

Appendix – IV-A

[See Proviso to rule 8 (6)]

1. Adarsh Sarva Vidhya Shiksha Samiti (Registered under Madhya Pradesh Society Registrikaran Adhiniyam, 1973) (Borrower)
Through its Office Bearers/Members
Address: 156/1, Village Chhirhati, Post – Rajendranagar, Tehsil - Sohagpur, Distt Shahdol (M.P.) -484110
2. Smt.Upama Pandey w/o Shri Shiv Dayal Pandey (President & Guarantor)
Address: H.No.156/1, Village Chhirhati, Rajendranagar Colony, Tehsil Sohagpur, Distt Shahdol (M.P.) - 484110
3. Smt.Kamala Pandey w/o Shri Shankar Dayal Pandey (Vice President & Guarantor)
Address: H.No.156/1, Village Chhirhati, Rajendranagar Colony, Tehsil Sohagpur, Distt Shahdol (M.P.) - 484110
4. Smt.Ritika Bilaiya w/o Shri Anurag Bilaiya (Secretary & Guarantor)
Address: H. No. 71/2, Ward No. 04, Bazar Chowk, Dindori (M.P.) - 481880
5. Shri Anurag Bilaiya s/o Shri Badri Prasad Bilaiya. (Treasurer, Guarantor & Mortgagor)
Address: H. No. 71/2, Ward No. 04, Bazar Chowk, Dindori (M.P.) - 481880
6. Smt.Monika Pandey d/o Shri Shankar Dayal Pandey (Joint Secretary & Guarantor)
Address: H.No.156/1, Village Chhirhati, Rajendranagar Colony, Tehsil Sohagpur, Distt Shahdol (M.P.) -484110
7. Miss Shikha Pandey d/o Shri Shiv Dayal Pandey (Member & Guarantor)
Address: H.No.156/1, Village Chhirhati, Rajendranagar Colony, Tehsil Sohagpur, Distt Shahdol (M.P.) -484110
8. Shri Ankit Neekhra s/o Shri Vinod Neekhra (Member & Guarantor)
Address: 164, Village – Paloha Bada, Tehsil – Gadawara, Kaudia, Distt. – Narshingpur (M.P.) - 487555
9. Shri Shankar Dayal Pandey s/o Shri Trivenidhar Pandey (Guarantor & Mortgagor)
Address: H.No.156/1, Village Chhirhati, Rajendranagar Colony, Tehsil Sohagpur, Distt Shahdol (M.P.) -484110
10. Shri Narendra Tiwari s/o Shri Krishna Kumar Tiwari (Guarantor & Mortgagor)
Address 1: 99/2, Dhanpuri, Ward No. 1, Tehsil – Sohagpur, Distt. – Shahdol, (M.P.) – 484114
Address 2: Ward No. 1, Heera Colony, Burhar, Dhanpuri, Distt. – Shahdol (M.P.) - 484110
11. Shri Shiv Dayal Pandey s/o Shri Trivenidhar Pandey (Guarantor & Mortgagor)
Address: H.No.156/1, Village Chhirhati, Rajendranagar Colony, Tehsil - Sohagpur, Distt - Shahdol (M.P.) - 484110
12. Shri Badri Prasad Billaiya s/o Shri Sitaram Billaiya (Guarantor & Mortgagor)
Address: H. No. 71/2, Ward No. 04, Bazar Chowk, Dindori (M.P.) – 481880

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Symbolic possession** of which has been taken on **31.05.2024 & 01.06.2024** by the Authorised Officer the Secured Creditor, will be sold on "As is Where is", As is What is" and Whatever there is" on **16.06.2026 (from 12.00 pm upto 05.30 pm)**, for recovery of Rs. **7,86,08,739.32 INTT AND OTHER CHARGES AS PER DEMAND NOTICE DT 01.03.2024** due to the secured creditor from

Adarsh Sarva Vidhya Shiksha Samiti (Registered under Madhya Pradesh Society Registrarian Adhiniyam, 1973) (Borrower)

Through its Office Bearers/Members

1, Smt. Upama Pandey w/o Shri Shiv Dayal Pandey (President & Guarantor),
2, Smt. Kamala Pandey w/o Shri Shankar Dayal Pandey (Vice President & Guarantor),
3, Smt. Ritika Bilaiya w/o Shri Anurag Bilaiya (Secretary & Guarantor), 4, Shri Anurag Bilaiya s/o Shri Badri Prasad Bilaiya. (Treasurer, Guarantor & Mortgagor), 5, Smt. Monika Pandey d/o Shri Shankar Dayal Pandey (Joint Secretary & Guarantor) 6, Miss Shikha Pandey d/o Shri Shiv Dayal Pandey (Member & Guarantor), 7, Shri Ankit Neekhara s/o Shri Vinod Neekhara (Member & Guarantor), 8, Shri Shankar Dayal Pandey s/o Shri Trivenidhar Pandey (Guarantor & Mortgagor), 9, Shri Narendra Tiwari s/o Shri Krishna Kumar Tiwari (Guarantor & Mortgagor), 10, Shri Shiv Dayal Pandey s/o Shri Trivenidhar Pandey (Guarantor & Mortgagor), 11, Shri Badri Prasad Billaiya s/o Shri Sitaram Billaiya (Guarantor & Mortgagor).

