

Date: 04.08.2008

**Borrower**

Mr. Chhappal Agni (Sole Proprietor)  
 (Director of Brahmanam Jaiswal and Co. Chartered Accountant)

Address: 181 Omka Nagar, Gurgaon, Haryana, Gurgaon-122007

**Director/Guarantor/Mortgagor**

Mr. Brahmanam Jaiswal (Sole Proprietor)

Address: 181 Omka Nagar, Gurgaon, Haryana, Gurgaon-122007

**Director/Guarantor/Mortgagor**

Mr. Chhappal Agni (Sole Proprietor)

Address: 181 Omka Nagar, Gurgaon, Haryana, Gurgaon-122007

**Guarantor/Mortgagor**

Mr. Chhappal Agni (Sole Proprietor)

Address: 181 Omka Nagar, Gurgaon, Haryana, Gurgaon-122007

**Guarantor/Mortgagor**

Mr. Chhappal Agni (Sole Proprietor)

Address: 181 Omka Nagar, Gurgaon, Haryana, Gurgaon-122007

**Guarantor/Mortgagor**

Mr. Chhappal Agni (Sole Proprietor)

Address: 181 Omka Nagar, Gurgaon, Haryana, Gurgaon-122007

**SALE NOTICE FOR SALE OF IMMEDIATE PROPERTIES**

I, the undersigned, hereby declare that I am the owner of the above mentioned properties and I am selling the same to the undersigned for the purpose of the sale of the same.

I, the undersigned, hereby declare that I am the owner of the above mentioned properties and I am selling the same to the undersigned for the purpose of the sale of the same.

**DETAILS OF THE REQUIRED ASSETS**

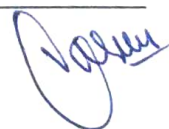
Name of the Director: Mr. Chhappal Agni (Sole Proprietor)

Name of the Guarantor: Mr. Chhappal Agni (Sole Proprietor)



**PUNJAB NATIONAL BANK**  
**CIRCLE SASTRA CENTRE GORAKHPUR, CO: GORAKHPUR**

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| <b>Name &amp; addresses of the Borrower/ Guarantors Account</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Borrower:</b> M/s Dhanpati Agro Udyog Pvt. Ltd, Address: 185 Omkar Nagar, Sitkaur Bazaar, Maniram, Gorakhpur-273007<br><br><b>Director/Guarantor/Mortgagor:</b> Shri Brahmanand Jaiswal S/o Late Lal Chand Jaiswal, Address: 185 Omkar Nagar, Sitkaur Bazaar, Maniram, Gorakhpur-273007<br><br><b>Director/Guarantor/Mortgagor:</b> Shri Subhash Chand Jaiswal S/o Shri Brahmanand Jaiswal, Address: 185 Omkar Nagar, Sitkaur Bazaar, Maniram, Gorakhpur-273007<br><br><b>Guarantor/Mortgagor:</b> Smt. Dhanpati Devi W/o Sh. Brahmanand Jaiswal, Address: 185 Omkar Nagar, Sitkaur Bazaar, Maniram, Gorakhpur-273007<br><br><b>Guarantor/Mortgagor:</b> Shri Santosh Kumar Jaiswal S/o Sh. Brahmanand Jaiswal, Address: 185 Omkar Nagar, Sitkaur Bazaar, Maniram, Gorakhpur-273007<br><br><b>Guarantor/Mortgagor:</b> Shri. Hari Lal S/o Sh. Ram Narain, Address: Sitkaur , Tola Babapura, Maniram Gorakhpur-273007 |                                                                                                                                                                                           |                             |      |                        |       |      |       |                        |  |
| <b>Dt. Of Demand Notice u/s 13 (2) of SARFESI ACT 2002</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 18.08.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                           |                             |      |                        |       |      |       |                        |  |
| <b>Outstanding Amount</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Rs. 10,59,29,271.69</b> (as on 31.07.2023) plus interest and other charges, less recovery if any ,w.e.f 01.08.2023, as mentioned in Demand Notice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                           |                             |      |                        |       |      |       |                        |  |
| <b>Possession Date u/s 13(4) of SARFESI ACT 2002</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 30.10.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                           |                             |      |                        |       |      |       |                        |  |
| <b>Nature of Possession Symbolic/ Physical/ Constructive</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Symbolic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                           |                             |      |                        |       |      |       |                        |  |
| <b>Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))</b><br>1.All that part and parcel of property consisting of Rice Mill building and land situated at Arazi no. 476, Mauja- Bheusa, Tappa- Khajuri, Paragana- Hasanpur Maghar, Tehsil- Khajani, Distt. – Gorakhpur, measuring total land area- 1505 Sqmt in the name of Sh Brahmanand Jaiswal S/o Lalchand Jaiswal, Sh. Subhash Jaiswal S/o Brahmanand Jaiswal and Smt. Dhanpati Devi W/o Sh. Brahmanand Jaiswal mortgaged through 3 number of registered sale deed bearing sale deed no.1665/2002 dated 15.07.2002, 888/2006 dated 13.03.2006 and 887/2006 dated 13.03.2006<br><b>Boundaries (As per deeds)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Reserve Price</b><br><br><b>Rs.83,30,000</b><br>(Rupees eighty three lakh thirty thousand only.)<br><br><b>EMD</b><br><b>Rs.8,33,000.00</b><br>(Eight lakh thirty three thousand only) |                             |      |                        |       |      |       |                        |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">East</td><td>Plot of Shyamlal and Ramhit</td></tr> <tr> <td>West</td><td>Plot of Chaviraji Devi</td></tr> <tr> <td>North</td><td>Road</td></tr> <tr> <td>South</td><td>Plot of Chaviraji Devi</td></tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | East                                                                                                                                                                                      | Plot of Shyamlal and Ramhit | West | Plot of Chaviraji Devi | North | Road | South | Plot of Chaviraji Devi |  |
| East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Plot of Shyamlal and Ramhit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                           |                             |      |                        |       |      |       |                        |  |
| West                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Plot of Chaviraji Devi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                           |                             |      |                        |       |      |       |                        |  |
| North                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                           |                             |      |                        |       |      |       |                        |  |
| South                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Plot of Chaviraji Devi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                           |                             |      |                        |       |      |       |                        |  |



