



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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

E-Auction Sale Notice for Sale of Immovable Assets under the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/hypothecated/charged to the Secured Creditor, the constructive/ physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", & "Whatever there is" on date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) & guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF SALE OF THE SECURED ASSETS

Lot No.	Name of the Branch	Description of Immovable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 & amount as per demand notice 13(2) Nature of possession	Reserve Price	Date and Time of E-Auction
	Name of the Account			Earnest Money Deposit (EMD)	
	Name & addresses of the Borrower/Guarantors Account			Bid Increase Amount	
1.	BO: SAMB, CHANDIGARH M/s Pelican Grand Hotels Pvt. Ltd. M/s Pelican Grand Motels Pvt. Ltd., Regd Office: H. No. 117, Anand Vihar, Pitampura, Delhi- 110034, Works: 134 KM Milestone, NH-1, Karnal - 132001, Sh. Yogesh Gupta, H. No. 15 Mall Road Opp. Red Cross Karnal Haryana-132001, Smt. Vijay Luxmi, H. No. 15 Mall Road Opp Red Cross Karnal Haryana-132001, Sh. Jatinder Kumar, H. No. 117 Anand vihar, Pitampura, Delhi- 110034	All Part and Parcel of Second Floor of Property No. 97, Measuring 681 sq. yards, situated at Haathi Khana Jamailly Kothi, Kunjpura Road, Karnal, vide RTD No. 1257/1 dated Note: No access to the IP, as stairs are locked by owner.	02.11.2019 & 15.11.2019 Rs. 25,51,55,184.38 plus interest and other charges w.e.f. 01.11.2019 at contracted rate less recovery until payment in full Symbolic Possession	R. P.: Rs. 2,63,14,000/- EMD: Rs. 26,31,400/- Bid Increase amount: Rs. 2,00,000/-	07/04/2026 From 11.00 AM to 4.00 PM
2.	BO: SAMB, CHANDIGARH M/S GOODLUCK CARBON PVT. LTD. M/s Goodluck Carbon Pvt. Ltd. Regd Office: D-54, 2nd Floor, 100 Feet Road, Chattarpur Enclave, New Delhi-110074, Works: Village Jitwal Kalan, Tehsil Malerkotla Distt Sangrur, Punjab- 148019. Also at: 303 Rohit House, 3 Tolstoy Marg, Cannaught Place, New Delhi-110001, Sh. Rajinder Pahwa S/o Sh. Sant Prakash Pahwa, H. No. 45, Chadha Farm House, Band Road, Opposite IIPM College, Chattarpur, New Delhi-110074, Sh. Tajinder Singh Cheema S/o Sh Mohinder Singh Cheema House No. 178-R, Model Town, Ludhiana- 141010, Sh. Surinder Kumar Palta S/o Sh. Ramjidas Palta, House No. 1219, Sector-15B, Chandigarh 160015, M/s Plus One Planners Pvt Ltd. 476, Urban Estate, Phase-1, Dugri, Ludhiana-141010, M/s Professionals Peoples Pvt. Ltd. 13071, Shree Annapurna Bhawan, Old Court Road, Civil Lines, Ludhiana-141001, Ms Andaj Johar D/o Ajay Johar 16-R, Model Town, Ludhiana-141002, Smt. Radhika Kirpal w/o Aman Kirpal, House No. 1F, SBS Nagar, Ludhiana- 141013	All Part and Parcel of Plot measuring 11 Kanal (4K14M being 47/114 share of Property Msg. 11K 8M Comprised in Killa no 29/2, 9/1, Khata No 52/58) (2K10M being 25/44 share of Property msg. 4K8M comprised in Killa no 28/5/2, Khata No 53/59) (3K 16M being 38/139 share of Property Msg 13K 8 comprised in Killa no 29/1/3, 9/3, 10, Khata No. 54/60. situated at Village Ranke, Tehsil Jagraon, Distt. Ludhiana	20.06.2017 Rs. 138,29,88,465.91 plus interest and other charges w.e.f. 01.01.2017 at contracted rate less recovery until payment in full Symbolic Possession	R.P.: Rs. 1,40,25,000/- EMD: Rs. 14,02,500/- Bid Increase amount: Rs. 2,00,000/-	07/04/2026 From 11.00 AM to 4.00 PM