DRT:SA No 770/2021

1. The reserve price will be **Rs.52,65,000.00/-** and the earnest money deposit will be **Rs. 5,26,500.00**

All that part and parcel of immovable property along with construction thereon situated at Mouza - Chhirhati, PC No.33, RI Circle Khairaha, Tehsil - Burhar, Distt. - Shahdol (M.P.), Khasra No.755 area 0.032 Hect., Khasra No.756 area 0.809 Hect., Khasra No.757 area 0.364 Hect., Khasra No.758 area 1.141 Hect., Khasra No.759 area 0.567 Hect. And Khasra No.760 area 0.044 Hect. Total Area – 2.957 Hect. diverted for educational purpose vide diversion order dated 10.09.2018 & which is bounded as under as per registered gift deed dated 27.07.2018

Boundaries: East- Road, West- Land of Manwati w/o Jeevan, North- Land of Forest Dept., South- Land of Forest Dept.

Owner & Mortgagor : Adarsh Sarva Vidhya Shiksha Samiti represented by Treasurer Shri Anurag Bilaiya s/o Shri badri Prasad Bilaiya.

Auction ID: PUNB642100755

2. **Rs.2,91,23,100.00** and the earnest money deposit will be **Rs. 29,12,310.00**

All that part and parcel of commercially diverted immovable property situated at Mouza - Subkhar Mal, PC No.68, Tehsil & Distt. Dindori (M.P.), Khasra No.171/16 area 1.00 Hect. as per registered mortgage deed dated 08.01.2020 and which is bounded as under

Boundaries: East- Plot of Yadav ji, West- Road through Plot of Badri Prasad ji, North- Plot of Badri Prasad ji, South- Plot of Badri Prasad ji.

Owner & Mortgagor: Shri Anurag Bilaiya S/o Shri Badri Prasad Bilaiya.

AND

All that part and parcel of commercially diverted immovable property situated at Mouza - Subkhar Mal, PC No.68, RI Circle - Dindori, Tehsil & Distt. - Dindori (M.P.), Khasra No.166/4 area 0.696 Hect. as per registered mortgage deed dated 08.01.2020 and which is bounded as under

Boundaries: East- Open Plot of Anurag Billaiya, West- Bypass Road, North- Open Plot of Nand Kumar, South- Open Plot of Badri Prasad ji.

Owner & Mortgagor: Shri Badri Prasad Billaiya s/o Shri Sitaram Billaiya.

DRT:SA No 770/2021

3.Rs.76,84,875.00 and the earnest money deposit will be Rs. 7,68,487.50

Mortgage of all that part and parcel of Three storied Residential House property situated At Mouza – Dhanpuri, Nagarpalika Dhanpuri, J.No.474, PH No.98, Ward No.01, R.N.M. – Burhar, Tehsil - Sohagpur, Distt. - Shahdol (M.P.), Khasra No,135/3/Ga/12, Area – 3580 sq.ft as per registered mortgage deed dated 08.01.2020 and which is bounded as under

Boundaries: East- Way/Road, West- Land of Smt. Kusum Soni, North- Land of Vivek Pandey, South- Land of Sunil Gupta.

Owner & Mortgagor: Shri Narendra Tiwari s/o Shri Krishna Kumar Tiwari

Auction ID : PUNB642100135

4.Rs.98,37,450.00 and the earnest money deposit will be Rs. 9,83,745.00/-.

All that part and parcel of Residential House bearing Khasra No.600, area 0.142 hect out of which residentially diverted 0.040 Hect. Out of which residentially diverted area 0.040 hect situated at Mouza Chhirhati, Tehsil - Burhar, Distt. Shahdol (M.P.) and which is bounded as under as per registered mortgage deed dated 08.01.2020.

Boundaries: East- Property of Shankar Dayal Pandey, West- Road, North- H/o Suneel Gupta, South- H/o Mahendra Pandey.

Owner & Mortgagor: Shri Shankar Dayal Pandey s/o Shri Trivenidhar Pandey.

Auction ID : PUNB642100600

5. Rs.70,20,634.50 and the earnest money deposit will be Rs. 7,02,063.45 /-

All that part and parcel of commercially diverted immovable property bearing Khasra No.60/2 area 1.421 Hect. situated at Mouza – Chhirhati, PC No.33, RI Circle Khairaha, Tehsil - Burhar, Distt. Shahdol (M.P.) and which is bounded as under as per registered mortgage deed dated 08.01.2020.

Boundaries: East- Land of Lakhan Mishra, West- Khirha Mines Road, North- Land of Mahendra Pandey, South : Land of Ramadesh Barman

Owner & Mortgagor: Shri Shankar Dayal Pandey s/o Shri Trivenidhar Pandey and Shri Shiv Dayal Pandey s/o Shri Trivenidhar Pandey.

Auction ID : PUNB64210060

For detailed terms and conditions of the sale, please refer to the link provided in Secured creditor's website, i.e. BAANKNET, PSB, Alliance, i.e. <http://baanknet.com>

Yours faithfully,

Date:25.05.2026



For Punjab National Bank