

# 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



E-mail : info@baghatbank.com  
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 ONLINE APPLICATION 25/05/2026 Up to 4:00 PM.

Date and time of the E-Auction:- 26/05/2026 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)**

S. No.	NAME OF THE ACCOUNT HOLDER AND OWNER OF THE IMMOVABLE SECURED ASSETS (PROPERTY /S )	DESCRIPTION OF THE IMMOVABLE SECURED ASSETS	Reserve Price	Date & Time of E-Auction
			EMD Bid Increase Amount	
1.	M/s Royal Associates Partner Mr. Sunil Kumar & Mr. Khem Lal O/o near Arogya Clinic, Deonghat, Tehsil & Distt Solan HP.	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. 6760000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 676000.00	
			Rs. 50000.00	
2.	M/s Royal Associates Partner Mr. Sunil Kumar & Mr. Khem Lal O/o near Arogya Clinic, Deonghat, Tehsil & Distt Solan HP.	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. 7030000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 703000.00	
			Rs. 50000.00	
3.	M/s Asha Mashroom Prop. Asha Gupta, R/o Village & P.O. Basha, Tehsil Kandaghat, Distt Solan HP.	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	Rs. 1982000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 198200.00	
			Rs. 20000.00	
4.	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.	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.35640000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 3564000.00	
			Rs. 50000.00	
5.	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 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. 877000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 87700.00	
			Rs. 10000.00	

6.	Mr. Tulsi Ram S/o Mr. Ishwar Dass R/o Village Khali, Tehsil & District	Land & Building Comprising Khata/ Khatauni No. 11/137 Khasra No. 575/308/79, land area measuring 00-04-00 Bigha i.e. 1/9 <sup>th</sup> Share out of the total land measuring 01-15-00 Bighas, situated in Mauza Mohal Khali, Hadbast No. 796, Tehsil & District Solan HP. <u>Built up area:- Ground floor 111.52 SQM (Kumarhatti Solan).</u>	Rs. 3602000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 360200.00	
			Rs. 30000.00	
7.	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.	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. 1419000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 141900.00	
			Rs. 150000.00	
8.	Mr. Bir Singh S/o Mr. Baghat Ram R/o Near HFCL Building Basal Road Solan HP.	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. 1101000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 110100.00	
			Rs. 10000.00	
9.	Mr. Sonu Singh S/o Mr. Jiya Lal R/o VPO Majhevali, Tehsil Rampur District Shimla HP.	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.	Rs. 286000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 28600.00	
			Rs. 10000.00	
10.	M/s Shoolini Associates Partners Mr. Prashant Chauhan & Mr. Darshan Kumar R/o Village Gun Ki Ser, PO Salogra, Tehsil & District Solan HP.	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. 2757000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 275700.00	
			Rs. 25000.00	
11.	M/s Royal Associates Partner Mr. Sunil Kumar & Mr. Khem Lal O/o near Arogya Clinic, Deonghat, Tehsil & Distt Solan HP.	Land comprising Khata/Khatauni No. 19/23 Khasra No. 364/355/340/176/98/74, area measuring 04-05 Bigha to the extent of 20/85 share i.e. 01-00 Bigha Situated in Mauza Gun Ki Ser, Tehsil & District Solan HP related to Mrs. Shalu W/o Mr. B. R. Thakur.	Rs. 2835000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 283500.00	
			Rs. 25000.00	
12.	Mr. Sandeep Kumar Mehta S/o Mr. B S Mehta, R/o Flat No. 2 Second Floor Mega City, PO Basal Tehsil & District Solan HP.	Land comprising Khata/Khatauni No. 39/43 Khasra No. 107/104/31, area measuring 5-00 Bigha Situated in Mauza Dhar, Tehsil & District Solan HP.	Rs. 4800000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 480000.00	
			Rs. 50000.00	
13.	Mr. Baldeep Singh S/o Mr. Dalip Singh R/o Village Dhang Upreli, PO Plassi Kalan, Tehsil Nalagarh District Solan HP.	Land & Building Comprising Khata/ Khatauni No. 110/111, Khasra No. 463 measuring 00-04 Biswa to the extent of 1/3 <sup>rd</sup> share out of total land measuring 00-14 Biswa situated at Mauza Mohal Dhang Upperli, Hadbast No. 89, Tehsil Nalagarh District Solan HP.	Rs. 2584000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 258400.00	
			Rs. 25000.00	
14.	Mr. Rohit Kumar S/o Mr. Gian Chand R/o Ward No. 12 VPO Paprola Tehsil Baijnath District Kangra HP.	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 <sup>th</sup> 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	26/05/2026  11:00 AM To 12:00 PM
			Rs. 45000.00	
			Rs. 10000.00	
15.	Mr. Ashwani Kumar S/O Sh. Mr. Hans Raj R/o Village Madhan, P.O. Mandli, Tehsil Bangana, Distt Una HP.	Land & building Situated at Mohal Kholi, Mauza Teehra, Sub Tehsil Bihru, Tehsil Bangana Distt Una (H.P.) Comprised in Khewat No-9 min, Khasra No.112, area measuring 112 sq. mtrs. And Khewat No-10, Khatauni No-14, Khasra No-113, area measuring 147 hectare i.e. 147/370 share out of total land 370 SQM.	Rs. 1350000.00	26/05/2026  11:00 AM To 12:00 PM
			Rs. 135000.00	
			Rs. 15000.00	
16.	M/s Laxmi Enterprises Prop. Deepak Kumar S/o Jagat Ram R/o Village Pantehar, P.O.	Land & Building comprising Khata No. 92, Khatauni No. 146, Khasra No. 53 area measuring 00-02-29 hectares	Rs. 640000.00	26/05/2026  11:00 AM
			Rs. 64000.00	

