



punjab national bank
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

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

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(6) 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/ies mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective property/ies.

SCHEDULE OF SALE OF THE SECURED ASSETS

Lot No.	Name of Branch	Name of Owner(s) / Mortgagors of Property(ies)	Description of Immoveable Mortgaged Property and Name of Owner(s)/ Mortgagor(s)	a) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002 b) Outstanding Amount c) Possession Date u/s 13(4) of SARFAESI ACT 2002 d) Nature of Possession Symbolic/ Physical/Constructive	Reserve Price Earnest Money Deposit (EMD) Bid Increase Amount	Date and Time of E-Auction
	Name of Account	Name & addresses of the Borrower/ Guarantors				
1.	BRANCH - Ambala Cantt. SSI 1. M/s Kurukshetra Automobiles Pvt. Ltd.	M/s Kurukshetra Automobiles Pvt. Ltd.	All that part and parcel of property i.e. land & building comprised in Khata/Khatouni No. 126/162, Khasra No. 1023/196 (Now 1025/196), measuring 03-02 Bighas, Situated at Mauza Moginand, Tehsil Nahan, District Sirmour, Himachal Pradesh in name of M/s Kurukshetra Automobiles Pvt. Ltd. Vide registered title deed No. 686/1 dated 15.10.2005 before Sub Registrar Nahan, District Sirmour. having boundaries of property as under: North: Nahan-Chandigarh Road & Property of Others", South: Property of M/s Pam Cosmetics", East: Street", West: Seasonal Nala & Other's Property". Subsequent charge of Collector Grade-2 cum Dy. Commissioner State Taxes & Excise, District Sirmour of Rs. 35,20,36,556/- as per jamabandi dated 02-06-2025 (report no. 298 dated 06/03/2023 serial number 19882 dated 16-02-2023) CA NO-105-2023 is pending before the court of ADJ Ambala, (Haryana). However there is no stay.	a) 19.01.2022 b) Rs 2,23,83,977.68 (Rupees Two Crore Twenty Three Lakhs Eighty Three Thousand Nine Hundred Seventy Seven & Paise Sixty Eight Only) including interest upto 31.12.2021 with further interest w.e.f. 01.01.2022 +Misc. expenses-recovery if any. d) Physical Possession on 11.04.2025.	Rs. 1,94,58,000/- Rs. 19,45,800/- Rs. 1,95,000/-	10.04.2026 11:00 AM to 04:00 P.M.
2.	BRANCH - Timber Market, Ambala 1. M/s Japan Electronics, Shop No. 73, Gandhi Market, Ambala Cantt. - 133001. 2. Smt. Harmeet Kaur W/o Shri Jaswinder Singh Sh. Jaswinder Singh, R/o House No. 66 C, Shastri Colony, Ambala Cantt. - 133001. 3. Sh. Jaswinder Singh S/o Sh. Dalip Singh Saggua, R/o House No. 66 C, Shastri Colony, Ambala Cantt. - 133001.	Smt. Harmeet Kaur W/o Shri Jaswinder Singh	All that part and parcel of property bearing House No. 66-C, measuring 77.5 Square Yards, Situated at Shashtri Colony, Ambala Cantt.. Owned by Smt. Harmeet Kaur W/o Shri Jaswinder Singh, Vide Regd. Title Deed No. 2690 dated 24.11.2006, registered in the office of Sub Registrar of Ambala Cantt. having boundaries of property as under: North: Bhuja 20'-0" and open space, South: Bhuja 20'-0" and Road, East: Bhuja 37'-0" and House No. 67, West: Bhuja 37'-0" and House No. 65.	a) 26.11.2021 b) Rs 30,08,088.49 (Rupees Thirty Lakhs Eight Thousand Eighty Eight & Paise Forty Nine Only) including interest upto 30.10.2021 with further interest w.e.f. 01.11.2021 +Misc. expenses-recovery if any. c) Date of 13(4): 03.03.2022. d) Symbolic Possession.	Rs. 29,56,500/- Rs. 2,95,650/- Rs. 30,000/-	10.04.2026 11:00 AM to 04:00 P.M.
3.	B/O: SADAR BAZAR, AMBALA 1. M/s Girdhar Foods (Borrower), 15/8, Opposite Mandir Wooden Kataal Nanhera, Ambala, Haryana - 133004. 2. Shri Mayank Garg S/o Shri Darshan Kumar (Proprietor), Kale Ke Road, Near Durga Mandir, Ward No. 4, Bagha Purana, Moga, Punjab -144038. 3. Smt. Mitika W/o Sh. Shubham Chadha, R/o 80 B, Ram Nagar, Near Saini Sweets, Mahesh Nagar, Ambala Chhawani GPO, Haryana -133001.	M/s Girdhar Foods	All part and parcel of equitable mortgage of property measuring 71 Sq. Yards AMC No. #80-B Ram Nagar Double Story Building comprising in khewat kahtauni No. 1096/1369, Khasra No. 9/17/16, Situated at Village Naggal, Tehsil and District Ambala within Municipal Council Ambala Cantt. in the name of Smt. Mitika W/o Sh. Shubham Chadha. Property ID: 70C273U146 as detailed in Transfer Deed No. 4129/1 dated 20.12.2021 before sub Registrar Ambala. Bounded as under: North: Other Owner and side 16'6", South: Road and side 16'6", East: Other Owner and side 38'6", West: Other Owner and side 38'6".	a) 21.07.2025 b) Rs 79,30,581.76 (Rupees Seventy Nine Lakhs Thirty Thousand Five Hundred Eighty One & Paise Seventy Six Only) including interest upto 30.06.2025 plus interest applied w.e.f. 01.07.2025 + Misc expenses (Less recovery if any). c) Date of 13(4): 14.10.2025. d) Symbolic Possession.	Rs. 26,96,400/- Rs. 2,69,640/- Rs. 27,000/-	10.04.2026 11:00 AM to 04:00 P.M.

NOTE : CONTACT PERSON :- PUNJAB NATIONAL BANK, AUTHORIZED OFFICER : SMT. SUSHMA SUTHAR, CHIEF MANAGER ARMB CHANDIGARH MOBILE NO. 98252-62328, DETAILS OF ACCOUNT IN WHICH REMAINING AMOUNT AFTER EMD IS TO BE DEPOSITED THROUGH RTGS / NEFT AT: PUNJAB NATIONAL BANK, ARMB CHANDIGARH, A/C NO: 821400317118A, IFSC CODE : PUNB0821400.

TERMS AND CONDITIONS OF E-AUCTION SALE : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
 - The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
 - The auction sale will be "online through e-auction" portal <https://baanknet.com>.
 - For detailed term and conditions of the sale, please refer <https://baanknet.com>.
 - (5) The person declared to be the purchaser shall pay immediately after such declaration, a deposit of Twenty- five percent of the amount of purchase money to the "Authorised Officer" and, in default of such deposit, the property shall forthwith be put up again and resold.
- Note:- Interested participants can visit our office for any clarification pertaining to the above mentioned assets on any Working Day before the E-Auction Between 10:00 A.M. to 04:00 P.M.**

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

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

Dated : 19.03.2026

Place: Chandigarh

Authorised Officer, Punjab National Bank

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

The auction sale will be "online through e-auction" portal <https://baanknet.com>

2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digi locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.BAANKNET@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.

(1) <https://baanknet.com>

(2) www.pnbindia.in

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://baanknet.com>).

7. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.

8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 5 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 5 minutes to the last highest bid, the e-auction shall be closed.

9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the BAANKNET portal.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price.

13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (822500317118A) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.

15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, GST etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

23. It is open to the Bank to appoint a representative and make self bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.