



# Kangra Central Co-operative Bank Limited

HEAD OFFICE : DHARAMSHALA, DISTRICT KANGRA (H.P.) -176215  
ZONAL OFFICE : UNA, DISTRICT UNA, (H.P.)

**E-AUCTION  
Sale NOTICE**

E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES ON 21/07/2026 (Tuesday) 11:00 HRS. TO 13:00 HRS.  
LAST DATE & TIME OF SUBMISSION OF EMD & DOCUMENTS ALONG WITH DEMAND DRAFT (HARD COPY) ON 18/07/2026 (Saturday) UPTO 16:00 HRS.  
LAST DATE & TIME OF SUBMISSION OF EMD & DOCUMENTS (ON LINE) ON 20/07/2026 (Monday) UPTO 16:00 HRS.  
DATE & TIME OF INSPECTION OF PROPERTY ON 17/07/2026 (Friday) FROM 01:00 P.M. TO 04:00 P.M. AFTER PRE APPOINTMENT

## SEE PROVISO TO RULE 6(2) AND 8(6) SALE NOTICE FOR SALE OF IMMOVABLE/ MOVABLE PROPERTIES SALE NOTICE FOR SALE OF IMMOVABLE/ MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable / Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) and 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the Borrower(s) and Guarantor(s) in particular, that the below described movable/immovable property/ies hypothecated / pledged / charged / mortgaged to the Secured Creditor, the Constructive / Physical Possession of which has been taken by the Authorized Officer of **KANGRA CENTRAL CO-OPERATIVE BANK LTD.** will be sold on "AS IS WHERE IS", "AS IS WHAT IS" BASIS on 21/07/2026 for recovery of amounts due to the Secured Creditor from Borrower/s and Guarantor/s as mentioned against each account. The Reserve Price, Earnest Money Deposit and Incremental Deposit will be the amounts as mentioned against each account.

Name of the Branch Borrower(s) / Guarantors Branch Office : G.C. UNA	Description of the Property	Amount Outstanding As On Date Of Notice	Reserve Price
			Earnest Money Deposit Bid Increment Amount
<b>1. Hotel Himalaya Snow Village</b> through Its Prop. Sh. Yudh Chand Bains S/o Sh. Puran Chand, Village Burua, Tehsil Manali, Distt Kullu (H.P.) 175103 ( <b>Borrower</b> ). <b>2. Yudh Chand Bains S/o Lt Sh Puran Chand, Village Nalsar, P.O Rajgarh, Tehsil Balh, Distt. Mandi (H.P.) 175027. 3. Sh. Puran Chand S/o Sh. Ishru (Guarantor)</b> Deceased now represented by his Legal Heirs :-i. <b>Sh. Yudh Chand Bains S/o Late Sh. Puran Chand, R/o Village Nalsar, P.O. Rajgarh, Tehsil Balh, Distt. Mandi, (H.P.)</b> (Legal heirs of Late Sh. Puran Chand). ii. <b>Smt. Bimla Devi D/o Late Sh. Puran Chand (Legal heirs of Lt. Sh. Puran Chand).</b> <b>Correspondance Address 1. Smt. Bimla Devi D/o Late Sh. Puran Chand, R/o Village Nalsar, P.O. Rajgarh Tehsil Balh, Distt. Mandi, (H.P.)</b> . <b>Correspondance Address 2. Smt. Bimla Devi W/o Sh. Chhabi Ram, R/o Village Chattar, P.O Ratti, Tehsil Balh, Distt. Mandi (H.P.)</b> . iii. <b>Smt. Sarla Devi D/o Late Sh. Puran Chand (Legal heirs of Lt. Sh. Puran Chand).</b> <b>Correspondance Address 1. Smt. Sarla Devi D/o Late Sh. Puran Chand, R/o Village Nalsar, P.O. Rajgarh Tehsil Balh, Distt. Mandi, (H.P.)</b> . <b>Correspondance Address 2: Smt. Sarla Devi W/o Sh. Ram Singh, R/o Village Jarel, P.O Jugahan, Tehsil Sunder Nagar, Distt. Mandi (H.P.)</b> . iv. <b>Smt. Kunta Devi D/o Late Sh. Puran Chand (Legal heirs of Lt. Sh. Puran Chand), Correspondance Address 1. Smt. Kunta Devi D/o Late Sh. Puran Chand, R/o Village Nalsar, P.O. Rajgarh Tehsil Balh, Distt. Mandi, (H.P.)</b> . <b>Correspondance Address 2. Smt. Kunta Devi W/o Sh. Uttam Chand, R/o Village Chattar, P.O Ratti, Tehsil Balh, Distt. Mandi (H.P.)</b> . v. <b>Sh. Gulab Chand S/o Late Sh. Puran Chand, R/o Village Nalsar, P.O Rajgarh, Tehsil Balh, Distt. Mandi (H.P.) (Legal heirs of Lt. Sh. Puran Chand)</b> . <b>4. Smt. Satya Devi W/o Sh. Yuth Chand Bains, Village Nalsar. P.O Rajgarh, Tehsil Balh, Distt. Mandi (H.P.) 175027 (Guarantor).</b>	All that part and parcel of land and building measuring 01-99-93 Hects as detailed below - <b>1. Land measuring 01-59-43 Hects comprised in Khata No. 77 min, Khataoni No. 115 Min, Khasra No. 253 as entered in Nakal jamabandi for the year 2011-12, Situated in Mohal Burua, Phati Burua Kothi, Manali, Tehsil Manali, Distt. Kullu (H.P.)</b> . <b>2. Land measuring 00-40-50 Hects comprised in Khata No. 233, Khatoni No. 328, 329, Khasra No. 273, 272 as entered in Nakal jamabandi for the year 2011-12, Situated in Mohal Burua, Phati Burua Kothi Manali, Tehsil Manali, Distt. Kullu (H.P.) in the name of Sh. Yudh Chand Bains S/o Sh. Puran Chand Vide Mortgage Deed/Vasika No. 695/2017, Dated 23/10/2017 along with any material lying on land/property.</b>	<b>Rs. 36,55,87,119/-</b> (Rupees Thirty Six Crore Fifty Five Lakh Eighty Seven Thousand One Hundred Nineteen only) as on 18/10/2022 (inclusive of interest up to 17/10/2022) plus future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc accrued thereafter.	<b>Rs. 75,00,00,000/-</b>
			<b>Rs. 7,50,00,000/-</b>
			<b>Rs. 50,000/-</b>

