दि बघाट अर्बन को॰ ओप॰ बैंक लिमिटेड
मुख्य कार्यालय : बघाट बैंक परिसर
राजगढ़ रोड़, सोलन-173212 (हि.प्र.)
दूरभाष : 01792-223076, 226286, 226103
फैक्स : 01792-223076, 224886

E-mail : info@baghatbank.com
The Baghat Urban Co-op. Bank Ltd.
H. O. : Baghat Bank Parisar
Rajgarh Road, Solan - 173212 (H.P.)
Tel. : 01792-223076, 226286, 226103
Fax : 01792-223076, 224886

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE TIME OF SUBMISSION OF EMD AND ONLINE APPLICATION 04/11/2026 Up to 4:00 PM.

Date and time of the E-Auction:- 05/11/2026 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**

S. No.	NAME OF THE ACCOUNT HOLDER AND OWNER OF THE IMMOVABLE SECURED ASSETS (PROPERTY /S)	DESCRIPTION OF THE IMMOVABLE SECURED ASSETS	Reserve Price EMD Bid Increase Amount	Date & Time of E-Auction
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.	Rs. 5780000.00 Rs. 578000.00 Rs. 50000.00	05/11/2026 11:00 AM To 12:00 PM
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.	Rs. 6011000.00 Rs. 601100.00 Rs. 50000.00	05/11/2026 11:00 AM To 12:00 PM
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. Total Area 17 Biswa.	Rs. 1611000.00 Rs. 161100.00 Rs. 20000.00	05/11/2026 11:00 AM To 12:00 PM
4.	Mrs. Kanta Devi D/o Mr. Julfi R/o Village Ghana PO Bagli Tehsil Dharmashala District Kangra HP.	Land & Building Comprising Khata/ Khatauni No. 427/606, Khasra No. 828 area measuring 00-05-91 Hectare to the extent of 88/453 share i.e. 0-01-15 Hectare Situated at Mohal Ghana, Tehsil Dharmashala District Kangra HP.	Rs. 1800000.00 Rs. 180000.00 Rs. 20000.00	05/11/2026 11:00 AM To 12:00 PM
5.	M/s Mathura Pansari Prop. Mr. Sudhir Sharma R/o Village Dudli, PO Bharari, Tehsil & District Shimla HP. 8250092701000001	Land Comprising Khata/ Khatauni No. 15/15, Khasra No. 49 measuring 01-04 Bigha to the extent of 1/8th share i.e. 00-03 Bigha related to Mr. Rubel Chand S/o Mr. Gopal Ram R/o VPO Saklana, Tehsil Sarkaghat, District Mandi HP situated at Mauza Lavi Khurd, Tehsil & District Solan HP.	Rs. 565000.00 Rs. 56500.00 Rs. 10000.00	05/11/2026 11:00 AM To 12:00 PM
6.			Rs. 3080000.00	05/11/2026

	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. 1/9th Share out of the total land measuring 01-15-00 Bighas, situated in Mauza Mohal Khali, Hadbast No. 796, Tehsil & District Solan HP. Built up area:- Ground floor 111.52 SQM (Kumarhatti Solan).	Rs. 308000.00 Rs. 30000.00	11:00 AM To 12:00 PM
7.	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.	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.	Rs. 1349000.00 Rs. 134900.00 Rs. 20000.00	05/11/2026 11:00 AM To 12:00 PM
8.	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.	Rs. 1046000.00 Rs. 104600.00 Rs. 15000.00	05/11/2026 11:00 AM To 12:00 PM
9.	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.	Rs. 272000.00 Rs. 27200.00 Rs. 10000.00	05/11/2026 11:00 AM To 12:00 PM
10.	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.	Rs. 2757000.00 Rs. 275700.00 Rs. 25000.00	05/11/2026 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.	Rs. 2560000.00 Rs. 256000.00 Rs. 25000.00	05/11/2026 11:00 AM To 12:00 PM
12.	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.	Rs. 3694000.00 Rs. 369400.00 Rs. 40000.00	05/11/2026 11:00 AM To 12:00 PM
13.	Mr. Ashwani Kumar S/O Sh. Mr. Hans Raj R/o Village Madhan, P.O. Mandli, Tehsil Bangana, Distt Una HP.	Land & building Situated at Mohal Kholi, Mauza Teehra, Sub Tehsil Bihru, Tehsil Bangana Distt Una HP Comprised in Khewat No-9 min, Khasra No.112, area measuring 112 sq. mtrs. And Khewat No-10, Khatauni No-14, Khasra No-113, area measuring 147 hectare i.e. 147/370 share out of total land 370 SQM.	Rs. 1098000.00 Rs. 109800.00 Rs. 15000.00	05/11/2026 11:00 AM To 12:00 PM
14.	M/s Aditya Traders Prop. Mr. Dalip Singh O/o Village Kalaghat, PO Oachghat, Tehsil & Distt Solan HP.	Land Comprising Khata/ Khatauni No. 5/5, Khasra No. 77, 237/107min, 159, 238/160 & 239/160 kita 5, area measuring 4-19 Bigha to the Situated at Mauza Kotla Panjola, Tehsil Narag, Distt Sirmour HP belongs to Mr. Som Dutt S/o Mr. Kishan Singh.	Rs. 6089000.00 Rs. 608900.00 Rs. 50000.00	05/11/2026 11:00 AM To 12:00 PM
15.	Mr. Kishan Singh S/o Mr. Sundar Singh R/o Village Keri Mathan, PO Sarathan, Tehsil Pachhad, District Sirmour HP.	Land Comprising Khata/ Khatauni No. 53 Min/91, Khasra No. 969/285 total area 09-01 Bigha to the extent of 1/8th share i.e. 01-02 Bigha situated at Mauza Mohal Choki Chadech, Tehsil Pachhad, District Sirmour HP.	Rs. 578000.00 Rs. 57800.00 Rs. 10000.00	05/11/2026 11:00 AM To 12:00 PM
16.			Rs. 450000.00	05/11/2026

