs. 1139000.00	15/10/2025 11:00 AM To 12:00 PM
			Rs. 113900.00	
			Rs. 20000.00	

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. 14/10/2025 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 15/10/2025 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. +91-98052-00422 & +91-98052-00438.

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

Date: 29/09/2025

Authorised Officer

Place: Solan HP.

The Baghat Urban Co-op Bank Ltd.