



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

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

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) & 6(2) 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) 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 the Branch	Name of Owner(s) / Mortgagors of Property(ies)	Description of Movable/ Immoveable 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.	SAMB: CHANDIGARH	Mangat Ram & Ramesh Rani	1. Vacant residential plot measuring 16 Marla (484 sq. yards) situated at Kamalwala Road, Guru Nanak Nagari, Mallanwala vide RTD No. 5062 dated 25.02.2004 in the name of Mangat Ram & Ramesh Rani	20.06.2022 Rs. 34,84,77,920.95 plus future interest w.e.f. 01.05.2022 plus other charges less recovery if any. Symbolic Possession	R.P.: Rs. 20,05,200/- EMD: Rs. 2,00,520/- Bid Increase amount: Rs. 1,00,000/-	05/05/2026 From 11.00 AM to 4.00 PM		
	M/S MAHADEV INDUSTRIES							
	1. M/s Mahadev Industries (Borrower) Makhu Road, Mallanwala Khas Distt. Ferozepur, Punjab-152021, 2. Sh. Vikas Kumar (Partner cum Guarantor) S/o Sh. Mangat Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab-152021, 3. Sh. Ajay Kumar (Partner cum Guarantor) S/o Mangat Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, 4. Sh. Jatinder Dhawan (Partner cum Guarantor) S/o Sh. Kulbhushan Dhawan, R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab-152021, 5. Sh. Kulbhushan Dhawan (Partner cum Guarantor) S/o Sh. Ronki Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, 6. Sh. Chand Dhawan (Partner cum Guarantor) S/o Sh. Kulbhushan Dhawan R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, 7. Sh. Mangat Ram (Guarantor/Mortgagor) S/o Sh. Gurbaksh Lal R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab-152021, 8. Sh. Ramesh Rani (Guarantor/Mortgagor) W/o Sh. Mangat Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab-152021, 9. Sh. Kulbhushan Lal (Guarantor/Mortgagor) S/o Sh. Raunki Ram R/o Ward No. 7, Mallanwala Khas. Distt. Ferozepur, Punjab -152021, 10. Smt. Indu Bala (Guarantor/Mortgagor) W/o Kulbhushan Lal R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, 11. Smt. Geeta (Guarantor/Mortgagor) W/o Chand Dhawan R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, 12. Smt. Usha Devi (Guarantor/Mortgagor) W/o Gopal Krishan Chawla LR of Late Sh. Ram Rachpal S/o Raunki Ram Dhannu Mal Street Kotakpura, District Faridkot, Punjab-151204, 13. Sh. Chandan Dhawan (Guarantor/Mortgagor) S/o Late Sh. Om Parkash Sharma LR of Late Sh. Ram Rachpal S/o Raunki Ram R/o 453, Hira Mandi, Distt. Ferozepur Punjab-152021, 14. Sh. Dinesh Dhawan (Guarantor/Mortgagor) S/o Late Sh. Om Parkash Sharma LR of Late Sh. Ram Rachpal S/o Raunki Ram #Jai Maa Laxmi Enclave, Distt. Ferozepur Punjab- 152021, 15. Smt. Sita Devi, alias Saveena Rani/ Saveena Chawla (Guarantor/Mortgagor) W/o Yashpal Chawla R/o 7/232, Bansal Street, Kotkapura Distt. Faridkot, Punjab -151204, 16. Sh. Kunal Dhawan (Guarantor/Mortgagor) S/o Rajinder Kumar R/o Ward No. 7, Mallanwala District Ferozepur, Punjab-152021, 17. Sh. Kapil Kumar (Guarantor/ Mortgagor) S/o Rajinder Kumar R/o House No. 399, Sector- 4C, Mandi Gobindgarh Pin- 147301, 18. Sh. Satnam Singh (Guarantor/Mortgagor) S/o Gurbax Singh R/o Ward No. 7, Mallanwala District Ferozepur, Punjab-152021, 19. Smt. Sukh Chain Rani (Guarantor/Mortgagor) Sh. Ram Lubhaya R/o Ward No. 7, Mallanwala District Ferozepur, Punjab-152021, 20. Ajay Kumar (Guarantor/ Mortgagor) S/o Kahan Chand R/o Ward No. 7, Mallanwalla, District Ferozepur-Punjab-152021.	