	Mrs. Sushila W/o Mr. Jagdish Dass & Mr. Anshuman S/o Mr. Jagdish Dass R/o Village Khaltu, PO Subathu, Tehsil & District Solan HP.	Land Comprising Khata/ Khatauni No. 34/36, Khasra No. 252/181 total area 17-19-17 Bigha to the extent of 1/24th share i.e. 00-15 Bigha situated at Khaltu, Sub-Tehsil Krishangarh, District Solan HP.	Rs. 45000.00 Rs. 10000.00	11:00 AM To 12:00 PM
17.	M/s Brijeshwar Apple Agency, prop. Mr. Rajesh S/o Mr. Bhagat Chand New Sabzi Mandi, Bye Pass Road, Distt. Solan HP.	Land Comprised in Khata/Khatauni No. 51/57, Khasra No. 35, 201/37,38,46,53 Kita 5, measuring 29-1 Bighas, to the extent of 16/576 shares which comes to 00-16 Bigha situated at Mauza Bhanan, Tehsil Darlaghat, District Solan HP.	Rs. 770600.00 Rs. 77060.00 Rs. 10000.00	05/11/2026 11:00 AM To 12:00 PM
18.	M/s Gagan Filling Statin Prop. Mr. Prakash Chand Karar R/o Village Kothi PO Kunihar Tehsil Arki District Solan HP.	Land & Building Comprising Khata/ Khatauni No. 34/101 kitta-3, total 0-11-42 Hectare/ SQM to the extent of 1/80 share i.e.0-00-14Hectare/SQM, Khata/ Khatauni No. 35/102 to 106 kitta-6, total 0-10-72 Hectare/SQM to the extent of 764/48896 share i.e. 0-00-17 Hectare/ SQM, Khata/ Khatauni No. 61/123 to 137 kitta-35, total 0-31-84 Hectare/ SQM to the extent of 1/64 share i.e. 0-00-97 Hectare/ SQM, Khata/ Khatauni No. 62/138 to 140 kitta-8, total 0-38-53 Hectare/ SQM to the extent of 12/960 share i.e. 0-00-48 and Khata/ Khatauni No. 63/141 to 149 kitta-10, total 0-10-83 Hectare/ SQM to the extent of 1/80 share i.e. 0-00-13 Hectare/SQM total area measuring 0-018-9 Hectare/SQM Situated at Mohal Kothi Kunihar Tehsil Arki District Solan HP. Built up area Ground Floor 180 SQM, First Floor 180 SQM. Total 360 SQM related to Mr. Padma Ram S/o Mr. Rirku Ram.	Rs.11548000.00 Rs. 1154800.00 Rs. 100000.00	05/11/2026 11:00 AM To 12:00 PM
19.	Mr. Gaurav Bali S/o Mr. Ravi Bali R/o Vikas Lodge below JBT School, Kotlanala, Rajgarh Road, Tehsil & Distt Solan HP.	Land Comprising Khata/ Khatauni No. 257/246, 288/277 Khasra No. 192, 199, 200 total land area measuring 06-12-02 Bigha/Biswa/Biswansi to the extent of 1/4th share i.e. 01-13-00 Bigha/Biswa/Biswansi Situated at Mauza & Tehsil Krishangarh, District Solan HP.	Rs. 2020000.00 Rs. 202000.00 Rs. 20000.00	05/11/2026 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. 04/11/2026 in account no. 733102000000170**
4. **IFSC IBKL0000733 favoring BAGHAT BANK Solan name of the Bank IDBI Solan.**
5. **The sale will be done by the undersigned through E-auction platform provided at the website https://www.bankauctions.in on 05/11/2026 at 11:00 AM to 12:00 PM.**
6. **For detailed terms and conditions of the sale, please refer (https://www.bankauctions.in) & (https://www.baghat.bank.in). For any further details/clarifications, prospective bidders may contact authorized officer on Mobile No. +91-98052-00422 & +91-98052-00438.**
7. **The time for visit of properties is fixed on 23/10/2026 and 29/10/2026 at 11.00 A.M.**

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

Date: 18/10/2026 **Authorised Officer**

Place: Solan HP. **The Baghat Urban Co-op Bank Ltd**