

Appendix – IV-A [See Proviso to rule 8 (6) SARFAESI, 2002]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 by the Authorized Officer of the Bank/Secured Creditor, will be sold on **“As is Where is”, As is What is” and Whatever there is”**, for recovery of amount due to the secured creditor from above mentioned Borrower (s) and guarantor (s) on the date as mentioned in the table herein below. The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr No	Name of Branch	Description of the movable & immovable property Mortgaged/ Owner's Name (mortgagers of property (ies)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as per Demand Notice u/s 13(2) of SARFAESI Act 2002 C) Present Outstanding as on 31.07.2026 D) Possession Date u/s 13(4) of SARFAESI ACT 2002 E) Nature of Possession Symbolic/Physical/Constructive	a) Reserve Price (Rs. in Lakh)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Account Name		b) EMD			
	Name & Address of Borrower/ Guarantors		c) Bid Increase Amount			
1.	1. Mr. Akram s/o Mr. Asgar (Borrower) 2. Mr. Jaypal Singh s/o Mr. Ram Singh (Guarantor) 3. Mohd. Ashfaq s/o Mr. Saeed Ahmad (Guarantor) BO: Jallalabad SOL ID: 071000	Residential House in the name of Mr. Akram s/o Mr. Asgar situated at Khasra No. 1189, Village Hasanpur Luhari, Jalalabad, Pargana Thanabhawan, Tehsil Shamli, District Shamli, UP. Measuring Area 327.60 sq. mtr. Registered in the office of Sub-Registrar Shamli in Bahi 1, Volume No. 6292, Page No. 199 to 222 at Serial No. 14489 on 29.12.2018. The property is bounded as below: East: Plot Saud, West: Plot Akram and Irfan, North: Rasta 5ft. wide, South: Plot Hanif and Masjid in juj	A) 04.07.2024 B) Rs. 35,82,115.55 as on 31.05.2024 + further Interest and other charges if any C) Rs. 44,12,213.55 + further interest w.e.f. 01/08/2026 + Legal & other expenses D) 21.09.2024 E) Symbolic Possession	a) Rs. 42.30 Lakh b) Rs. 4.23 Lakh c) Rs 0.50 Lakh	24.09.2026 From 11:00 AM to 04:00 PM	Not known any
2.	1.M/s Anurag Trading Prop. Anurag Tyagi (Borrower) 2. Mr. Anurag Tyagi s/o Mr. Hariom Tyagi (Borrower/Mortgagor/Guarantor) 3. Mrs. Avi Tyagi w/o Mr. Anurag Tyagi (Guarantor) BO: Court Road Muzaffarnagar SOL ID: 182100	EM of Commercial Property no. 83/83 (New number 41-D) Sewak Ashram Road, Nagar Nigam Area Dehradun in the name of Sh. Anurag Tyagi s/o Sh. Hariom Tyagi measuring 115.29 sq. mtr. Registered in the office of Sub Registrar Dehradun Bahi No. 1, Zild No. 8304 from page no. 273 to 298, registration serial no. 1249 Dt. 10.03.2023. The property is bounded as below: East: Property of Sh. Rawat & Others, West: 20 Feet wide road, North: Property of Sh. Shammi Mohan, South: Property of Sh. Omkar SinghTyagi Note: Property is not demarcated. IP Is merged with another property.	A) 03.11.2025 B) Rs. 88,31,361.82 as on 31.10.2025 + further Interest and other charges if any C) Rs. 93,73,202.63 + further interest w.e.f. 01/08/2026 + Legal & other expenses D) 19.01.2026 E) Symbolic Possession	a) Rs. 90.00 Lakh b) Rs. 9.00 Lakh c) Rs. 1.00 Lakh	24.09.2026 From 11:00 AM to 04:00 PM	Not known any
3.	1. Haider Ali Khan s/o Asif Ali Khan (Borrower/Mortgagor) 2. Zaiba Khan w/o Asif Ali Khan (Co-borrower/Mortgagor) 3.Azmat Ali s/o Shaukat Ali (Guarantor) BO: Baghra SOL ID: 476400	House in the name of Haider Ali Khan s/o Asif Ali Khan & Zaiba Khan w/o Asif Ali Khan, measuring 129.30 sq. mtr. Situated at house no. 96/28, Mohalla Krishnapuri, South Khalapar, Muzaffarnagar. Boundaries as per sale deed: East: House of Mohd. Arif, West: Property of other, North: Property of other, South: Road 12'3"	A) 29.11.2022 B) Rs. 13,17,223.00 as on 01.11.2022 + further Interest and other charges if any C) Rs. 18,32,948.00 + further interest w.e.f. 01/08/2026 + Legal & other expenses D) 03.03.2023 E) Symbolic Possession	a) Rs. 26.50 Lakh b) Rs. 2.65 Lakh c) Rs 0.30 Lakh	24.09.2026 From 11:00 AM to 04:00 PM	Not known any
