पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

Asset Recovery Management Branch, SCO: 60-61, Bank Square, Sector 17B Chandigarh
Email: cs8214@pnb.co.in

26.02.2026

Sh. Nitin Chauhan # 1817, Sector 17, HUDA, Jagadhri Distt Yamunanagar-HR	Sh. Nitin Chauhan C/o M/s Balaji Papers H. No. 379, Krishna Colony Yamunanagar-HR	Sh. Neelkanth Chauhan S/o Nathu Ram 19/75 Thapar Colony Yamunanagar-HR

Appendix – IV-A
[See Proviso to rule 8 (6)]

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 symbolic possession of which has been taken by the Authorised Officer the Secured Creditor, will be sold on " As is Where is", As is **What is" and Whatever there is" basis on 25.03.2026 (11.00 AM to 04.00 PM), for recovery of Rs. 1,58,01,297.75 (Rupees One crore fifty eight lac one thousand two hundered ninety seven and paise seventy five only) with further interest wef 01.10.2017 plus misc. charges minus recovery if any until payment in full**, due to the secured creditor from M/s Shree Balaji Copy Industry. The reserve price will be Rs.67,78,900/- and the earnest money deposit will be Rs 6,77,890/-

Office Copy

Description of the Immovable Property	Encumbrances, if any
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 Dt. 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, NIssing. **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.**	No encumberances known to the Bank, except charge of Punjab National Bank for credit facilities sanctioned to the borrower(s).

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For detailed terms and conditions of the sale are made available on the website (Link:baanknet.com) *

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. (1) 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 mobile number and email-id. 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.

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 Limited having its Registered office at Unit 1, 3rd Floor, VIOS commercial Tower, Near Wadala Truck. Terminal, Wadala East, Mumbai-400 037. (Help Desk Numbers: +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.

5. 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.

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-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. 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.

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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 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. 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, incase failed to fetch the price higher than the reserve.

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 confirmation sale through NEFT/RTGS/IMPS in A/c number 821400317118A, IFSC Code PUNB0821400. Punjab National Bank, ARMB 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 SARFEASI 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.

14. 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.

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. No request for inclusion/substitution of name other than those mention in the bid, in the sell certificate will be entertained the sell certificate will be issue only in the name of the successful bidder.

17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

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18. The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorized Officer, but the Authorized 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.

For detailed term and conditions of the sale, please refer https://baanknet.com and www.pnbindia.in.

STATUTARY 15 DAYS NOTICE UNDER RULE 8(6) THE SARFAESI ACT, 2002

Yours faithfully,
For Punjab National Bank

Date: 26.02.2026
Place: Chandigarh

(Jagdish Lal)
Authorised Officer

पंजाब नैशनल बैंक Punjab National Bank
D-8214
ARMB, SCO 60-61, Sec. 17B, CHD.
एआरएमबी, एससीओ 60-61, सैक्टर 17-बी, चंडीगढ़