	Jhikli Beith, Tehsil Baijnath, Distt Kangra HP.	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 District Kangra HP.	Rs. 10000.00	To 12:00 PM
17.	Mrs. Anita Pathania W/o Mr. Pawan Pathania R/o Ward No-1, H.NO.-1, VPO Old Kangra, Tehsil & District Kangra HP.	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.	Rs. 1652400.00 Rs. 165240.00 Rs. 15000.00	26/05/2026 11:00 AM To 12:00 PM
18.	Mr. Bhagwan Singh & Geeta R/o Gupta Niwas, ward No-09, Hospital Road Solan HP.	Flat situated at first floor of the building having three bed rooms, one drawing/dining room, one kitchen, two bath rooms cum toilet, constructed over the portion of the land comprised in khata/ Khatauni No. 19/22, Khasra No. 320/159 and 322/160, kitas 2, measuring 0-4 Bighas, situated in Mauza Daghota, tehsil and Distt Solan HP.	Rs. 949500.00 Rs. 949500.00 Rs. 10000.00	26/05/2026 11:00 AM To 12:00 PM
19.	Mrs. Saroj Verma W/o Mr. Gian Singh Verma (Mortgager in loan of Mr. Surinder Verma) S/o Mr. Gian Singh Verma R/o Village Dhanadhar, PO Neripul, Tehsil Rajgarh & District Sirmaur HP.	Building comprising K/K No. 249min/460, Khasra No. 1877/497 area measuring 180 S.Q.M Situated at Mohal SER, Hadbast No 45 Tehsil & District Solan HP Having Floors (Third Floor, Fourth Floor, Fifth Floor).	Rs.16344000.0 0 Rs. 1634400.00 Rs. 50000.00	26/05/2026 11:00 AM To 12:00 PM
20.	Mr. Gaurav Bali S/o Mr. Ravi Bali R/o Vikas Lodge below JBT School, Kotlanala, Rajgarh Road, Tehsil & Distt Solan HP.	Land Comprising Khata/ Khatauni No. 257/246, 288/277 Khasra No. 192, 199, 200 total land area measuring 06-12-02 Bigha/Biswa/Biswansi to the extent of 1/4 <sup>th</sup> share i.e. 01-13-00 Bigha/Biswa/Biswansi Situated at Mauza & Tehsil Krishangarh, District Solan HP.	Rs. 2244000.00 Rs. 224400.00 Rs. 20000.00	26/05/2026 11:00 AM To 12:00 PM
21.	M/s Aditya Traders Prop. Mr. Dalip Singh O/o Village Kalaghat, PO Oachghat, Tehsil & Distt Solan HP.	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. 7101000.00 Rs. 710100.00 Rs. 50000.00	26/05/2026 11:00 AM To 12:00 PM
22.	Mr. Rajeev Ranta S/o Mr. Laiq Ram R/o Prem Bhawan, near ITI Tehsil & District Solan HP.	Land & Building comprising Khata /Khatauni No. 63/74, Khasra No. 3172/3135/ 302/97 area measuring 9 Biswa i.e. 9/13 share of total land 13 Biswa situated in Mauza Dharja, Tehsil and District Solan HP.	Rs. 6697000.00 Rs. 669700.00 Rs. 50000.00	26/05/2026 11:00 AM To 12:00 PM
23.	M/s Shirgul Fruit Company Prop. Mr. Suresh Kumar S/o Mr. Dila Ram O/o Shop No. 17, Sabzi Mandi, Kather Bye Pass, Tehsil & District Solan HP.& R/o Village Lihai, PO Seri, Tehsil Chaupal, District Shimla HP.	Land & Building comprising Khata/Khatauni No. 63/74, Khasra No. 3172/3135/302/97 area measuring 4 Biswa i.e.4/13 share of total land 13 Biswa situated in Mauza Dharja, Tehsil and District Solan HP.	Rs. 3451000.00 Rs. 345100.00 Rs. 30000.00	26/05/2026 11:00 AM To 12:00 PM
24.	M/s Kartar Tailors Prop. Mr. Govind Ram S/o Mr. Shonu Ram Village Nali Gusayenv, PO Naina Tikkar Tehsil Pachhad, Distt Sirmour HP.	Land Comprising on Khata/ Khatauni No. 30/45 Min, Khasra No. 372,373,374,375, 376,377, 378,379, Kita 8, Total Measuring 1839 SQM to the extent of 75504/1207206 i.e. 115 SQM situated at Mauza Koti Khas Tehsil Kasauli District Solan HP.	Rs. 684000.00 Rs. 68400.00 Rs. 10000.00	26/05/2026 11:00 AM To 12:00 PM

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. 25/05/2026 in account no. 733102000000170
- 4) IFSC IBKL0000733 favoring BAGHAT BANK Solan name of the Bank IDBI Solan.

- 5) The sale will be done by the undersigned through E-auction platform provided at the website <https://www.bankauctions.in> on 26/05/2026 at 11:00 AM to 12:00 PM.
- 6) 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.
- 7) The time for visit of properties is fixed on 13/05/2026 and 20/05/2026 at 11.00 A.M.

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

**Date: 09/05/2026**

**Place: Solan HP.**

**Authorised Officer  
The Baghat Urban Co-op Bank Ltd**