AMMCO BANK
आदर्श महिला मर्केन्टाइल
कोऑपरेटिव बैंक लिमिटेड
27A/1, New Mandi Muzaffarnagar, U.P. 251001

COVERING LETTER TO SALE NOTICE

Ref:

Date: 05.07.2025

To,

i) **Sh. Manish Kumar** s/o Sh. Om Prakash **(Borrower)**
R/o 249, Khubbipura,
Krishnapuri, Muzaffarnagar 251002.

ii) **Smt. Geeta** w/o Sh. Manish Kashyap **(Co-Borrower)**
R/o 249, Krishnapuri, Khadarwala,
Mandir ke pass, Muzaffarnagar 251002.

iii) **Sh. Shubham Kumar** s/o Sh. Shripal **(Guarantor)**
R/o 24/55, Kalyanpuri,
Muzaffarnagar 251002.

iv) **Sh. Vinod Kumar** s/o Surendra Kumar **(Guarantor)**
R/o 251, Krishnapuri,
Muzaffarnagar 251002

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Adarsh Mahila Mercantile Co-operative Bank Ltd have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our Adarsh Mahila Mercantile Co-operative Bank Ltd.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully.

Adarsh Mahila Mercantile Co-operative Bank Ltd. 27A/1, New Mandi Muzaffarnagar

Authorised Officer,
Adarsh Mahila Mercantile Co-operative Bank Ltd

ENCLOSURE- SALE NOTICE

E-mail Id: headoffice@ammcobank.com Contact no. +91-9690012433, 9690012432

AMMCO BANK

आदर्श महिला मर्केन्टाइल कोऑपरेटिव बैंक लिमिटेड

27A/1, New Mandi Muzaffarnagar, U.P. 251001

SALE NOTICE

(Auction Sale Notice for Immovable properties)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **Adarsh Mahila Mercantile Co-operative Bank Ltd**, Secured Creditor, will be sold on **"As is where is", "As is what is" and "Whatever there is"**, on **12.08.2025** for recovery of Rs. 4,62,907.00/- plus Interest (w.e.f. 01.10.2024) plus Legal & other expenses due to the Secured creditor from **Sh. Manish Kumar** (Borrower). The reserve price will be Rs. 12,98,000/- and the earnest money deposit will be Rs. 1,29,800/-

1	Name and Address of the Secured Creditor	**Adarsh Mahila Mercantile Co-operative Bank Ltd** 27A/1, New Mandi, Muzaffarnagar, UP-251001
2	Name and Address of the Borrower & Guarantor	• **Sh. Manish Kumar s/o** Sh.Om Prakash **(Borrower)** R/o 249, Khubbipura, Krishnapuri Muzaffarnagar 251002. • **Smt. Geeta** w/o Sh. Manish Kashyap **(Co-Borrower)** R/o 249, Krishnapuri, Khadarwala mandir ke pass Muzaffarnagar 251002. • **Sh. Shubham kumar s/o** Sh. Shripal R/o 24/55, Kalyanpuri, Muzaffarnagar 251002 **(Guarantor)** • **Sh. Vinod Kumar** s/o Surendra Kumar R/o 251, Krishnapuri, Muzaffarnagar 251002 **(Guarantor)**
3	Total liabilities as on	**Rs. 4,62,907.00** plus Interest from 01.10.2024 plus Legal & other expenses minus amount paid / recovered thereafter, if any.
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance (BAANKNET) Contact no. +91 82912 20220 Email id: support.BAANKNET@psballiance.com **12.08.2025 between 10:00 AM to 4:00 PM** (With unlimited extensions of 5 minutes duration each) https://baanknet.com/
5	Details of Property/ ies	A western faced residential House, part of House No. 249/1 situated at Mohalla Krishnapuri Muzaffarnagar, owned by Manish Kumar, Part of Khasra no. 2464, measuring area 47.28 Sq.Yards means 39.53 Sq.M. **Boundaries:** **East** : House of Sundar Lal **West** : 10 Feet wide Road **North** : House of Brahmanand **South** : House of Shri Roshan Lal.
6	Reserve Price	Rs. 12,98,000/-
7	Earnest Money Deposit (EMD)	Rs. 1,29,800/-
8	EMD Deposit date and time	From 08.07.2025 10:00 AM to 11.08.2025 5:00 PM
9	The Property can be inspected Date & Time	On 08.08.2025 between 10:00 AM to 5:00 PM

E-mail Id: headoffice@ammcobank.com Contact no. +91-9690012433, 9690012432

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9. **Other Terms and Conditions:**

a. The property/ies will be sold in **"As is where is", "As is what is", and "Whatever there is"** condition, including encumbrances if any {There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the authorised officer of the bank before deposit of the Earnest Money Deposit (EMD)}.

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on the date and time as mentioned in the E-Auction Notice.

d. Prospective bidders are advised to visit website https://baanknet.com/ and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), **you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.baanknet@psballiance.com** .

e. The intending bidders shall deposit Earnest Money Deposit (EMD) being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before the date and time as mentioned in the E-Auction Notice.

f. Auction would commence at Reserve Price, as mentioned in the notice. Bidders shall improve their offers in multiplies of amount mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be Rs. 10,000/- and time shall be extended to Five minutes when valid bid received in last minutes.

h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.

j. The balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. **03810380000017** of **ADARSH MAHILA MERCANTILE CO-OPERATIVE BANK LTD**, IFSC Code **HDFC0000381**.

k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction

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and claims / rights / dues affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on the date and time as mentioned in the E-Auction Notice.

o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details contact the Authorised Officer, Adarsh Mahila Mercantile Co-operative Bank (Ph.No. 9690012433, 9690012432), E-mail ID: headoffice@ammcobank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: **support.baanknet@psballiance.com**).

Adarsh Mahila Mercantile Co-operative Bank Ltd. 27A/1, New Mandi Muzaffarnagar

Place : Muzaffarnagar
Date : 05.07.2025

Authorised Officer
Adarsh Mahila Mercantile Co-operative Bank Ltd