Kulbhushan Lal	2. Residential house measuring 18 marla situated at Kamal Wala Road, Mallanwala bearing RTD No. 4015 Dated 28.02.1997 in the name of Kulbhushan Lal	R.P.: Rs. 61,39,170/- EMD: Rs. 6,13,917/- Bid Increase amount: Rs. 1,00,000/-	05/05/2026 From 11.00 AM to 4.00 PM			
			Geetu W/o Chand Dhawan	3. Vacant residential plot measuring 22 Marla situated at Makhu Road, Mallanwala vide RTD No. 3581 dated 17.11.2011 in the name of Geetu W/o Chand Dhawan	R.P.: Rs. 9,46,692/- EMD: Rs. 94,470/- Bid Increase amount: Rs. 50,000/-	05/05/2026 From 11.00 AM to 4.00 PM		
		Mangat Ram S/o Gurbaksh Lal	4. Residential house measuring 7 Marla (211.75 sq. yards)situated at Guru Nanak Nagri, Mallanwala vide RTD No. 2562 dated 13.10.2006 in the name of Mangat Ram S/o Gurbaksh Lal	R.P.: Rs. 33,74,910/- EMD: Rs. 3,37,491/- Bid Increase amount: Rs. 1,00,000/-	05/05/2026 From 11.00 AM to 4.00 PM			
		Sukhchain Rani W/o Ram Lubhaiya	5. Residential house measuring 5 Marla (151.55 Sq. Yards) situated at Kamalwala Road Mallanwala vide RTD No 5061 dated 25.02.2004 in the name of Sukhchain Rani W/o Ram Lubhaiya	R.P.: Rs. 15,82,200/- EMD: Rs. 1,58,220/- Bid Increase amount: Rs. 50,000/-	05/05/2026 From 11.00 AM to 4.00 PM			
	2.	BO: SAMB: CHANDIGARH	M/s Triveni Knits Pvt. Ltd.	1. Factory Land & Building and machinery situated at F-201, Phase VIII, Focal Point, Ludhiana in the name of the Firm. Bearing lease deed No.7040 dated 18.12.2013.	04.04.2018 Rs. 55,44,25,004.38 as on 04.04.2018 with future interest w.e.f. 01.04.2018 costs, charges and other expenses thereon until payment in full less recovery if any. Symbolic Possession	(Factory land and building & Machinery): R.P.: Rs. 83,14,200/- EMD: Rs. 8,31,420/- Bid Increase amount: Rs. 1,00,000/-	05/05/2026 From 11.00 AM to 4.00 PM	
M/s Triveni Knits Pvt. Ltd. D-264, Phase VIII, Focal Point, Ludhiana Punjab, Mr. Rohit Sahi S/o Sh. Bahadur Chand, House No. 95-A Rajguru Nagar, Ludhiana Punjab, Smt. Anshul Sahi W/o Sh. Rohit Sahi, House No. 95-A Rajguru Nagar, Ludhiana, Punjab.								
M/s Triveni Knits Pvt. Ltd.		2. Factory Land & Building situated at D-264, Phase VIII, Focal Point, Ludhiana in the name of the Company, bearing lease deed No. 26611 dated 14.02.2005 & supplementary lease deed no. 2567 dated 13.02.2009. Baanknet property-id:- PUNB69A5898609				R.P.: Rs. 6,59,50,000/- EMD: Rs. 65,95,000/- Bid Increase amount: Rs. 1,00,000/-		05/05/2026 From 11.00 AM to 4.00 PM
M/s Triveni Knits Pvt. Ltd.		3. Plant & Machinery installed at units of situated at D-264, Phase VIII, Focal Point, Ludhiana. Baanknet property-id: PUNBV5A22555815 Note: In case Plant and Machinery (Baanknet Property ID:-PUNBV5A22555815) remains unsold during the auction, the auction of Factory Land and Building (Baanknet Property ID:- PUNB69A5898609) shall be treated cancelled.				R.P.: Rs. 6,55,72,315/- EMD: Rs. 65,57,232/- Bid Increase amount: Rs. 3,00,000/-		05/05/2026 From 11.00 AM to 4.00 PM
