



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) & 6(2) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/ hypothecated/charged to the Secured Creditor, the constructive/ physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", & "Whatever there is" on date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) & guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF SALE OF THE SECURED ASSETS

Lot No.	Name of the Branch	Description of Movable/ Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 & Amount as per Demand Notice 13(2) Nature of Possession & Date	Reserve Price	Date and Time of E-Auction
	Name of the Account			Earnest Money Deposit (EMD)	
				Name & addresses of the Borrower/Guarantors Account	
1.	BO: SAMB, CHANDIGARH	Mortgage of Lease holds rights of Commercial Plot measuring 59 M situated at Jalandhar -Jammu National Highway 44, Hatli Morh, Kathua, comprised in Khata No. 46, Khewat No. 3, Khasra no. 87/3 of Chak Sheikhhan, Tehsil Kathua. Physical Possession	03.04.2025 Rs. 29,61,04,704.70 as on 11.02.2025 (interest applied up to 30.01.2025) with further interest & incidental expenses, costs incurred from 31.01.2025 at contracted rate until payment in full	R.P.: Rs. 2,33,49,670/-	06/10/2026 From 11.00 AM to 4.00 PM
	M/S BHARAT UDYOG			EMD: Rs. 23,34,967/-	
	M/s Bharat Udyog (through its partners) SICOP, Industrial Estate 23B, 26B, 27, 27A and 28 Kathua (J & K) Pin 184102, Sh. Suresh Pal S/o Bansi Lal (Partner) SICOP, Industrial Estate 23B, 26B, 27, 27A and 28 Kathua (J&K) Pin-184102, Sh. Lalit Gupta S/o Kuldip Raj Gupta (Partner) SICOP, Industrial Estate 23B, 26B, 27, 27A and 28 Kathua (J&K) Pin 184102, M/s Amar Cement (Guarantor) (through its partners) Plot No. 142-B, 143, 144 SICOP Industrial Area, Kathua (J&K) Sh. Suresh Pal S/o Bansi Lal (Partner/Guarantor) House No. 277, Garden Colony, Mission Road Pathankot, Sh. Saurabh S/o Sh. Suresh Pal (Partner/ Guarantor) House No. 277, Garden Colony, Mission Road Pathankot, Sh. Lalit Gupta S/o Sh. Kuldip Raj Gupta (Partner/ Guarantor) House No. 3, Ward No.11, Sundar Nagar, Pathankot-145001.			Bid Increase amount: Rs. 1,00,000/-	
	NOTE: The scrapped plant and machinery lying in the above premises forms the integral part of the factory premises and shall be sold together.				
2.	BO: SAMB CHANDIGARH	Lot No. 1: Registered Mortgage of Lease Deed Rights (Extension of Charge) of Land and building measuring 8Kanal, situated at Plot no. 142-B, 143-151, SICOP, Industrial Estate Kathua (J &K) vide lease Deed bearing document No. 2021/15/4/375 dated 15.07.2021, executed between M/s Amar Cements & SICOP, registered with the office of Sub-Register Kathua (J &K). Physical Possession Lot No. 2: Scrapped Plant and Machinery situated at Plot No. 142-B, 143-151, SICOP Industrial Estate Govindsar, Tehsil District Kathua Jammu belonging to M/s Amar Cements. Physical Possession	03.10.2019 Rs. 3,19,54,054.14 as on 01.10.2019 with further interest thereon at the contractual rate plus costs charges & expenses thereon 05.06.2023 PHYSICAL POSSESSION Note: Lease deed executed for 95 years in 2004. Remaining lease period is 74 years	R.P.: Rs. 3,12,19,990/-	06/10/2026 From 11.00 AM to 4.00 PM
	M/S HOSHIAIR NIRVAIR TRACTORS PVT. LTD.			EMD: Rs. 31,21,999/-	
	1. M/s Hoshiair Nirvaair Tractors Pvt. Ltd., through its Directors Sh. Nirvaair Singh & Sh. Karnail Singh (since deceased) Khasra No. 411-412, Village Bela Bathri, Near Tahlilwal, Distt. Una, HP-174301. 2. Sh. Nirvaair Singh, (Director/Guarantor) S/o Sh. Hoshiair Singh, c/o M/s Hoshiair Nirvaair Tractors Pvt. Ltd., H. No. 62, Village Jiwanpur, PO: Jonewal, Tehsil Samrala, Ludhiana. 3. Sh. Karnail Singh, (Director/Guarantor) S/o Sh. Hoshiair Singh, since expired, Through all his legal heirs (not traceable) at C/o M/s Hoshiair Nirvaair Tractors Pvt. Ltd., H.No. 62, Village Jiwanpur, PO: Jonewal, Tehsil Samrala, Ludhiana. Also at: H. No. 62, Village Jiwanpur, PO : Jonewal, Tehsil Samrala, Ludhiana. 4. Sh. Hoshiair Singh S/o Baldev Singh, H.No. 62, Village Jiwanpur, PO: Jonewal, Tehsil Samrala, Ludhiana. 5. M/s H & T Automobile Industries (P) Ltd., (Guarantor) through its Director Sh. Karnail Singh (since deceased), Village Bela Bathri, Tehsil Haroli, Distt. Una, HP 174301			Bid Increase amount: Rs. 1,00,000/-	
	NOTE: The scrapped plant and machinery lying in the above premises forms the integral part of the factory premises and shall be sold together.				
		Property No. B-V/650, H. No. 277, S-3/326 Garden Colony Development Scheme of Area 1, Part 1 Garden Colony, Mission Road, Pathankot measuring 11.66 marla. Symbolic Possession		R.P.: Rs. 2,18,01,100/-	06/10/2026 From 11.00 AM to 4.00 PM
				EMD: Rs. 21,80,110/-	
				Bid Increase amount: Rs. 1,00,000/-	