CIRCLE SASTRA - JALANDHAR
Company Bagh, Civil Lines, Jalandhar (144001) Phone : 0181-4697613, email : cs8249@pnb.bank.in

Date: 25.03.2026

M/s Guru Nanak Rice Mills **(Through Partners Sh. Raj Kumar)** Sh. Raj Kumar s/o Sh. Ujagar Mal Smt. Usha Rani w/o Sh. Raj Kumar Vill Pandori Khas, Teh Nakodar,Distt Jalandhar 144040	Sh. Raj Kumar s/o Sh. Ujagar Mal (Partner/Mortgagor) H. No: 343, Green Avenue, Nakodar 144040	Smt. Usha Rani w/o Sh. Raj Kumar (Partner) H. No: 343, Green Avenue, Nakodar 144040
Sh. Satpal s/o Sh. Ujagar Mal 1569, grain Market, Nakodar 144040 (Guarantor/Mortgagor)	Sh. Om Parkash s/o Sh Ujagar Mal 1569, Grain Market, Nakodar 144040 (Guarantor/Mortgagor)	Smt. Surjit kaur jeeto W/o Sh. Ujaggar Mal **[Since deceased through her legal heirs:]** Raj Kumar s/o Sh Ujagar Mal **[legal heir of Surjit kaur jeeto]** 343, Green Avenue, Nakodar 144040. Sh. Satpal s/o Sh Ujagar Mal **[legal heir of Surjit kaur jeeto]** 1569, grain Market, nakodar 144040 Sh. Omparkash s/o Sh Ujagar Mal **[legal heir of Surjit kaur jeeto]** 1569, Grain Market, Nakodar 144040

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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 properties.

SCHEDULE OF THE SECURED ASSETS

Lot. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(2) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A)Reserve Price (Rs. in Lacs) B)EMD C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	**PNB- 035800- NAKODAR,MAIN** M/S GURU NANAK RICE MILLS	1. Residential House measuring 18 Marlas situated at 343, Green Avenue,Nakodar registered vide sale deed No. 600 dated 22.05.2000 & sale deed no. 640 dated 23.05.2000 standing in the name of Sh.Raj Kumar S/o Shri Ujagar Mal bounded as East: House of Balbir Singh, West: Land of Punjab State Power Corp Ltd, North: Plot of Others,South: Road Ownership: Sh.Raj Kumar S/o Shri Ujagar Mal. **AuctionRefNo. PUNBVTB54407996**	A)13.09.2016 B) Rs. 15,67,19,642.12 + future intt. From 31.08.2016 along with cost & charges until payment in full C) 27.02.2017 D) Symbolic Possession	A) Rs.59,29,033.00 B) Rs. 5,92,903.00 C) Rs.1,00,000.00	16.04.2026 at 11:00 AM to 04:00 PM	
		2. Property measuring 26k-12 M situated at Mehatpur Road & near Grain Market/Railway station,Nakodar registered vide sale deed No. 792/1 dated 22.06.1976,2453/1 dated 31.01.1975,2524/1 dated 11.01.1997,1612/1 dated 17.09.1974,2782/1 dated 17.03.1986,398/1 dated 15.05.1986,396/1 dated 15.05.1986,397/1 dated 15.05.1986 standing in the name of Sh.SatPal,Sh.Om Parkash,Sh.Raj Kumar & Smt. Jeeto Alias Surjit Kaur bounded as under :- East : Property of Others & Rishi Nagar Road,West : Vacate Land of Others,North : Kacha Revenue Rasta 2 Karam vide South : Plot of Others & Sheller **AuctionRefNo. PUNBVTB52295087**	A)13.09.2016 B) Rs. 15,67,19,642.12 + future intt. From 31.08.2016 along with cost & charges until payment in full C) 27.02.2017 D) Symbolic Possession	A) Rs.3,25,50,750.00 B) Rs. 32,55,075.00 C) Rs.1,00,000.00	16.04.2026 at 11:00 AM to 04:00 PM	NIL, Not known

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). 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**

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 (>=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. **10minutes'** 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 **10 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 (Name of the A/C) 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- IA 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 Authorized 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 favor 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 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.

24. The authorized officer shall not be responsible for any variation or discrepancy between the physical area of the property and the area mentioned in registered title documents. It is the sole responsibility of the intending bidder to verify and satisfy themselves regarding the actual dimensions and extent of property before participating in the auction.

Date: 25-03-2026
Place: Jalandhar

Authorized Officer
Punjab National Bank
Secured Creditor