3.	SAMB: CHANDIGARH	1. Smt Shalu Gupta W/o Late Sh. Naresh Gupta 2. Sh Naresh Gupta (since deceased) through legal heirs: a. Smt Shalu Gupta b. Sh Aditya Gupta c. Ms Aditi Gupta	1. Residential property at 36-B, Kitchlu Nagar, Ludhiana Vasika No. 25849 measuring 300 sq. Yards in the name of Naresh Garg S/o Aad Ram	Date of Demand Notice PNB- 06.04.2016 SBI- 15.12.2015 UBI- 01.03.2016 BOB-27.05.2016 Amount as per Demand Notice: PNB: Rs. 113,79,89,477.06, SBI: Rs. 78,30,03,774.11, UBI: Rs. 10,74,64,211/- BOB: Rs. 9,86,78,819.40. Nature of possession: Symbolic Possession	R.P.: Rs. 1,68,69,000/- EMD: Rs. 16,86 900/- Bid Increase amount: Rs. 1,00,000/-	15/05/2026 From 11.00 AM to 4.00 PM		
	M/s Rama Krishna Knitters Private Limited							
			2. House No. 59-B, New Kichlu Nagar, Ludhiana, Vasika No. 19879, 18609 measuring 253.33 sq. Yards in the name of Shalu Gupta.	R.P.: Rs. 1,30,90,000/- EMD: Rs. 13,09,000/- Bid Increase amount: Rs. 1,00,000/-	15/05/2026 From 11.00 AM to 4.00 PM			
			3. Property situated at Industrial Plot No. C-7, Block Part A, Village Barmalipur, Payal, Distt. Ludhiana (lease deed) (leased by M/s Punjab Apparel Park Limited) measuring 2136 sq. Yards bearing Lease Deed no.1145 dated 06.08.2008 in the name of Shalu Gupta.	R.P.: Rs. 78,44,000/- EMD: Rs. 7,84,400/- Bid Increase amount: Rs. 1,00,000/-	15/05/2026 From 11.00 AM to 4.00 PM			
	4. Residential House at Village Baranhara, Hambran Road, Ludhiana vasika No. 21619 & 31521 measuring 3448.50 sq. Yards in the name of Naresh Kumar and Shalu Gupta.	R.P.: Rs. 3,99,00,000/- EMD: Rs. 39,90 000/- Bid Increase amount: Rs. 1,00,000/-	15/05/2026 From 11.00 AM to 4.00 PM					
Litigation pending: 1. CS/1287/2016- Narinder Chugh Vs Shalu Gupta decided vide order dated 01.02.2018 by Civil Judge Junior Division, Ludhiana wherein injunction has been issued against Shalu Gupta from interfering in the peaceful possession of Narinder Chugh except in due course of law 2. CS/903/2016- Narinder Chugh vs Shalu Gupta decided vide order dated 11.10.2018 by Civil Judge Junior Division, Ludhiana wherein injunction has been issued against Shalu Gupta from interfering in the peaceful possession of Narinder Chugh except in due course of law 3. CS/744/2016- Narinder Chugh Vs Rama Krishna Knitters Pvt ltd and Shalu Gupta decided vide order dated 06.09.2016 by Civil Judge Junior Division, Ludhiana wherein injunction has been issued against Shalu Gupta from interfering in the peaceful possession of Narinder Chugh except in due course of law 4. CS/1350/2016- Narinder Chugh Vs Shalu Gupta and Amrit Bala decided vide order dated 06.09.2016 by Civil Judge Junior Division, Ludhiana wherein injunction has been issued against Shalu Gupta from interfering in the peaceful possession of Narinder Chugh except in due course of law								

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 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.
- 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/attendant 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.

Date: 13.04.2026
Place: Chandigarh

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