

दि कुर्माचल नगर सहकारी बँक लिमिटेड
The Kurmanchal Nagar Sahkari Bank Ltd.

(पंजीकृत कार्यालय : नैनीताल)



(Regd. Office : NAINITAL)

“कुर्माचल भवन”

तल्लीताल, नैनीताल - 263002

फोन:- 236574, 231525

फैक्स:- 05942-231111

“KURMANCHAL BHAWAN”

TALLITAL, NAINITAL - 263002

PHONE:- 236574, 231525

Fax:- 05942-231111

क्रमांक/ Ref. 11582/01/024

दिनांक / Date 18/01/2024

ANNEXURE-E

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

*APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of THE KURMANCHAL NAGAR SAHKARI BANK LTD. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Name of Account/Borrowers/Directors/Guarantors/Proprietor/Partners/Mortgagers	A- Date of Demand Notice B- Amount as per Demand Notice C- Date of (Symbolic) Possession D- Date of (Physical) Possession
<p>Borrowers: -</p> <p>1. M/S R.M. Enterprises, A-345 Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand</p> <p>Partners: -</p> <p>2. Shri Alok Jain S/o Mr. Naresh Chandra Jain R/o A-345 Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand</p> <p>3. Shri Ashish Jain S/o Mr. Naresh Chandra Jain R/o A-345 Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand</p> <p>Mortgagor/Guarantors</p> <p>4. Smt. Rashmi Jain W/o Shri Alok Jain, R/o A-345 Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand</p> <p>5. Smt Payal Jain W/o Ashish Jain, R/o A-345 Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand</p> <p>Guarantors</p> <p>6. Shri Rajesh Arora S/o Shri Kishan Lal Arora R/o House no. 164 Awas Vikas, Rudrapur, District Udham Singh Nagar, Uttarakhand</p> <p>7. Shri Sanjeev Grover S/o Shri Ramlal R/o Shriram Traders, House no 12 Gram Jafferpur, District Udham Singh Nagar, Uttarakhand</p>	<p>A- 18/01/2020</p> <p>B- Rs.6,17,84,927.50/- (Rupees Six Crore Seventeen Lakhs Eighty-Four Thousand Nine Hundred Twenty-Seven and Fifty Paise Only) as on 18/01/2020, plus interest & Other Charges</p> <p>C- 09.10.2020.</p> <p>D- 24.09.2021.</p>