3.	BO: SAMB, CHANDIGARH M/S MAHAJAN STEEL FURNACE PVT LIMITED M/s Mahajan Steel Furnace Pvt Limited, Through its Directors Opp Railway Station, Dhandari Kalan, Ludhiana, Punjab- 241010, Mr. Vicky Sood S/o Sh. Tarsem Lal Sood, H No-B-17, 49/18-H, Sandeep Nagar, Backside Gulmohar Hotel, Ludhiana, Mrs. Saroj Sood W/o Sh Tarsem Lal Sood, H. No-B-17, 49/18-H, Sandeep Nagar, Backside Gulmohar Hotel, Ludhiana, Mr. Sunil Kumar Ahuja S/o Sh Krishan Lal Ahuja, H No 789/18, Jagdish Colony, Rohtak, Haryana, 124001, C/o H No. 159 L, Model Town, Ludhiana, Mrs. Anita Ahuja W/o Sh. Sunil Kumar Ahuja, H No 789/18, Jagdish Colony, Rohtak, Haryana, 124001, C/o H No. 159 L, Model Town, Ludhiana.	Equitable mortgage of residential property measuring 137sq. yards + 137 sq. yards (total 274 sq. yards) situated at House No. B-17, 49/18-H, Sandeep Nagar, Backside Gulmohar Hotel, Ludhiana consisting of two title deeds bearing wasika no. 26043 dated 04.02.1991 and wasika no. 21827 dated 17.12.1990 in the name of Tarsem Lal Sood and Mrs. Saroj Sood	23.04.2019 Rs. 1,96,49,886/- as on 31.03.2019 with interest charged upto 31.03.19 plus further interest and other charges w.e.f. 01.04.2019 (less recovery if any) until payment in full Symbolic Possession	R.P.: Rs. 1,73,00,000/- EMD: Rs. 17,30,000/- Bid Increase amount: Rs. 2,00,000/-	07/04/2026 From 11.00 AM to 4.00 PM
4.	BO: SAMB, CHANDIGARH M/S MITTAL UDYOG SAMITI M/s Mittal Udyog Samiti, BSF Road, Gurdaspur-143521, Late Sh. Bal Krishan Mittal, through its L.Rs: a. Rachna Goel, b. Rajan Mittal, c. Aman Mittal, d. Asha Mittal, all at: 7, Adarsh Nagar, Gurdaspur-143521, Smt. Asha Mittal w/o Late Sh. Bal Krishan Mittal, 7, Adarsh Nagar, Gurdaspur-143521, Smt. Poonam Mittal W/o Shri Rajan Mittal, 7, Adarsh Nagar, Gurdaspur-143521, Shri Aman Mittal s/o Late Sh Bal Krishan Mittal, 7, Adarsh Nagar, Gurdaspur-143521, Smt. Mamta Mittal W/o Shri Aman Mittal, 7, Adarsh Nagar, Gurdaspur-143521, Gaurav Kumar S/o Shri Chander Kant, Sangalpura Road, Gurdaspur-143 521	1(a) Land and building constructed thereon measuring 4 kanal bearing Khewat No. 37 Khatoni No. 79 Khasra No. 13 R 9/2 (5-0) situated at Village Nourangpur, Gurdaspur Regd. Title Deed No. 476, dated 03.05.1999 owned by Shri Rajan Mittal, Shri Aman Mittal. (b) Land and building constructed thereon measuring 1K-10M bearing Khewat No. 37 Khatoni No. 81, Khasra No. 13 R 12/1(3-4) situated at Village Nourangpur, Gurdaspur Regd. Title Deed No. 6563, dated 12.03.2001 owned by Shri Rajan Mittal, Shri Aman Mittal (c) Land & building constructed thereon measuring 3K-13M bearing Khewat No. 37 Khatoni No. 79,81, Khasra No. 13 R 9/2(5-0) 20/2 (1-1), 13R 12/1(3-2) situated at Village Nourangpur, Gurdaspur Regd. Title Deed No. 475 dated 03.05.1999 owned by Sh. Rajan Mittal, Sh. Aman Mittal. Note: This is a landlocked property.	20.08.2018 Rs. 60,98,74,133.73 as on 01.03.2016 with further interest and incidental expenses, costs, charges etc. Less Recovery, if any until payment in full Symbolic Possession	R.P.: Rs. 1,45,60,400/- EMD: Rs. 14,56,400/- Bid Increase amount: Rs. 1,00,000/-	07/04/2026 From 11.00 AM to 4.00 PM
5.	BO: SAMB, CHANDIGARH M/S BHARAT UDYOG M/s Bharat Udyog (through its partners) SICOP, Industrial Estate 23B, 26B, 27, 27A and 28 Kathua (J & K) Pin 184102, Sh. Suresh Pal S/o Bansi Lal (Partner) SICOP, Industrial Estate 23B, 26B, 27, 27A and 28 Kathua (J&K) Pin-184102, Sh. Lalit Gupta S/o Kuldeep Raj Gupta (Partner) SICOP, Industrial Estate 23B, 26B, 27, 27A and 28 Kathua (J&K) Pin 184102, M/s Amar Cement (Guarantor) (through its partners) Plot No. 142-B, 143, 144 SICOP Industrial Area, Kathua (J&K) Sh. Suresh Pal S/o Bansi Lal (Partner/Guarantor) H.No. 277, Garden Colony, Mission Road Pathankot, Sh. Saurabh S/o Sh. Suresh Pal (Partner/Guarantor) H. No. 277, Garden Colony, Mission Road Pathankot, Sh. Lalit Gupta S/o Sh. Kuldeep Raj Gupta (Partner/ Guarantor) H. No. 3, Ward No.11, Sundar Nagar, Pathankot -145001.	