



**देना बैंक**  
**DENA BANK**

**Dena Bank, Zonal Office, Ludhiana**  
Address – SCO 17/18 3<sup>rd</sup> Floor Sector-32 A  
Chandigarh Road, Ludhiana Punjab  
E-mail : [zo.ludhiana@denabank.co.in](mailto:zo.ludhiana@denabank.co.in)  
Ph. No.- 9217000142

19.12.2018

**E-AUCTION SALE NOTICE**

**[UNDER RULE 6(2) AND 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002]**

The under mentioned properties which are in possession of the Bank will be sold by E-Auction on 23.01.2019 strictly on “as is where is basis” and “as is what is” towards recovery of Bank’s secured debt plus cost, charges and future interest thereon as per the details below. The auction will be online e-auctioning through website [www.mstcecommerce.com](http://www.mstcecommerce.com) is on 23.01.2019 between 11:30 a.m. to 1:00 p.m.

S. No.	Borrower / Mortgagor name & Address	Description of property to be sold	Secured Debt for recovery of which the property is to be sold as on 30.11.2018 and further interest thereon.	Reserve Price	EMD amount	Contact No. of Authorised Officer/ Service provider
1	M/s K.K. Constructions, Partner 1: Sh. Gurinder Kalsi, S/o Sh. Karamjit Kalsi, Partner 1: Sh. Preetinder Kalsi, S/o Sh. Karamjit Kalsi, Plot No. C-18/5861, Transport Area, Near SBP Homes, Delhi Ambala Highway, Dera Bassi, Dist. Mohali,	Commercial Open Plot No. 5 bearing Khata No. 104/138, Khasra No. 165(2-3), 166 (1-17) measuring 230 sq. yards situated at Chandigarh Ambala Road, Village Rouni, Zirakpur, Tehsil Derabassi, Distt. Mohali in the name of Sh. Gurinder Kalsi and Sh. Preetinder Kalsi.	47,88,662.95	30,19,000.00	3,01,900.00	9152940758/ 9990673698



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	Punjab.					
2	M/s V.M. Fuels Prop. Sh. Vikas Aggarwal, S/o Sh. Sushil Kumar Aggarwal Plot No. 69, Sector 26, Block B, Opp. Goyal Kanda, Amlah Road, Mandi Gobindgarh.  Sh. Vikas Aggarwal, S/o Sh. Sushil Kumar Aggarwal Prop. M/s V.M. Fuels H. No. 12, Sector 2B, Partap Mill Complex, Mandi Gobindgarh (147301)	Plot of Land bearing Khata No. 39/85 Khasra No. 274 (9-10), 275 (9-10), 276 (8-13) measuring 6 Biswa i.e. 120/11060 share out of land measuring 27 bigha 13 biswa in the name of Smt. Kusum Aggarwal.  Residential House bearing Khatouni No. 830, Khasra No. 1115/124 min(1- 6) measuring 1Biswa 5 Biswai i.e. 25/520 share of 1 Bigha 6 Biswa vide vasika no. 677 dated 27.06.2012., Khatouni No. 831, Khasra No. 126 min (1-8-10) measuring 1 Biswa 5 Biswai i.e. 25/570 share of 1 Bigha 8 Biswa 10 Biswasi vide vasika no. 1773, total land measuring 2 Biswa 10 Biswai situated at Village Nasrali, Tehsil Amlah, Distt. Fatehgarh Sahib in the name of Smt. Kusum Aggarwal.	39,74,999.78	13,50,000.00	1,35,000.00	9152940248/ 9990673698
				16,08,000.00	1,60,800.00	9152940248/ 9990673698

