

## ANNEXURE-X

Date: 06.03.2026

### APPENDIX- IV-A" [See proviso to rule 6 (2) & 9 (1)]

#### 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 6 (2) & 9(1) 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 Physical Possession of which has been taken by the Authorised Officer of Indian Bank, Polo Ground Patiala Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is basis" on 25.03.2026 (Wednesday) for recovery of Rs. 2,31,76,397.00 (Rupees Two Crores Thirty One Lakh Seventy Six Thousand Three Hundred Ninety Seven only) as on 05.03.2026 with further interest, costs, other charges and expenses thereon from 06.03.2026 with further interest, costs, other charges and expenses thereon due to the Indian Bank, Polo Ground Patiala Branch, Secured Creditor, from :

(1) M/S Platinum Toys Private Limited (Borrower & Mortgager)  
 Registered Office of the company at Khewat Khata No 5/5, Khasra No 198/17min(2-19) Village-  
 Mugalmajra, Sub Tehsil Ghanaur, Patiala, Punjab -140702

(2) Mr. Rattandeep Grang (Deceased) S/o Sh. Kewal Krishan (Director & Guarantor), since  
 Deceased through his legal heirs – (i) Ms. Preeti Grang, (ii) Minor Children through their Mother  
 Ms. Preeti Grang as natural guardian.  
 Address : 732/6, Adarsh Colony, Bhadson Road, Patiala, Punjab - 147001

(3) Ms. Preeti Grang W/o Sh. Rattandeep Grang (Guarantor)  
 Address : 732/6, Adarsh Colony, Bhadson Road, Patiala, Punjab - 147001

(4) Sh. Kewal Krishan S/o Sh. Om Parkash (Director & Guarantor)  
 Address : 732/6, Adarsh Colony, Bhadson Road, Patiala, Punjab 147001

(5) Mrs. Gurbax Kaur W/o Sh. Kewal Krishan (Mortgagor/ Guarantor)  
 Address : 732/6, Adarsh Colony, Bhadson Road, Patiala, Punjab 147001

(6) M/s VCC Consultants Pvt. Ltd. (Corporate Guarantor)  
 Address : Registered Office : Shop No 46, Leela Bhawan, Patiala, Punjab

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:





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|  <b>Indian Bank</b><br><b>इलाहाबाद</b> <b>ALLAHABAD</b> | <b>Zonal Office, Chandigarh/ अंचल कार्यालय, चण्डीगढ़</b><br><b>SCO -49-50, 2<sup>nd</sup> Floor, Bank Square, Sector -17B, Chandigarh- 160017/ एस०सी०ओ०१७-50-50, बैंकस्क्वेर, सेक्टर 17, चंडीगढ़</b> |
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| Detailed description of the Property | <p>All that piece and parcels of Industrial Plot &amp; Building situated at M/s Platinum Toys Pvt. Ltd., Mugalmajra, Sub Tehsil Ghanaur, Punjab measuring 1.2897 Acres (6 Bigha 3 Biswa 17 Biswasi) in the name of M/s Platinum Toys Pvt Ltd as per Sale Deed No.'s 260 dated 27.07.2020, 788 dated 18.12.2020 and 375 dated 04.09.2020 registered with Sub Registrar Ganor including Plant &amp; machinery lying at the unit of M/s Platinum Toys Pvt Ltd with description as :</p> <ol style="list-style-type: none"> <li>1) Laser Marking Machine (Make : SLTL Group)</li> <li>2) Hugh Precision Solder Paste Printer Machine (Make : Sumilax SMTT Technology)</li> <li>3) Injection Moulding Machine 100 Ton (Make : JRD Rubber &amp; Plastic Technology)</li> <li>4) Automation (Make : K &amp; G Automation)</li> <li>5) Mould Plates (Make: Makkar Steel Co.)</li> <li>6) ELGI compressor (Internal part)</li> <li>7) Ripat Machine</li> </ol> |
| Encumbrances on properties           | Not known to Bank. (SA NO. 403/2025 is pending before the Hon'ble DRT-III, Chandigarh. Presently, there is no stay order operating against the Bank's SARFAESI proceedings.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Reserve Price for property           | <p>Land &amp; Building : Rs. 1,96,41,000/- (Rupees One Crore Ninety Six Lakhs Forty One Thousand only)</p> <p>Plant &amp; Machinery : Rs. 18,67,000/- (Rupees Eighteen Lakhs Sixty Seven Thousand only) plus GST as per applicable rates</p> <p><b>Total Composite Reserve Price: Rs.2,15,08,000/- (Rupees Two Crore Fifteen Lakh Eight Thousand Only ) plus GST on plant &amp; machinery as per applicable rates.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| EMD Amount for Property              | Rs. 21,50,800/- (Rupees Twenty One Lakh Fifty Thousand Eight Hundred only).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Bid incremental amount for property  | Rs.50,000/- (Rupees Fifty Thousand only)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Date and time of e-auction           | <b>25.03.2026 (Wednesday)</b><br>from 11:00 AM to 5:00 PM (with unlimited extension of 10 minutes duration each till the conclusion of the sale.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Property ID No.                      | <b>IDIB333841659501</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/

Purchasers have to transfer the EMD amount in their e-Wallet by **25.03.2026 (Wednesday)** i.e. before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.





## ANNEXURE-X

### TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com>) for depositing in bidders e-Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.
2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

| Nodal Bank Account No. and A/c. Name                                     | Branch name and IFS Code                                                                       |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Account No 6202742316, Indian Bank Zonal Office Chandigarh E Auction EMD | Indian Bank Chandigarh Branch, SCO No 38, Sector 7-C, Chandigarh PIN 160019, IFSC- IDIB000C009 |

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.

3. 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 borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3<sup>rd</sup> Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID :- support.ebkray@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>.





इंडियन बैंक



Indian Bank

इलाहाबाद

ALLAHABAD

Zonal Office, Chandigarh/ अंचल कार्यालय,  
चण्डीगढ़ SCO -49-50, 2<sup>nd</sup> Floor, Bank Square,  
Sector -17B, Chandigarh- 160017/ एस०सी०ओ०949-  
50-50, बैंक स्क्वेर, सेक्टर 17, चण्डीगढ़

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9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals (1) [www.indianbank.in](http://www.indianbank.in) and (2) <https://baanknet.com>
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, FAQ on eAuction and User Manual on operational part of e-Auction related to this e-Auction from eBKray (<https://baanknet.com>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will complete their eKYC. Once, the eKYC process completed, the intending Bidders /Purchasers has to transfer the EMD amount using online mode/ by Challan in their Global EMD e-Wallet. Only after having sufficient EMD in his/her e-Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's e-Wallet should have sufficient balance ( $\geq$ EMD amount) at the time of bidding.
13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed. It is clarified that confirmation of sale in favour of highest bidder shall be subject to confirmation by the Bank in terms of Security Interest (Enforcement) Rules, 2002.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
16. 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).
17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Polo Ground Patiala Branch, Lower Mall, Opposite Polo Ground, Punjab - 147001.
19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Chandigarh  
Date:06.03.2026



कृते इंडियन बैंक/For Indian Bank

(Authorised Officer)  
प्राधिकृत अधिकारी/Authorised Officer