1. Registered Mortgage of lease holds rights of factory land and building measuring 5 K situated on Plot No. 23B, 26B, 27-B, 27-A, 28A and 28-B SICOP Industrial Estate, Village Govindsar, Tehsil Kathua, District Kathua along with building, civil structure constructed thereon, vide Supplementary Lease Deed bearing document No. 2021/15/4/376 dated 14.07.2021, executed between SICOP and M/s Bharat Udyog, registered with the office of Sub-registrar Kathua (J &K). 2. Registered Mortgage of Lease Deed Rights (Extension of Charge) of Land and building measuring 8Kanal, situated at Plot no. 142-B, 143-151, SICOP, Industrial Estate Kathua (J &K) vide lease Deed bearing document No. 2021/15/4/375 dated 15.07.2021, executed between M/s Amar Cements and SICOP, registered with the office of Sub-Register Kathua (J &K).	03.04.2025 Rs. 29,61,04,704.70 as on 11.02.2025 (interest applied up to 30.01.2025) with further interest & incidental expenses, costs incurred from 31.01.2025 at contracted rate until payment in full physical Possession	R.P.: Rs. 1,45,76,100/- EMD: Rs. 14,57,610/- Bid Increase amount: Rs. 1,00,000/- R.P.: Rs. 1,81,61,100/- EMD: Rs. 18,16,110/- Bid Increase amount: Rs. 1,00,000/-	28/04/2026 From 11.00 AM to 4.00 PM 28/04/2026 From 11.00 AM to 4.00 PM

CONTACT PERSON: SH. N. P. SINGH, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 8872042230

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 auction sale shall be "online through e-auction" portal <https://baanknet.com>
- The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of e-KYC 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.
- 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.
- 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.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
a. <https://baanknet.com>, b. www.pnbindia.in
- 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>).
- Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- 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. 10 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 10 minutes to the last highest bid, the e-auction shall be closed.
- 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.
- 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.
- 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).
- The secured asset will not be sold below the reserve price. The secured asset will only be sold at a price higher than the reserve price fixed for the property with at least one incremental Bid. The Bidder, at the time of commencement, shall give a minimum of one Bid increment at least greater than and over & above the reserve price fixed for the property. The property will not be sold and auction will not be confirmed, in case failed to fetch the price higher than the reserve price
- 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 confirmation of sale through **NEFT/RTGS/IMPS in account no. 834000317118A, IFSC Code: PUNB0834000, PUNJAB NATIONAL BANK, SAM BRANCH, CHANDIGARH** OR 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 (SUNDRY NPA SARFAESI AUCTION RELATED) Payable at Chandigarh". 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.
- 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.
- 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.
- 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. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
- 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 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.
- 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.
- All statutory dues/attendat charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- 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.
- 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.
- 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.