3	M/s Dee Aay Alloys Pvt Ltd 18, Race Course Road Amritsar	Property plot having Khasra no. 1437 mins, Khatta Khatooni No.166/335,336,337 as per jamabandi for the year 2010-2011 situated at wakia Rakba Amritsar, Urban Circle 107, Abadi Angarh, Tehsil and Distt Amritsar measuring 156.53 Sq yards and 150 sq yards in the name of M/s Dee Aay Alloys Pvt Ltd.	50,34,592.90	28,35,000.00	2,83,500.00	8427200335 / 9990673698
4	Sh. Prince Arora, S/o Sh. Kishore Arora & Smt. Jyoti , W/o Sh. Prince Arora  H. No. 755/VII-5, Khanna Shumari No. 671/VII-5 MCA, Bazar Chur Beri Gali Aah, Katra Karam Singh, Amritsar	Residential H. No. 755/VII-5, Khanna Shumari No. 671/VII-5 MCA, Bazar Churar Beri Gali Aah, Katra Karam Singh, Amritsar measuring 1350 sq. ft. in the name of Sh. Prince Kumar .	11,09,571.00	15,75,000.00	1,57,500.00	8427200335 / 9990673698
5	Sh. Jaswinder Singh, S/o Sh. Darshan Singh Smt. Harjit Kaur, W/o Sh. Jaswinder Singh  Plot No. 83 min, Sultanwind Sub-Urban, Towards Mahal-II, Mata Ganga Ji Nagar, Near Kot Mit Singh, Amritsar	Residential House No. 83, Sultanwind Sub-Urban towards Mahal -II, Mata Ganga Ji Nagar, New Kot Mit Singh, Near Paiya Property Dealer, Amritsar measuring 50 sq. yards in the name of Sh. Jaswinder Singh & Smt. Harjit Kaur.	11,86,223.76	7,25,000.00	72,500.00	8427200335 / 9990673698



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6	Sh. Kuldip Singh, S/o Sh. Manohar Singh  House No. 72, 71 min & 72 min at Abadi Sh. Ram Avenue, Bhai Laloji Nagar, Rakba Sultanwind, Sub-Urban Tarf Behniwal, G.T. Road, Amritsar	Residential House No. 72, 71 min & 72 min at Abadi Shri Ram Avenue, Bhai Laloji Nagar, Rakba Sultanwind Sub-Urban, Tarf Bahiniwal, Hadbast 373, Amritsar in the name of Sh. Kuldip Kumar measuring 64 sq yards.	10,48,182.74	8,75,000.00	87,500.00	8427200335 / 9990673698
7	Sunita Hans & Vikas Hans  House no. 277, Balmiki Mohalla, Near Clock Tower, Hoshiarpur	House no. 277, Balmiki Mohalla, Near Clock Tower, Hoshiarpur	4,00,802.00	4,25,000.00	42,500.00	7986782459 / 9990673698
8	Sh. Manoj Kumar, S/o Sh. Ram Vir Pal Smt. Pooja Pal , W/o Sh. Manoj Kumar  Pvt. Plot No. 45, Abadi Guru Ishwar Enclave, Village Salempur Musalmana, Distt. Jalandhar.	Residential House having Pvt. Plot No. 45, bearing Khewat No. 149, Khatauni No. 168, Khasra No. 6//10 Min (6-11), 11 (8-0), Khatauni No. 169, Khasra No. 6//10 Min (1-9), Khewat No. 150, Khatauni no. 170, Khasra No. 7//6(8-0), 14 (8-0), 15 (8-0) HB No. 160 situated at Abadi Guru Ishwar Enclave, Village Salempur Musalmana, Distt. Jalandhar measuring 2.25 marla in the name of Smt. Pooja Pal.	6,19,268.00	5,85,000.00	58,500.00	9152940248/ 9990673698

9	M/s Palak Telecom Prop. Smt. Komal w/o Sh. Sushil Kumar  Near Govt. Primary School, Bhadroya, Dist. & Tehsil, Pathankot	Residential Property situated in revenue estate of Vill. Bhadhroya H.B. No. 333 Tehsil & Dist. Pathankot bearing Khasra No. 15R/6/4(1-11) 14/4(1-11) 15R/15/3(4-17). Total area 7 Knl 19 Marla out of which 11.47 marla in the name of Sh. Sushil Kumar, Bhadhrya Road New teacher Colony, Pathankot.	5,59,610.6	30,00,000.00	300,000.00	8427200335 / 9990673698
	Sh. Sushil Kumar s/o Sh. Bachan Dass & Smt. Komal w/o Sh. Sushil Kumar  Near Govt. Primary School, Bhadroya, Dist. & Tehsil, Pathankot		5,27,518.00			
10	Sh. Prem Singh, S/o Sh. Budhu Singh, R/o Village Nangal, P.O. Sehora, Pathankot	Residential House situated near Luxmi Palace, Old Sabzi Mandi, Shanker Colony, Dhangu Road, Pathankot at village Anandpur, H.B. No. 336, Pathankot in the name of Sh. Prem Singh measuring 6 marla.	24,76,137.93	21,10,000.00	2,10,000.00	8427200335 / 9990673698
11	M/s K.B. Feed Mills Prop. Sh. Prem Singh, S/o Sh. Budh Singh, R/o Village Nangal, P.O. Sehora,	Residential House situated near Luxmi Palace, Old Sabzi Mandi, Shanker Colony, Dhangu Road, Pathankot at village Anandpur, H.B. No. 336, Pathankot in the name of Sh. Prem Singh	3,52,45,157.71	21,10,000.00	2,10,000.00	8427200335 / 9990673698



