



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE TIME OF SUBMISSION OF EMD AND ONLINE APPLICATION 19/11/2025 Up to 4:00 PM.

Date and time of the E-Auction:- 20/11/2025 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

Sr. No.	NAME OF THE ACCOUNT HOLDER AND OWNER OF THE IMMOVABLE SECURED ASSETS (PROPERTY /S)	DESCRIPTION OF THE IMMOVABLE SECURED ASSETS (PROPERTY /S) MORTGAGE TO THE BANK	Reserve Price	Date/Time of E-Auction
			EMD	
			Bid Increase Amount	
1.	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 Khasra 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.	1653000	20/11/2025 11:00 AM To 12:00 PM
			165300	
			30000	
2.	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 Khasra3, total measuring 347sq. mtrs situated in Mauza Ser, Hadbast No. 45, Tehsil & District Solan HP.	1218000	20/11/2025 11:00 AM To 12:00 PM
			121800	
			30000	
5.	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) situated at Mauza Ser Banera Tehsil and Distt Solan HP Under 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 related to Mrs. Meenu Thakur D/o Mr. Pritam Singh.	3510000	20/11/2025 11:00 AM To 12:00 PM
			351000	
			50000	
6.	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	9772000	20/11/2025 11:00 AM To 12:00 PM
			977200	
			100000	
7.	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.	3224000	20/11/2025 11:00 AM To 12:00 PM
			322400	
			50000	
8.	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.	985000	20/11/2025 11:00 AM To 12:00 PM
			98500	
			30000	
9.	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.	7511000	20/11/2025 11:00 AM To 12:00 PM
			751100	
			100000	
10.	M/s Royal Associates Partner Mr. Sunil Kumar & Mr. Khem Lal O/o	Land Comprising Khata/ Khatauni No. 16/22, Khasra No. 16 area measuring 0-17 Bigha to the extent of	7810000	20/11/2025 11:00 AM

	near Arogya Clinic, Deonghat, Tehsil & Distt Solan HP. 8250052102000051	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.	781000 100000	To 12:00 PM
11.	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.	7880000 788000 100000	20/11/2025 11:00 AM To 12:00 PM
12.	M/s Asha Mashroom Prop. Asha Gupta, R/o Village & P.O. Basha, Tehsil Kandaghat, Distt Solan HP. 8250032102000066	Land & Building Comprised Khata/ Khatauni No. 43/79 Khasra No. 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 (H.P.) 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	2311280 231128 30000	20/11/2025 11:00 AM To 12:00 PM
13.	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.	46316000 4631600 50000	20/11/2025 11:00 AM To 12:00 PM
14.	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. 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.	1787700 178770 30000	20/11/2025 11:00 AM To 12:00 PM
15.	M/s Brijeshwar Apple Agency, prop. Mr. Rajesh S/o Mr. Bhagat Chand New Sabzi Mandi, Bye Pass Road, Distt. Solan HP. 8250052102000056	Land/Building Comprised in Khata/Khatauni No. 51/57, Khasra No. 35, 201/37,38,46,53 Kita 5, measuring 29-1 Bighas, to the extent of 16/576 shares which comes to 00-16 Bigha situated at Mauza Bhanan, Tehsil Darlaghat, District Solan HP.	1170000 117000 30000	20/11/2025 11:00 AM To 12:00 PM
16.	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 3/7 th 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.	450000 45000 30000	20/11/2025 11:00 AM To 12:00 PM
17.	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.	975000 97500 30000	20/11/2025 11:00 AM To 12:00 PM
18.	Mrs. Anita Pathania W/o Mr. Pawan Pathania R/o Ward No-1, H.NO.-1, VPO Old Kangra, Tehsil & District Kangra HP. 8250124001000006	Land comprising Khata no. 63, Khatauni No. 84, Khasra No. 2801/1231 area 0-03-62 hectare to the extent of 295/362 share i.e. 02-95 hectare situated at Mohal Sadarpur, Tehsil Nagrota Bagwan, Distt Kangra HP.	1413000 141300 30000	20/11/2025 11:00 AM To 12:00 PM
19.	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.	16730000 1673000 100000	20/11/2025 11:00 AM To 12:00 PM
20.	Mr. Sonu Singh S/o Mr. Jiya Lal R/o VPO Majhevali, Tehsil Rampur District Shimla HP. 8250022801000379	Land Comprising Khata/ Khatauni No. 2/3, Khasra No. 4 measuring 14-14 Bigha to the extent of 5/294 share i.e. 00-05 Bigha situated at Mauza Neri Khurd, Tehsil & District Solan HP.	301000 30100 10000	20/11/2025 11:00 AM To 12:00 PM
21.	Mr. Om Prakash S/o Mr. Dharam Singh R/o Village Ghanol, PO Garkhal, Tehsil Kasauli, District Solan HP.	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	1198000 119800	20/11/2025 11:00 AM To 12:00 PM

	8250062801000090	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.	30000	
22.	Mr. Naresh Kumar S/o Mr. Jai Singh R/o Village Saryala, PO Chandi, 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.	3386000	20/11/2025 11:00 AM To 12:00 PM
			338600	
			30000	
23.	M/s Laxmi Enterprises Prop. Deepak Kumar S/o Jagat Ram R/o Village Pantehar, P.O. Jhikli Beith, Tehsil Baijnath, Distt Kangra HP. 8250122102000012	Land & Building comprising Khata No. 92, Khatauni No. 146, Khasra No. 53 area measuring 00-02-29 hectares situated at Mohal Paprola Khas, Tehsil Baijnath, Distt Kangra (HP) related to Smt. Prabhi Devi W/o Sh. Jagat Ram R/o Mohal Paprola Khas Tehsil Baijnath Distt Kangra HP.	640000	20/11/2025 11:00 AM To 12:00 PM
			64000	
			30000	
24.	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).	4926000	20/11/2025 11:00 AM To 12:00 PM
			492600	
			50000	
25.	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.	7979000	20/11/2025 11:00 AM To 12:00 PM
			797900	
			50000	
26.	Mr. Baldeep Singh S/o Mr. Dalip Singh R/o Village Dhang Upreli, 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.	3357000	20/11/2025 11:00 AM To 12:00 PM
			335700	
			50000	
27	Mr. Ajay Bhaskar S/o Sh. Tej Bhan Bhaskar R/o Sharma Niwas Friends Colony Chambaghat, Tehsil & Distt Solan HP. 8250032102000119	Two Shop 2A having area 9.075 Sq. mtrs. Comprising on Khata Khatauni No. 444/709 & Khasra No. 3334/3084/2484,2486,2484, 2488, 2489,2494,2495,2496 & 2502 Kitas 9 total plot area measuring 424.26 sq. Mtrs situated in Mohal Vikas Nagar, Tehsil Shimla Gramin, Distt Shimla HP.	1131600	20/11/2025 11:00 AM To 12:00 PM
			113160	
			30000	
28	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.	7101000	20/11/2025 11:00 AM To 12:00 PM
			710100	
			30000	

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. 30/10/2025 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 31/10/2025 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.

6) The time for visit of properties is fixed on 07/11/2025 and 14/11/2025 at 11.00 A.M.

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

Date: 04/11/2025

Authorised Officer

Place: Solan HP.

The Baghat Urban Co-op Bank Ltd