Details of Property & Name of Owner

A- Minimum Reserve Price

Visit us at www.kurmanchalbank.com



<p>Immovable: - (Property No.1) All That Part & Parcel of Property Residential Flat No. A-1, Pocket III, at Ground Floor. Measuring 144.981, Sq. Meter (30*52') Situated at Village Rampura Khet No. 51/1/1/2, (Residential Colony Friend Circle) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar Standing in The Name of Shri Ashish Jain S/o Mr. Naresh Chandra Jain <u>Bounded as Under as per title deed: -</u> East - 10, feet Wide Road. West - Flat no A2. North - 10, feet Wide Road. South - 30, feet Wide Road. Duly registered in the office of Sub - Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 281 to 290, at Serial No.7851 on 03-07-2013,</p>	<p>B- Earnest Money Deposit in Rs. C- Date, & Time of E-Auction D- Bid Increase Amount E- Status of Possession (Constructive /Physical) F- Property Inspection date & Time. A- Rs.60,90,000/- (Rupees Sixty Lakh Ninety Thousand) B- Rs.6,09,000/- (Rupees Six Lakh Nine Thousand) C- 23/02/2024, 2.00 PM to 6.00, PM D- Rs.60000/- (Rupees Sixty Thousand) E- SARFAESI Physical F- 08.02.2024, 10:00 AM to 04:00 PM</p>
<p>(Property No.8) All That Part & Parcel of Property Residential Flat No. A-3, Pocket III, at Ground Floor. Measuring 144.981, Sq. Meter (30*52') Situated at Village Rampura Khet No. 51/1/1/2, (Residential Colony Friend Circle) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar Standing in The Name of Shri Alok Jain S/o Mr. Naresh Chandra Jain <u>Bounded as Under as per title deed: -</u> East - A-2, West - A-4, North - 10, feet Wide Road. South - 30, feet Wide Road. Duly registered in the office of Sub - Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 291 to 300, at Serial No.7852 on 03-07-2013,</p>	<p>A- Rs.60,90,000/- (Rupees Sixty Lakh Ninety Thousand) B- Rs.6,09,000/- (Rupees Six Lakh Nine Thousand) C- 23/02/2024, 2.00 PM to 6.00, PM D- Rs.60000/- (Rupees Sixty Thousand) E- SARFAESI Physical F- 08.02.2024, 10:00 AM to 04:00 PM</p>
<p>(Property No.6) All That Part & Parcel of Property Residential Flat No. B-4, Pocket III, at First Floor. Measuring 144.981, Sq. Meter (30*52') Situated at Village Rampura Khet No. 51/1/1/2, (Residential Colony Friend Circle) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar Standing in The Name of Smt. Poyal Jain W/o Ashish Jain. <u>Bounded as Under as per title deed: -</u> East - B-3. West - 10, feet wide Road. North - 10, feet Wide Road. South - 30, feet Wide Road.</p>	<p>A- Rs.60,90,000/- (Rupees Sixty Lakh Ninety Thousand) B- Rs.6,09,000/- (Rupees Six Lakh Nine Thousand) C- 23/02/2024, 2.00 PM to 6.00, PM D- Rs.60000/- (Rupees Sixty Thousand)</p>



Duly registered in the office of Sub - Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 271 to 280, at Serial No.7850 on 03-07-2013,

(Property No.5)

All That Part & Parcel of Property Residential Flat No. C-4, Pocket III, at Second Floor. Measuring 144.981, Sq. Meter (30*52') Situated at Village Rampura Khet No. 51/1/1/2, (Residential Colony Friend Circle) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar Standing in The Name of **Smt. Rashmi Jain W/o Shri Alok Jain.**

Bounded as Under as per title deed: -

East - C-3. West - 10, feet wide Road. North - 10, feet Wide Road. South - 30, feet Wide Road.

Duly registered in the office of Sub - Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 261 to 270, at Serial No.7849 on 03-07-2013,

E- SARFAESI Physical

F- 08.02.2024, 10:00 AM to 04:00 PM

A- Rs.60,90,000/- (Rupees Sixty Lakh Ninety Thousand)

B- Rs.6,09,000/- (Rupees Six Lakh Nine Thousand)

C- 23/02/2024, 2.00 PM to 6.00, PM

D- Rs.60000/- (Rupees Sixty Thousand)

E- SARFAESI Physical

F- 08.02.2024, 10:00 AM to 04:00 PM

(Property No.3)

All That Part & Parcel of Property Commercial Shop No. B-8, at Ground Floor without Roof Right Measuring 26.765, Sq. Meter (12*24') Situated at Village Rampura Khet No. 34/1/1, Min (Ganpati Complex) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar Standing in The Name of **Shri Ashish Jain S/o Mr. Naresh Chandra Jain**

Bounded as Under as per title deed: -

East - Complex Road. West - Shop no A-8. North - Shop no B-9. South - Shop no B-7

Duly registered in the office of Sub - Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 301 to 310, at Serial No.7853 on 03-07-2013,

A. Rs.24,50,000/- (Rupees Twenty-Four Lakh Fifty Thousand)

B. Rs.2,45,000/- (Rupees Two Lakh Forty-Five Thousand)

C. 23/02/2024, 2.00 PM to 6.00, PM

D. Rs.25,000/- (Rupees Twenty-Five Thousand)

E. SARFAESI Physical

F. 08.02.2024, 10:00 AM to 04:00 PM

(Property No.4)