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Pathankot	measuring 6 marla.				
	Shop no.1 in the Commercial property measuring 297 sq. feet situated in the Revenue Estate of Village Bani Lodhi, H.B. No. 209, Tehsil & Distt. Pathankot in the name of Sh. Prem Singh.		13,10,000.00	1,31,000.00	
	Shop no.2 in the Commercial property measuring 297 sq.feet situated in the Revenue Estate of Village Bani Lodhi, H.B. No. 209, Tehsil & Distt. Pathankot in the name of Sh. Prem Singh.		13,10,000.00	1,31,000.00	
	Shop no.3&4 in the Commercial property measuring 575 sq.feet situated in the Revenue Estate of Village Bani Lodhi, H.B. No. 209, Tehsil & Distt. Pathankot in the name of Sh. Prem Singh.		12,10,000.00	1,21,000.00	
	Shop no.5 in the Commercial property measuring 225 sq.feet situated in the Revenue Estate of Village Bani Lodhi, H.B. No. 209, Tehsil & Distt. Pathankot in the name of Sh. Prem Singh.		4,85,000.00	48,500.00	
	Shop no.6 in the Commercial property measuring 225 sq.feet situated in the Revenue Estate of Village Bani Lodhi, H.B. No. 209, Tehsil & Distt. Pathankot in the name of Sh. Prem Singh.		4,85,000.00	48,500.00	



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		Factory Land & Building bearing Khewat No. 73, Khatooni No. 599-600-601 measuring 15 Kanal 9 Marla having 1/3 share to the extent of 5 Kanal 3 Marla (103 marla) situated in the area of Nangal, H.B. No. 95, Tehsil & Distt. Pathankot in the name of Sh. Prem Singh, S/o Sh. Budh Singh.		37,40,000.00	3,74,000.00	
12	M/s Millenium Creation	Two plots measuring ( 285'-8''*126'-0'' ) i.e. 3993 sq yads each ( 6 k 12 M each) comprised in khata no 1556/2089, Khasra no 729 as entered in the jamabandi for the year 2000-01 situated at Gill no 1 Tehsil & Distt. Ludhiana and registered through sale deed Vasika no. 24857 and 24988 dated 18.03.2004 & 10.03.2004 respectively. As per mortgage deed the property is standing in the name of Sh. Jagjit Singh S/o Sh. Hira Singh	59,71,196.00	2,82,53,500.00	28,25,350.00	9152940248/ 9990673698

13	Sh.Kewal Singh S/o Sh.Budh Singh Mrs. Jaspreet Kaur, W/o Mr. Kewal Singh  New Abadi Akalgarh, Village- Akal Garh, Raikot Road, Oppoiste A.F. Cinema, Tehsil- Jagraon, Distt- Ludhiana (141104).	Residential House bearing Khasra No. 34//21/2/1/1/1, Khata No. 55/60 situated at Village Akalgarh, Raikot Road, Tehsil Jagraon, Distt. Ludhiana measuring 151.25 sq. yards (5 marla) out of 16 marla 6 sarsahi in the name of Smt. Jaspreet Kaur.	15,08,689.76	14,64,000/-	1,46,400/-	9152940248/ 9990673698
14	Ms. Surpreet kaur w/o Sh. Bhupinder Singh Plot No 58-B, Kiran Vihar, Sua Road, Ludhiana	Open Plot No. 116-B bearing Khasra No. 199, 200, 207-220, Khata No. 106/176-180 situated at Village Daad, Hadbast No. 279, Kiran Vihar, Sua Road, Ludhiana in the name of Ms. Supreet Kaur measuring 162.5 sq. yards.	8,08,621.80	15,90,000.00	1,59,000.00	9152940248/ 9990673698
15	M/s Kalgidhar Industries, Prop. Jinder Pal Singh  Backside Major Foundary, Near Kachi Road & Ruru Sahib Gurdwara, Near House of Sikandar	Property No. B-XXIX 536/35-E/89, Madhav Nagar, Near Makkar Colony, Dhandari kalan, Tehsil & Dist. Ludhiana measuring 120 sq. yards	19,97,286.72	16,53,000.00	1,65,300.00	9152940248/ 9990673698





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Dhadi, V.P.O. Lohara,  
Ludhiana