4.	1. M/s Shudh Velly Icecream Prop. Haider Ali Khan (Borrower) 2. Haider Ali Khan s/o Asif Ali Khan (Borrower/Mortgagor) 3. Zaiba Khan w/o Asif Ali Khan (Co-borrower/Mortgagor) 4.Azmat Ali s/o Shaukat Ali (Guarantor) BO: Baghra SOL ID: 476400	As above mortgaged in Housing Loan of Haider Ali Khan and Zaiba Khan.	A) 08.10.2021 B) Rs. 9,47,991.10 as on 30.09.2021 + further Interest and other charges if any C) Rs. 13,76,830.10 + further interest w.e.f. 01/08/2026 + Legal & other expenses D) 27.12.2021 E) Symbolic Possession			
5.	1. Miss Nitisha Bhardwaj d/o Kailash Chand (Legal Heir of Smt. Shashi Prabha Borrower/Mortgagor) 2. Mrs. Madhuri Verma w/o Mr. Rajendra (Guarantor) BO: MMG Shamli SOL ID: 182200	Residential House in the name of Late Mrs. Shahsi Prabha w/o Late Sh. Kailash Chand, situated at Khasra No. 222 and 223, Mohalla New Mandi, Near Block, Shamli Pargana, Tehsil and District Shamli, measuring total area 100.37 sq. mtr. (Already sold area 6.69 sq. mtr.) Mortgaged area is 93.68 sq. mtr. as per Sale Deed No. 6956 Registered in the office of Sub-Registrar Shamli in Bahi 1, Volume No. 3555, Page No. 375 to 398 on 05.06.2013 , The whole property having area 100.37 sq. mtr. Is bounded as below: East: Rasta 20 ft wide, West: Plot of Jagmer Singh etc., North: Plot in juj of Smt. Guddi and Plot in juj of Smt. Rajesh, South: Plot of Jagmer Singh etc.	A) 03.09.2025 B) Rs. 24,45,123.30 as on 31.08.2025 + further Interest and other charges if any C) Rs. 26,30,845.30 + further interest w.e.f. 01/08/2026 + Legal & other expenses D) 05.12.2025 E) Symbolic Possession	a) Rs. 33.10 Lakh b) Rs. 3.31 Lakh c) Rs 0.40 Lakh	24.09.2026 From 11:00 AM to 04:00 PM	Not known any
6.	1. Mrs. Tabassum w/o Mohd. Irshad Ahmad (Borrower/ Mortgagor) 2. Mohd. Irshad Ahmad s/o Iqbal Ahmad (Co-Borrower) 3.Vakeel s/o Bashir Khan (Guarantor) 4. Mohd. Shuaib Abbasi s/o Mohd. Arif (Guarantor) BO: MMG Shamli SOL ID: 182200	Residential Plot in the name of Mrs. Tabassum w/o Mohd. Irshad, measuring total area 121.37 sq. mtr. situated at Khasra No. 4661, New Abadi, Pansariyan Mohalla se aage krishi bhoomi ki aur, Awasiya Kasba Shamli, Paragna and Tehsil Shamli and District Muzaffarnagar, as per sale deed no. 9692 registered on 10.11.2009, Bahi No. I, Jild No. 1979, page no. 55-72, registered at Sub-Registrar Shamli. The property is bounded as below: East: Rasta 12 ft wide, West: Plot Kayyum, North: Plot Bilkis Baano, South: Plot of seller.	A) 27.08.2025 B) Rs. 27,29,282/- as on 01.03.2025 + further Interest and other charges if any C) Rs. 31,03,264/- + further interest w.e.f. 01/08/2026 + Legal & other expenses D) 06.11.2025 E) Symbolic Possession	a) Rs. 19.00 Lakh b) Rs. 1.90 Lakh c) Rs. 0.20 Lakh	24.09.2026 From 11:00 AM to 04:00 PM	Not known any

TERMS & 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 properties are being sold on **“AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”**
- The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement, or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on above mentioned dates @ **11.00 AM to 04:00 PM**.
- For detailed term and conditions of the sale, please refer <https://baanknet.com>