



THE KURMANCHAL NAGAR SAHKARI BANK LTD.

Branch : Veer Hakikat Rai Marg, Rudrapur, Distt.- Udham Singh Nagar (Uttarakhand)-263153
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES "APPENDIX- IV-A [See proviso to Rule 8 and 9]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8 & 9 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 immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised officer of THE KURMANCHAL NAGAR SAHKARI BANK LTD. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/S/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

SCHEDULE OF THE SECURED ASSETS

Name & Addresses of The Borrower/S/ Guarantor/S /Mortgagor/S	Date Of Demand Notice	Date Of (Symbolic) Possession	Give short Description of the Immovable Propertys with known encumbrances	Reserve Price EMD
	Total Dues As On Demand Notice	Date Of (Physical) Possession		Bid Increase Amount
		Status of Possession (Physical)		
Borrower:1 M/S R.M. Enterprises, Add:- A-345, Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand. Partners:- 2. Shri Alok Jain S/o Mr. Naresh Chandra Jain, R/o:- A-345, Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand. 3. Sh. Ashish Jain S/o Mr. Naresh Chandra Jain, R/o:- A-345, Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand. Mortgagor/ Guarantors:- 4. Smt. Rashmi Jain W/o Shri Alok Jain, R/o:- A-345, Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand. 5. Smt. Payal Jain W/o Shri Ashish Jain, R/o:- A-345, Surya Enclave, Railway Station, Rudrapur, District Udham Singh Nagar, Uttarakhand. Guarantors:- 6. Shri Rajesh Arora S/o Shri Kishan Lal Arora, R/o:- House No. 164, Awas Vikas, Rudrapur, District Udham Singh Nagar, Uttarakhand. 7. Shri Sanjeev Grover S/o Shri Ramlal, R/o:- Shriram Traders, House No. 12, Gram Jafferpur, District Udham Singh Nagar, Uttarakhand.	18.01.2020	09.10.2020	Property No.1 :- All That Part & Parcel of Property Residential Flat No. A-1, Pocket III, at Ground Floor. Measuring 144.981 Sq. Meter (30*52') Situated at Village Rampura, Khet No. 51/1/1/2, (Residential Colony Friend Circle) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar Standing in The Name of Shri Ashish Jain S/o Mr. Naresh Chandra Jain. Bounded as Under as per title deed:- East– 10 feet Wide Road, West – Flat No A2, North – 10 feet Wide Road, South – 30 feet Wide Road. Duly registered in the office of Sub – Registrar Kichha (U.S.Nagar), at Book No.1 Volume: 1552, Pages 281 to 290, at Serial No.7851 on 03.07.2013.	Reserve Price Rs.31,50,000/- EMD Amount Rs.3,15,000/- Bid Increase Amount Rs.1,00,000/-
	Rs. 6,17,84,927.50 as on 18.01.2020 + interest & Other charges,	24.09.2021		SARFAESI Physical
Property No.8 :- All That Part & Parcel of Property Residential Flat No. A-3, Pocket III, at Ground Floor. Measuring 144.981 Sq. Meter (30*52') Situated at Village Rampura Khet No. 51/1/1/2, (Residential Colony Friend Circle) Paragana Rudrapur, Tehsil Kichha, District Udham Singh Nagar. Standing in The Name of Shri Alok Jain S/o Mr. Naresh Chandra Jain. Bounded as Under as per title deed:- East –A-2, West –A-4, North – 10 feet Wide Road, South – 30 feet Wide Road. Duly registered in the office of Sub – Registrar, Kichha, (U.S. Nagar) at Book No. 1 Volume: 1552, Pages 291 to 300, at Serial No.7852 on 03.07.2013.				Reserve Price Rs.31,50,000/- EMD Amount Rs.3,15,000/- Bid Increase Amount Rs.1,00,000/-
Property No.6 :- All That Part & Parcel of Property Residential Flat No. B-4, Pocket III, at First Floor. Measuring 144.981 Sq. Meter (30*52') Situated at Village Rampura Khet No. 51/1/1/2, (Residential Colony Friend Circle) Paragana Rudrapur, Tehsil Kichha, District Udham Singh Nagar, Standing in The Name of Smt. Payal Jain W/o Ashish Jain. Bounded as Under as per title deed:- East –B-3, West – 10 feet wide Road, North – 10 feet Wide Road, South – 30 feet Wide Road. Duly registered in the office of Sub – Registrar, Kichha. (U.S. Nagar) at Book No. 1 Volume: 1552, Pages 271 to 280, at Serial No.7850 on 03.07.2013.				Reserve Price Rs.31,50,000/- EMD Amount Rs.3,15,000/- Bid Increase Amount Rs.1,00,000/-