### **Terms & Conditions**

**For Bidders ;**

#### **Common Terms & Conditions for auctioning of the properties through availing services of MSTC Ltd :**

- i)** The auction will be on line through website [www.mstcecommerce.com](http://www.mstcecommerce.com) ( service provider MSTC Ltd.)
- ii)** Before participating in bids , all the prospective bidders for the property auction have to register as buyer on MSTC's website well in advance. Buyers have to make payment of Rs.1180/- (Rs.1000 + 18% GST ) as registration fees. The buyer's login will be valid for 1 year.
- iii)** The last date for submission of EMD shall be on 21.01.2019 by 4.00 p.m
- iv)** The amount of EMD paid by the successful bidder shall be adjusted towards the sale price. The interested bidders may inspect the property at site between 10:30 a.m. to 5:00p.m. up to 18.01.2019.
- v)** Bidders can improve their offer in the multiples of Rs. 10,000.00 (Rupees Ten Thousand only).
- vi)** If any offer is received within the last five minutes of closing time, the bidding time will be extended automatically by another 5 minutes and if no bid higher than the last quoted highest bid is received within the extended 5 minutes, the auction sale will be automatically get closed at the expiry of extended 5 minutes.
- vii)** The bidder who submits the highest bid (not below the reserve price) on closure of the online auction shall be declared as successful bidder subject to approval by the Authorized Officer.



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- viii)** Upon confirmation of the sale, the successful purchaser shall deposit 25% of the sale price (including EMD amount already paid) immediately and balance 75% within 15 days failing which the Bank shall forfeit amounts already paid/deposited by the purchaser. In default of the payment, the property shall be re-sold and the defaulting purchaser shall not have any claim whatsoever.
- ix)** In case of final bid amount/ sale consideration of asset under auction is Rs. 50.00 lacs or above, the successful bidder shall deduct and remit TDS @1 % of bid amount from the sale consideration by giving PAN number of borrower/mortgagor as deducte which can be obtained from Authorised Officer/ Bank after completion of bidding and remaining 99% of sale consideration shall be payable to Bank within stipulated time.
- x)** In such cases where sale consideration of asset under auction is Rs.50.00 lacs or above, the successful bidder/purchaser on payment of entire sale consideration as above (net of TDS) and on completion of sale formalities, shall be issued a Sale certificate for the subject property as per format prescribed under SARFAESI Act & Rules 2002 only upon receipt of challan-cum-statement in form no. 26QB having remitted the TDS. The certificate for TDS in form 16B to be submitted to the Bank subsequently.
- xi)** The successful purchaser, on payment of entire sale price and on completion of sale formalities, shall be issued a sale certificate as per the format prescribed under SARAFESI Act & Rules 2002. The purchaser shall bear the expenses on the Stamp Duty and Registration charges if any on the Sale Certificate.
- xii)** Any statutory and other dues payable and due on the properties shall be borne by the purchaser. The offers not confining to the terms of sale shall be rejected. The Bank reserves its right to reject any or all of the offers or accept offer for one or more properties received without assigning any reasons, whatsoever.
- xiii)** Further inquiries, if any and/or terms and conditions for sale can be obtained from the Authorised Officer/ Branch.



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xiv) Prospective bidders can contact the following MSTC officials regarding any information i.e. registration, payment of EMD amount and bidding process at below given numbers.

Contact Person	Contact Number	Email Address
Ms. Archana Juneja (Asst. Manager)	9990673698/ 022-22872011	archana@mstcindia.co.in
Ms. Rupali Pandey (Asst. Manager)	9458704037/ 022-22883501	rpandey@mstcindia.co.in

Contact Person for Registration related queries	Contact Number	Email Address
Ms. Pranali Kamble	022-22829565	mstcpranali@gmail.com

Contact Person for auction related query	Contact Number
Mr. Chetan Worlikar	022-22886266
Mr. Afzal Khan	022-22870471
Mrs. Bhargavi	022-22885567
MSTC customer care	033-22901004

The websites to be visited for auction are mentioned below-

Websites to visit	
<b>MSTC Corporate website</b> – The website can be visited to gather information about the company,	<a href="http://www.mstcindia.co.in">www.mstcindia.co.in</a>



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upcoming events, services provided by MSTC etc.

**MSTC auction website-** This website is for conducting auctions. Bidders who are registered with MSTC can log in to their profile by using their login credentials and register participation in the auction.

[www.mstcecommerce.com](http://www.mstcecommerce.com)

**Note – MSTC site is best viewed in Internet Explorer version 8 and above. You are advised to use Internet Explorer for online registration.**

**(The same will also be uploaded in Bank's and Govt. website along with terms and condition of sale notice.)**

Place: Ludhiana

Authorised Officer