



punjab national bank

...the name you can BANK upon !

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 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
	Name of Account			Outstanding Amount	Earnest Money Deposit (EMD)	
	Name & addresses of the Borrower/Guarantors			Date of Possession	Bid Increase Amount	
				Nature of Possession		
1.	Branch:- ARMB, Sector 17-B, Chandigarh M/s Shree Balaji Copy Industry M/s Shree Balaji Copy Industry, Sh. Nitin Chauhan # 1817, Sector 17, HUDA, Jagadhri, Distt. Yamunanagar-Haryana, Sh. Nitin Chauhan C/o M/s Balaji Papers H. No. 379, Krishna Colony Yamunanagar Haryana, Sh. Neelkanth Chauhan S/o Nathu Ram, 19/75 Thapar Colony Yamunanagar-Haryana	Sh. Nitin Singh S/o Chaman Singh	All part and parcel of Factory Land and Building measuring 08K-04M comprised in Khewat No. 333, Khatoni No. 514, Rectangle No. 98, Killa No. 18/2(3-12), 19/2(3-6) and Khewat No. 673, Khatoni No. 1128 Rectangle No. 98, Killa No. 19/1(1-16) situated in Village Brass, Tehsil Nising, Distt. Karnal as per Jamabandi for the year 2009-10 read with Mutation No 5910 and Registered Title Deed No.1226/1 Dated 27.03.2001 along with built up factory under the name and style of M/s Shree Balaji Copy Industry owned by Sh. Nitin Singh S/o Chaman Singh and through Memorandum of Equitable Registered Mortgaged Deed No. 1834 Dt. 29/12/2025 with Sub Registrar, Nising. REMARKS:- The area of the property as per Title Deed is 08K-04M. However area as per Jamabandi for 2019-20 and 2009- 10 is 08K-14M. Memorandum of Equitable Registered Deed is also for 08K-14M.	07.11.2017 Rs. 1,58,01,297.75 with further interest w.e.f. 01.10.2017 plus misc. charges minus recovery if any until payment in full 03.07.2024 PHYSICAL POSSESSION	RP: Rs. 67,78,900/- EMD: Rs. 6,77,890/- Bid increase amount Rs. 50,000/-	25.03.2026 11:00 AM to 4:00 P.M.

NOTE:- For all Immovable property Contact Person: Punjab National Bank, Authorized Officer: Sh. Jagdish Lal, ARMB, Chandigarh, Mob. No. 7527842020.

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: 26.02.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, ARMB, CHANDIGARH