



punjab national bank

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ASSET RECOVERY MANAGEMENT BRANCH (ARMB)

SCO 60-61, First Floor, Bank Square, Sector 17-B, Chandigarh-160017, Email: cs8214@pnb.bank.in

SALE NOTICE 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 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 properties mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Punjab National 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 Punjab National 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 SALE OF THE SECURED ASSETS

Lot No.	Name of Branch Name of Account Name & addresses of the Borrower/Guarantors	Name of Owner(s) / Mortgagors of Property(ies)	Description of Immoveable Mortgaged Property and Name of Owner(s)/ Mortgagors	Date of Demand Notice	Reserve Price	Date and Time of E-Auction
				Outstanding Amount	Earnest Money Deposit (EMD)	
				Date of Possession	Bid Increase Amount	
				Nature of Possession		
1.	Branch:- ARMB, Sector 17-B, Chandigarh M/S BIGEST BAZAR M/s Biggest Bazar, First Hill, Near Railway Crossing Pinjore, Distt. Panchkula- 134104, through its proprietor Sh. Randeep Singh Rana, H. No. 65 B-2 Dharampur Colony Distt. Panchkula- 134104 and Guarantors Sh. Rajesh Kumar, H. No. 75, Pooja Vihar Ambala Cantt. Distt. Ambala, Smt. Anuradha, H. No. 75, Pooja Vihar Ambala Cantt. Distt. Ambala.	Mrs. Anuradha W/o Sh. Rajesh Kumar Sh. Rajesh Kumar S/o Sh. Ajmer Singh Mrs. Anuradha W/o Rajesh Kumar	1. Residential Land Plot No. 142-143 measuring 384 sq. yards situated at Village Dhankaur, Abadi Subhash Nagar (Baldev Nagar), Ambala City registered vide sale deed no. 1037 dated 09.06.2008 owned by Mrs. Anuradha W/o Sh. Rajesh Kumar. Details of any encumbrances, known to the Bank, to which the property is liable: As per valuer Designo Graph report dtd 14/07/2025 explained that -As per town and country planning knowledge notification no. CCP(NCR)/AMB/FDP/2012/2916, Dated:- 06.09.2012, A bomb depot of Air Force Station around, which is restricted belt of twelve hundred yards and nine hundred meters is also proposed, a hundred meters restriction is also around the air force station Ambala cantonment, "moreover, as per the Gazette of India: March 3, 2007, Part-II, Section 4, Ministry of defense, New Delhi, the 14th February 2007, "No building or be structure shall be constructed, created or erected or no tree shall be planted on any land within the limits of 100 meter from the crest of the outer parapet of Indian Air Station.	21.04.2017 Rs. 2,87,39,822.11 including costs plus future Interest w.e.f. 01.03.2017 and charges, Less Recovery if any 23.06.2017 SYMBOLIC POSSESSION	RP: Rs. 8,07,300/- EMD: Rs. 80,730/- Bid increase amount Rs. 10,000/-	27.03.2026 11:00 AM to 4:00 P.M.
			2. Residential Land Plot No. 72 measuring 342.98 sq. yards situated at Village Dhankaur, Abadi Subhash Nagar (Baldev Nagar), Ambala City registered vide Sale Deed No. 6444 dated 28.02.2007 owned by Sh. Rajesh Kumar S/o Sh. Ajmer Singh. Details of any encumbrances, known to the Bank, to which the property is liable: As per valuer Designo Graph report dtd 14/07/2025 explained that -As per town and country planning knowledge notification no. CCP(NCR)/AMB/FDP/2012/2916, Dated:- 06.09.2012, A bomb depot of air force station around, which is restricted belt of twelve hundred yards and nine hundred meters is also proposed, a hundred meters restriction is also around the air force station Ambala cantonment, "moreover, as per the Gazette of India: March 3, 2007, Part-II, Section 4, Ministry of defense, New Delhi, the 14th February 2007, "No building or be structure shall be constructed, created or erected or no tree shall be planted on any land within the limits of 100 meter from the crest of the outer parapet of Indian Air Station.		RP: Rs. 7,20,900/- EMD: Rs. 72,090/- Bid increase amount Rs. 10,000/-	27.03.2026 11:00 AM to 4:00 P.M.
			3. Residential Land Plot No. 141 measuring 192 sq. yards situated at Village Dhankaur Abadi Subhash Nagar (Baldev Nagar), Ambala City registered vide sale deed no. 1166 dated 13.06.2008 owned by Mrs. Anuradha W/o Rajesh Kumar. Details of any encumbrances, known to the Bank, to which the property is liable: Remarks: As per valuer Designo Graph report dtd 17/07/2025 explained that -As per town and country planning knowledge notification no. CCP(NCR)/AMB/FDP/2012/2916, Dated:- 06.09.2012, A bomb depot of Air Force Station around, which is restricted belt of twelve hundred yards and nine hundred meters is also proposed, a hundred meters restriction is also around the air force station Ambala cantonment, "moreover, as per the Gazette of India: March 3, 2007, Part-II, Section 4, Ministry of defense, New Delhi, the 14th February 2007, "No building or structure shall be constructed, created or erected or no tree shall be planted on any land within the limits of 100 meter from the crest of the outer parapet of Indian Air Station.		RP: Rs. 4,03,200/- EMD: Rs. 40,320/- Bid increase amount Rs. 10,000/-	27.03.2026 11:00 AM to 4:00 P.M.

NOTE:- FOR ALL PROPERTY CONTACT PERSON: PUNJAB NATIONAL BANK, AUTHORIZED OFFICER: SH. RAJEEV MINHAS, CHIEF MANAGER, ARMB, CHANDIGARH, MOB. NO. 7018498637

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.
1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
 2. 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.
 3. The auction sale will be "online through e-auction" portal <https://baanknet.com>.
 4. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.

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

Date: 03.03.2026
Place: Chandigarh

**AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, ARMB, CHANDIGARH**