Property No.5 :- All That Part & Parcel of Property Residential Flat No. C-4, Pocket III, at Second Floor. Measuring 144.981 Sq. Meter (30*52') Situated at Village Rampura Khet No. 51/1/1/2, (Residential Colony Friend Circle) Paragana Rudrapur, Tehsil Kichha, District Udham Singh Nagar, Standing in The Name of Smt. Rashmi Jain W/o Shri Alok Jain. Bounded as Under as per title deed:- East –C-3, West – 10 feet wide Road, North – 10 feet Wide Road, South – 30 feet Wide Road. Duly registered in the office of Sub – Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 261 to 270, at Serial No.7849 on 03.07.2013.				Reserve Price Rs.31,50,000/- EMD Amount Rs.3,15,000/- Bid Increase Amount Rs.1,00,000/-
Property No.3 :- All That Part & Parcel of Property Commercial Shop No. B-8, at Ground Floor without Roof Right Measuring 26.765, Sq. Meter (12*24') Situated at Village Rampura Khet No. 34/1/1, Min (Ganpati Complex) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar. Standing in The Name of Sh. Ashish Jain S/o Mr. Naresh Chandra Jain, Bounded as Under as per title deed:- East – Complex Road, West – Shop No. A-8, North – Shop no B-9, South – Shop No. B-7. Duly registered in the office of Sub – Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 301 to 310, at Serial No.7853 on 03-07-2013.				Reserve Price Rs.22,00,000/- EMD Amount Rs.2,20,000/- Bid Increase Amount Rs.1,00,000/-
Property No.4 :- All That Part & Parcel of Property Commercial Shop No. B-9, at Ground Floor without Roof Right Measuring 26.765, Sq. Meter (12*24') Situated at Village Rampura Khet No. 34/1/1, Min (Ganpati Complex) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar Standing in The Name of Shri Alok Jain S/o Mr. Naresh Chandra Jain, Bounded as Under as per title deed:- East –Complex Road, West – Shop No. A-9, North – Shop No . B-10, South – Shop No. B-8. Duly registered in the office of Sub – Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 349 to 358, at Serial No.7857 on 03-07-2013.				Reserve Price Rs.22,00,000/- EMD Amount Rs.2,20,000/- Bid Increase Amount Rs.1,00,000/-
Property No.2 :- All That Part & Parcel of Property Commercial Shop No. B-10, at Ground Floor without Roof Right Measuring 26.765, Sq. Meter (12*24') Situated at Village Rampura Khet No. 34/1/1, Min (Ganpati Complex) Paragana Rudrapur Tehsil Kichha District Udham Singh Nagar Standing in The Name of Shri Ashish Jain S/o Mr. Naresh Chandra Jain And Shri Alok Jain S/o Mr. Naresh Chandra Jain. Bounded as Under as per title deed:- East – Complex Road, West – Shop No. A-10, North – Shop No. B-11, South – Shop No. B-9. Duly registered in the office of Sub – Registrar, Kichha. (U.S. Nagar) at Book no 1 Volume: 1552, Pages 337 to 348, at Serial No.7856 on 03-07-2013.				Reserve Price Rs.22,00,000/- EMD Amount Rs.2,20,000/- Bid Increase Amount Rs.1,00,000/-
Property No.7 :- All That Part & Parcel of Property Open Plot Khet No.60/2/1/1, Maday Measuring 167.28, Sq. Meter (30*60') Situated at Village Rampura (Surya Enclave) Paragana Rudrapur Tehsil Rudrapur District Udham Singh Nagar Standing in The Name of Shri Ashish Jain S/o Mr. Naresh Chandra Jain and Shri Alok Jain S/o Mr. Naresh Chandra Jain. Bounded as Under as per title deed:- East – 6.06. Meter Wide Road, West – Plot Mohit Rai, North – 9.09, Meter Wide Road, South – Land of V.K. Joshi. Duly registered in the office of Sub – Registrar, Rudrapur (U.S. Nagar) at Book No. 1 Volume: 476, Pages 55 to 76, at Serial No.4956 on 12-08-2016.				Reserve Price Rs.47,00,000/- EMD Amount Rs.4,70,000/- Bid Increase Amount Rs.1,00,000/-

DATE & TIME OF E-AUCTION : 27.06.2025, 11:00 AM to 02:00 PM

Property Inspection Date & Time :- 12.06.2025, 11:00 AM to 04:00 PM

Last Date of Submission of prescribed tender/bid forms and KYC :- 24.06.2025

For detailed terms and conditions of sale, please refer to the link provided in <https://kurmanchalbank.com/> and sarfaesi.auctiontiger.net. Also, prospective bidders may contact the authorized officer on **Mobile-8077272447** and **Email ID – rm.tarai@kurmanchalbank.com**.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

The Borrowers/Guarantors/Mortgagors are hereby notified to pay the sum as mentioned above along with up-to-date interest and ancillary expenses before date of auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 02.06.2025

Place: Nainital

Authorised Officer - The Kurmanchal Nagar Sahkari Bank Ltd.