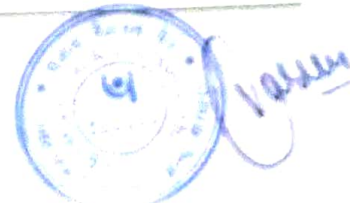


**PUNJAB NATIONAL BANK**  
**CIRCLE SASTRA CENTRE GORAKHPUR, CO: GORAKHPUR**

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |                                                                               |
| 2. All that part and parcel of property consisting of land and building situated at Arazi no. 587 kha and 588, Mauja- Siktaur, Tappa- Marachi Chaundaur, Paragana- Haveli, Tehsil- Sadar, Distt. - Gorakhpur, measuring total land area- 557.15 SQMTR in the name of Smt. Dhanpati Devi W/o Sh. Brahmanand Jaiswal mortgaged through 2 number of registered sale deeds bearing no. 8381/2015 dated 30.07.2015 and 8294/2015 dated 29.07.2015 |                                      | Rs 72.73,000/-<br>(Rupees seventy two lakh seventy three thousand only)       |
| <b>Boundaries (As per deeds)</b>                                                                                                                                                                                                                                                                                                                                                                                                             |                                      | Rs 7,27,300/-<br>(Rupees seven lakh twenty seven thousand three hundred only) |
| East                                                                                                                                                                                                                                                                                                                                                                                                                                         | Land of Dhanpati Devi & Murat        |                                                                               |
| West                                                                                                                                                                                                                                                                                                                                                                                                                                         | Land of Kashi, Vidhyawati etc.       |                                                                               |
| North                                                                                                                                                                                                                                                                                                                                                                                                                                        | Land of Dhanpati Devi                |                                                                               |
| South                                                                                                                                                                                                                                                                                                                                                                                                                                        | Land of Sudha Devi                   |                                                                               |
| Last date of deposit of EMD                                                                                                                                                                                                                                                                                                                                                                                                                  | 29.06.2026                           |                                                                               |
| Bid Increase Amount                                                                                                                                                                                                                                                                                                                                                                                                                          | Rs 10,000.00 for each                |                                                                               |
| Date & Time of E-Auction                                                                                                                                                                                                                                                                                                                                                                                                                     | 30.06.2026, From 11.00 AM to 4.00 PM |                                                                               |
| Details of the encumbrances known to the secured creditors                                                                                                                                                                                                                                                                                                                                                                                   | Nil                                  |                                                                               |

**TERMS AND CONDITIONS OF E-AUCTION SALE**

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.  
The auction sale will be "online through e-auction" portal <https://baanknet.com>
- The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
- Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd.** having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-



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**400037** (Helpdesk Number +91 8291220220, Email Id: support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **<https://baanknet.com>** This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
  - (1) **<https://baanknet.com>**
  - (2) **[www.pnbindia.in](http://www.pnbindia.in)**
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (**<https://baanknet.com>**).
7. Bidder's e-Wallet should have sufficient balance ( $\geq$ EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. **02 minutes** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of **02 minutes** to the last highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the baanknet portal.
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. The secured asset will not be sold below the reserve price.
13. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.



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16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**".
18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
23. It is open to the Bank to appoint a representative and make self bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://baanknet.com> & [www.pnbindia.in](http://www.pnbindia.in).

09.06.2026

  
**Authorized Officer**  
**Punjab National Bank**  
**Secured Creditor**