



# सर्व हरियाणा ग्रामीण बैंक Sarva Haryana Gramin Bank

Regional office: Near Polytechnic Chowk, Ambala City (Haryana) -134003

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## SALE NOTICE OF IMMOVABLE PROPERTY BY INVITING PUBLIC OPEN AUCTION ON AS WHERE IS AND WHAT IS THERE BASIS DATE OF PUBLIC OPEN AUCTION 19.09.2025 AT 01:00 PM SARVA HARYANA GRAMIN BANK, AMBALA

Whereas, under Section 13(2) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 the Authorised officer has issued demand notice dated 30.08.2023 for recovery of sum as mentioned against each account from the borrower / guarantor/mortgagor (herein after referred as borrower) further in exercise of powers contained in the Securitization and Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002, The Authorised officer has taken physical possession of the under mentioned Secured Assets which are held as securities in respect of the loan / credit facilities granted to the borrower mentioned as below in the following loan account for realization of bank's dues + interest as detailed hereunder

Schedule of the Secured Assets

### SCHEDULE OF SECURED ASSETS

Name & Address of owner of the property	Description of properties mortgaged	Amount O/S as on Date of Demand Notice	Reserve Price (INR)
M/S Khan Textile & Designers, Pooja Market, Ambala City, District Ambala, Sh Irfan s/o Sh Nizam (Partner & Guarantor) & Sh Aslam s/o Sh Nizam (Partner & Guarantor) R/O H.No.620 A, Shalimar Colony Ambala City (hereinafter referred to as 'the borrower')	House no. 620-A/54 B-4, Ward no. 4, measuring 133 Sq Yds(4.5 Marla) comprised in khasra no. 73, Bounded as North by Rasta 13ft wide Bhuja 20ft, South by - Plot other owner Bhuja 20ft, East by - Plot of other owner Bhuja 60ft, West by - Plot other owner Bhuja 60ft situated at Patti Kalalan, Hadbast No. 51, Tehsil & Distt Ambala( Now known as Abadi Shalimar Vihar Colony, Ambala City) vide Registered Sale Deed No. 7521 dated 27.03.2014 registered with the office of Sub Registrar, Ambala. Sh. Irfan & Sh. Aslam both s/o Sh. Nizam s/o Rasir R/O House no. 1981, Moti Nagar Ambala City & House no. 620A/54, Block 4, Ward 4 situated at Shalimar Vihar Colony, Ambala City.	Rs 29,32,424.82/- (Twenty nine lakhs thirty two thousand four hundred twenty four rupees eighty two paise only) as on 30.04.2023 with further interest w.e.f. 01.05.2023 & charges less Recovery	EMD Rs 22,44,500/- Rs 2,24,450/-

### Terms & Condition of Sale

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.
2. The Reserve price, below which the property shall not be sold, is Rs 22,44,500/- (Rupees Twenty Two Lakhs Forty Four Thousand Five Hundred only).
3. The amount by which the bidding is to be increased shall be determined by the 'Authorized Officer'/auctioneer conducting the sale.
4. In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once be again put up to auction.
5. The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorized Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
6. For reasons recorded, it shall be in the discretion of the 'Authorized Officer' to adjourn/discontinue the auction. The person declared to be the purchaser shall pay immediately after such declaration, a deposit of twenty-five per cent of the amount of purchase money to the 'Authorized Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.

In case the initial deposit is made as above said, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorized Officer' on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15<sup>th</sup> day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

**(10% of Reserve Price) shall be paid by DD in favour of**

**AUTHORISED OFFICER Sarva Haryana Gramin Bank Payable at AMBALA .**

**SATURDAY 30 DAYS SALE NOTICE UNDER RULES(6) OF SARFAESI ACT 2002**

ALL CONCERNED TO NOTICE PLEASE THIS PUBLICATION IS ALSO A SATURDAY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT 2002 TO THE BORROWERS MORTGAGORS GUARANTORS

Note: Information also available on our website: <https://www.shgb.co.in>

Dated 14-08-25

Place Ambala

AUTHORISED OFFICER (SECURED CREDITOR)