All That Part & Parcel of Property Commercial Shop No. B-9, at Ground Floor without Roof Right Measuring 26.765, Sq. Meter (12*24') Situated at Village Rampura Khet No. 34/1/1, Min (Ganpati Complex) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar Standing in The Name of **Shri Alok Jain S/o Mr. Naresh Chandra Jain**

Bounded as Under as per title deed: -

East - Complex Road. West - Shop no A-9. North - Shop no B-10. South - Shop no B-8

Duly registered in the office of Sub - Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 349 to 358, at Serial No.7857 on 03-07-2013,

A. Rs.24,50,000/- (Rupees Twenty-Four Lakh Fifty Thousand)

B. Rs.2,45,000/- (Rupees Two Lakh Forty-Five Thousand)

C. 23/02/2024, 2.00 PM to 6.00, PM

D. Rs.25,000/- (Rupees Twenty Five Thousand)

E. SARFAESI Physical

F. 08.02.2024, 10:00 AM to 04:00 PM



(Property No.2)

All That Part & Parcel of Property Commercial Shop No. B-10, at Ground Floor without Roof Right Measuring 26.765, Sq. Meter (12'*24') Situated at Village Rampura Khet No. 34/1/1, Min (Ganpati Complex) Paragana Rudrapur Tehsil Kichha District Udhham Singh Nagar Standing in The Name of Shri Ashish Jain S/o Mr. Naresh Chandra Jain And Shri Alok Jain S/o Mr. Naresh Chandra Jain Bounded as Under as per title deed: -

East - Complex Road. West - Shop no A-10. North - Shop no B-11. South - Shop no B-9

Duly registered in the office of Sub - Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 337 to 348, at Serial No.7856 on 03-07-2013.

- A. Rs.24,50,000/- (Rupees Twenty-Four Lakh Fifty Thousand)
- B. Rs.2,45,000/- (Rupees Two Lakh Forty-Five Thousand)
- C. 23/02/2024, 2.00 PM to 6.00, PM
- D. Rs.25,000/- (Rupees Twenty-Five Thousand)
- E. SARFAESI Physical
- F. 08.02.2024, 10:00 AM to 04:00 PM

(Property No.9)

All That Part & Parcel of Property Residential House Private Plot No. A-4, A-5, Khet No.60/2/1/1, Maday Measuring 334.572, Sq. Meter (60'*60') Situated at Village Rampura Paragana (Surya Enclave) Rudrapur Tehsil Rudrapur District Udhham Singh Nagar Standing in The Name of Shri Alok Jain S/o Mr. Naresh Chandra Jain, And Shri Ashish Jain S/o Mr. Naresh Chandra Jain, And Smt. Payal Jain W/o Ashish Jain, And Smt. Rashmi Jain W/o Shri Alok Jain.

Bounded as Under as per title deed: -

East - Land of Vender. West - Land of Vender. North - 30, Feet Wide Road. South - Property of Mr. Om Parkash Singhal.

Duly registered in the office of Sub - Registrar, Kichha (U.S. Nagar) at Book no 1 Volume: 567, Pages 59 to 72, at Serial No.353 on 18-02-2005.

- A. Rs.2,16,00,000/- (Rupees Two Crore Sisten Lakh)
- B. Rs.21,60,000/- (Rupees Twenty-One Lakh Sixty Thousand)
- C. 23/02/2024, 2.00 PM to 6.00, PM
- D. Rs.200000/- (Rupees Two Lakh)
- E. SARFAESI Physical
- F. 08.02.2024, 10:00 AM to 04:00 PM

(Property No.10)

All That Part & Parcel of Property Residential House Private Plot No. A-3, Khet No.60/2/1/1, Maday Measuring 167.286, Sq. Meter (30'*60') Situated at Village Rampura (Surya Enclave) Paragana Rudrapur Tehsil Rudrapur District Udhham Singh Nagar Standing in The Name of Shri Alok Jain S/o Mr. Naresh Chandra Jain, And Shri Ashish Jain S/o Mr. Naresh Chandra Jain, And Smt. Payal Jain W/o Ashish Jain, And Smt. Rashmi Jain W/o Shri Alok Jain.

