

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



The Baghat Urban Co-op. Bank Ltd.

H. O. : Baghat Bank Parisar
Rajgarh Road, Solan - 173212 (H.P.)
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PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE TIME OF SUBMISSION OF EMD AND ONLINE APPLICATION 04/05/2026 Up to 4:00 PM.

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

Sr. No.	NAME OF THE ACCOUNT HOLDER AND OWNER OF THE IMMOVABLE SECURED ASSETS (PROPERTY)	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.	7511000.00	05/05/2026 11:00 AM To 12:00 PM
			751100.00	
			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.	7810000.00	05/05/2026 11:00 AM To 12:00 PM
			781000.00	
			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 (14 Biswa) Total Area 17 Biswa.	2086000.00	05/05/2026 11:00 AM To 12:00 PM
			208600.00	
			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.	39600000.00	05/05/2026 11:00 AM To 12:00 PM
			3960000.00	
			50000.00	
5	Mr. Om Prakash S/o Mr. Dharam Singh R/o Village	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	923000.00	05/05/2026 11:00 AM

	Ghanol, PO Garkhal, Tehsil Kasauli, District Solan HP.	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.	92300.00 10000.00	To 12:00 PM
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 th 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>	4002000.00 400200.00 40000.00	05/05/2026 11:00 AM To 12:00 PM
7	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 rd share out of total land measuring 00-14 Biswa situated at Mauza Mohal Dhang Upperli, Hadbast No. 89, Tehsil Nalagarh District Solan HP.	2871000.00 287100.00 300000.00	05/05/2026 11:00 AM To 12:00 PM
8	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.	1493000.00 149300.00 15000.00	05/05/2026 11:00 AM To 12:00 PM
9	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.	1158000.00 115800.00 15000.00	05/05/2026 11:00 AM To 12:00 PM
10	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.	286000.00 28600.00 10000.00	05/05/2026 11:00 AM To 12:00 PM
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.	3150000.00 315000.00 30000.00	05/05/2026 11:00 AM To 12:00 PM
12	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.	3063000.00 306300.00 30000.00	05/05/2026 11:00 AM To 12:00 PM
13	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.	4800000.00 480000.00 40000.00	05/05/2026 11:00 AM To 12:00 PM
14	Mr. Dinesh Kumar S/o Mr. Vidya Dutt R/o VPO Damkari, Tehsil & District Solan HP.	Land and building Comprising Khata/Khatauni No. 38/43, Khasra No. 34/4 land area measuring 00-12 Bigha Situated in Mauza Drah, Tehsil & District Solan HP.	3855000.00 385500.00 30000.00	05/05/2026 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. 04/05/2026 in account no. 733102000000170 IFSC IBKL0000733 favoring BAGHAT BANK Solan name of the Bank IDBI Solan.
4. The sale will be done by the undersigned through E-auction platform provided at the website <https://www.bankauctions.in> on 05/05/2026 at 11:00 AM to 12:00 PM.
5. 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.
6. The time for visit of properties is fixed on 22/04/2026 & 29/04/2026 at 11.00 A.M.

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

Date: 19/04/2026

Place: Solan HP.

Authorised Officer

The Baghat Urban Co-op Bank Ltd