**TERMS & CONDITIONS:** -The interested bidders shall submit their EMD amount 10% of the Reserve Price (as mentioned above) through NEFT/RTGS in the Sr. No. 1. Account No. 50056224537 Name of the Beneficiary: RTGS Account **KCCB G.C. Una** Name of Bank : Kangra Central Cooperative Bank Ltd. Branch Office **G.C. Una, IFSC Code: KACE0000096**, Please note that the Demand Drafts/Banker's Cheques drawn payable at **Branch office G.C. Una** in favour of **Kangra Central Co-Operative Bank Limited Branch Office G.C. Una** shall also be accepted as EMD amount and no cheques shall be accepted. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc. may Contact **M/s C1 India Pvt. Ltd., Plot No. 68, 3rd Floor, Sector 44, Gurgaon-122003, Ph. 0124-4302020, M.: 72919-81125, 72919-81126, Mr. Vinod Chauhan, M.: 98138-87931 or E-mail ID: support@bankeauctions.com.** and E Auction will held on e auction platform i.e. **www.bankeauctions.com**.

For any property related query the prospective bidders may Contact, the Contact Persons : **Shri Kamal Jit (M: 98160-26935), Assistant General Manager, KCC Bank Limited, Zonal Office, Mr. Sohan Singh, Mob. No. 8091476822, Branch Manager, KCC BANK LIMITED, G.C. Una Branch, E-mail: Mgr.gcu.096@kccbhp.bank.in** during working days, in office hours.

The prospective qualified bidders may avail online training on e-Auction from M/s C1 India Pvt Ltd. prior to the date of E-Auction. Neither the Authorised Officer /Bank nor M/s C1 India Pvt Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the E-Auction event. The bidder has to submit self-attested photo copy of photo identity proof (Aadhar Card /Passport) with a copy of PAN CARD and Mobile Number to the Authorised Officer, along with hard copy of the documents.

It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Only buyers holding valid User ID / Password and confirmed payment of EMD shall be eligible for participating in the e-Auction process. The interested bidders who have submitted their bid not below the Reserve Price through **ONLINE** mode before **04.00 P.M. on 20.07.2026** shall only be eligible for participating in the e-bidding process.

The E-Auction of above assets / property would be conducted exactly on the scheduled Date & Time as mentioned against the said assets / property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against the said assets / property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each). The bidder who submits the highest bid amount (not below the Reserve Price as mentioned above) on closure of E-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer / Secured Creditor.

The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest.

The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately (within 24 hours) after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed / permitted upon in writing by the Authorised Officer / Secured Creditor (Bank). In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be forfeited and assets / property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of assets / property / amount whatsoever.

The Auction Purchaser shall also bear the cost of all encumbrances, if any, not known to the bank, the applicable Stamp Duty Duties / GST / Transfer Charges / Fee etc. and also all the taxes, rate assessment charges, fee etc. owing to any Government Department, Revenue, Electricity, Statutory Body which he / they should assess and enquire before giving the bid. The Bank however, has no knowledge of any encumbrances over the property.

A copy of this notice is also available at the link provided in **KANGRA CENTRAL CO-OPERATIVE BANK LTD.**, the Secured Creditor's Website (i) **https://www.kccbhp.bank.in**, (ii) **https://ibapi.in**, (iii) **www.bankeauctions.com**.

This publication is Statutory 30 Days Sale Notice as per Enforcement of Security Interest and Recovery of Debt Laws. Miscellaneous Provision Amendment Act 2016, no. 44 of Rule 6 Clause b in Sub Rule.

This publication is also 30 Days Notice under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 to the above Borrowers & Guarantors.

The borrowers / guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the properties will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Dated : 19.06.2026

Place: Una

Authorised Officer



Chandigarh