Bounded as Under as per title deed: -

East - A-2, House of Mohit Rai, West - Plot No. A-4, Alok Jain & Others, North - 30, Feet Wide Road. South - Property of Mr. O.K. Dixit.

Duly registered in the office of Sub - Registrar, Kichha (U.S. Nagar) at Book no 1 Volume: 580, Pages 147 to 160, at Serial No.1212, on 16-04-2005.



(Property No.7)

All That Part & Parcel of Property Open Plot Khet No.60/2/1/1, Maday Measuring 167.28, Sq. Meter (30'*60') Situated at Village Rampura (Surya Enclave) Paragana Rudrapur Tehsil Rudrapur District Udhm Singh Nagar Standing in The Name of Shri Ashish Jain S/o Mr. Naresh Chandra Jain and Shri Alok Jain S/o Mr. Naresh Chandra Jain

Bounded as Under as per title deed: -

East - 6.06. Meter Wide Road. West - Plot Mohit Rai. North - 9.09, Meter Wide Road. South - Land of V.K. Joshi.

Duly registered in the office of Sub - Registrar, Rudrapur (U.S. Nagar) at Book no 1 Volume: 476, Pages 55 to 76, at Serial No.4956 on 12-08-2016.

A- Rs.46,67,000/- (Rupees Forty-Six Lakh Sixty-Seven Thousand)

B- Rs.4,66,700/- (Rupees Four Lakh Sixty-Six Thousand Seven Hundred)

C- 23/02/2024, 2.00 PM to 6.00. PM

D- Rs.50,000/- (Rupees Fifty Thousand)

E- SARFAESI Physical

F- 08.02.2024, 10:00 AM to 04:00 PM

For detailed terms and conditions of sale, please refer to the link provided in <https://kurmanchalbank.com/> and <https://ibapi.in>. Also prospective bidders may contact the authorized officer on Mobile 9456596449.

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

The borrowers/guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with up-to-date interest and ancillary expenses before date of auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Place: Nainital

Date: 18/01/2024.



(Authorised Officer)

THE KURMANCHAL NAGAR SAHKARI BANK LTD.

Copy Forward to Borrower/Mortgagor/Guarantors: -

Borrowers: -

1. M/S R.M. Enterprises, A-345 Surya Enclave, Railway Station, Rudrapur, District Udhm Singh Nagar, Uttarakhand

Partners: -

2. Shri Alok Jain S/o Mr. Naresh Chandra Jain R/o A-345 Surya Enclave, Railway Station, Rudrapur, District Udhm Singh Nagar, Uttarakhand

And also, R/o flat no B-2, Friend Circle Rudrapur District Udhm Singh Nagar

3. Shri Ashish Jain S/o Mr. Naresh Chandra Jain R/o A-345 Surya Enclave, Railway Station, Rudrapur, District Udhm Singh Nagar, Uttarakhand

And also, R/o flat no B-2, Friend Circle Rudrapur District Udhm Singh Nagar

Mortgagor/Guarantors

4. Smt. Rashmi Jain W/o Shri Alok Jain, R/o A-345 Surya Enclave, Railway Station, Rudrapur, District Udhm Singh Nagar, Uttarakhand

And also, R/o flat no B-2, Friend Circle Rudrapur District Udhm Singh Nagar

5. Smt Payal Jain W/o Ashish Jain, R/o A-345 Surya Enclave, Railway Station, Rudrapur, District Udhm Singh Nagar, Uttarakhand

And also, R/o flat no B-2, Friend Circle Rudrapur District Udhm Singh Nagar

Guarantors

6. Shri Rajesh Arora S/o Shri Kishan Lal Arora R/o House no 164 Awas Vikas, Rudrapur, District Udhm Singh Nagar, Uttarakhand

7. Shri Sanjeev Grover S/o Shri Ramlal R/o Shriram Traders, House no 12 Gram Jafferpur, District Udhm Singh Nagar, Uttarakhand