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E-AUCTION/ SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) 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) & 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 the Account / Name & addresses of the Borrower/Guarantors Account	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 / Outstanding Amount / Date of Possession / Nature of Possession	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction
1.	**BO: SAMB, CHANDIGARH** **M/S ARORA RICE MILLS** **M/s Arora Rice Mills (Borrower)** Fazilka Road Jalalabad West, District Fazilka Punjab-152024, **Brij Mohan S/o Sh. Ram Chand (Partner)** H. No. 1923, Street 4A, Kailash Nagar, Fazilka, Punjab-152024, **Smt. Raj Rani D/o Sh. Ram Lal (Partner)** H. No. 262, Civil Hospital Road, Jalalabad West, District Fazilka, Punjab-152024, **Sh. Ram Lal** (Guarantor, since expired, through legal heirs) Shop No. 32, New Grain Market, Jalalabad West, District Fazilka, Punjab-152024, **Sh. Ashok Kumar (Guarantor)** H. No. 262, Civil Hospital Street, Ward No. 10 Jalalabad West, Punjab - 152024, **Smt. Shashi Bala (Guarantor)** H. No. 262, Civil Hospital Street, Ward No. 10 Jalalabad West, Punjab - 152024, **Sh. Subhash Chander (Guarantor)** Civil Hospital Road, Jalalabad (West), Punjab - 152024, **M/s Ram Lal Ashok Kumar (Corportae Guarantor)** Shop No. 32, New Grain Market, Jalalabad West, District Fazilka, Punjab-152024, **Sh. Ranjit Singh (Guarantor)** V.P.O. Chakk Khere Wala, Tehsil Jalalabad -152024, **Sh. Rajan Watts S/o Brij Mohan (Guarantor)**, H. No. 4A, Kailash Nagar, Fazilka, Punjab - 152024, **Sh. Navdeep Kumar Asija (Guarantor)** H. No. 784, PNB Street, Jalalabad (West) Punjab-152024, **Sh. Bharat Watts (Guarantor)**, H. No. 4A, Kailash Nagar, Fazilka, Punjab - 152024, **Sh. Gaurav Aneja (Guarantor)** Civil Hospital Road, Jalalabad (West), Punjab - 152024, **Sh. Ankush Asija (Guarantor)**, H. No. 784, Jalalbad (West), Punjab - 152024, **Sh. Ranjit Singh (Guarantor)** V.P.O. Chakk Kherhe Wala , Tehsil Jalalabad, Punjab-152024, **Sh. Deepak Gumber (Guarantor)**, C-405, Ward No. 11, Street Prabhdayal, Jalalabad (West) District Fazilka, Punjab - 152024.	Residential Area (Vacant Plot) Khasra #5//9/2(1-0), 8(8-0) measuring 1 kanal i.e. 605 sq. yards situated at Ram Sharnam Colony Near Kothi Rohan Lal Asija Jalalabad (w) bearing RTD No. 2146 Dated 14.07.2011 in the name of Sh. Gaurav Kumar **Note:- Property is not properly demarcated, as such property is being auctioned on as is, what is, whatever there is basis.** **Disclosure:- SA (Securitization Application) Number SA 73/2021 is pending in DRT 1 Chandigarh**	**08.07.2020** **Rs. 16,18,35,323.98** as on 10.06.2020 with interest & costs incurred from 01.04.2020 at contracted rate until payment in full . **08.10.2020** **SYMBOLIC POSSESSION**	**R.P.: Rs. 18,51,300/-** **EMD: Rs. 1,85,130/-** **Bid Increase amount: Rs. 50,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
2.	**BO: SAMB, CHANDIGARH** **M/S R.B. RICE INDUSTRIES** **M/s R.B. Rice Industries (Borrower)** Address- V.P.O. Rana, District Fazilka Pin-152024, **Sh. Deepak Kumar;** Partner/ Guarantor/ Mortgagor/ Legal Heir S/o Late Sh. Vinod Kumar Address- Krishna Street, District – Fazilka Pin- 152123, **Smt. Promila Rani;** Partner/ Guarantor/ Mortgagor/Legal Heir W/o Sh. Ashok Kumar Address H. No. 123, Ward No.-11, Grover Street Jalalabad (West), District - Fazilka, Punjab- 152024, **Sh. Parveen;** Partner/ Guarantor/ Mortgagor/ Legal Heir S/o Sh. Ashu Arora House No. 123, Ward No. 11, Grover Street Jalalabad (West), District Fazilka, Punjab-152024, **Smt. Nirdosh;** Partner/ Guarantor/ Mortgagor/Legal Heir W/o Sh. Satish Gumber Address House No. 123, Ward No. 11, Grover Street Jalalabad (West), Distt. Fazilka, Punjab- 152024, **Sh. Ashok Kumar;** Partner/ Guarantor/ Mortgagor/Legal Heir S/o Sh. Prabh Dayal Address -H.No.- 123, Ward No.-11, Grover Street Jalalabad (West), Distt. Fazilka, Punjab- 152024, **Smt. Neha;** Partner/ Guarantor/ Mortgagor/ Legal Heir W/o Sh. Supneet Kumar Address- R/o Krishna Street, Fazilka, Punjab - 152024, **Sh. Yuvraj Singh;** Partner/ Guarantor/ Mortgagor/ Legal Heir S/o Sh. Ashok Kumar Address- H.No.- 123, Ward No.-11, Grover Street, Jalalabad (West), Distt. Fazilka- 152024, **Smt. Pinky Devi;** Partner/ Guarantor/ Mortgagor/Legal Heir W/o Late Sh. Vinod Kumar Address- R/o Krishna Street, Fazilka, Punjab - 152024, **Smt. Geeta;** Partner/ Guarantor/ Mortgagor/ Legal Heir W/o Sh. Satish Kumar Address- H. No. 123, Ward No. 11, Grover Street, Jalalabad (West), Distt. Fazilka- 152024.	**1.** Sheller Land & Building situated at Village Rana, Fazilka bearing RTD No.1887 & 1888 Dt. 15.06.2001 in the name of M/s R.B. Rice Industries. **Property ID: PUNBAKB48478191. Physical Possession** **Details of any encumbrances, known to the Bank, to which the property is liable: (i)** Office of Assistant Commissioner State Tax New DC Complex Fazilka has attached Land msg 16 kanal in Rect No. 95 Killa No. 8(8-0)9(8-0) Khewat No. 695 vide rapat No. 134 dated 12-11-2024 for Rs. 14,66,49,726/-. **(ii)** Nandlal Amarlal Com. Agents Shop 45 NGM fazilka has attached land msg 32 kanal in Rect. No. 95 killa No 10(8-0) rect No 96 killa No.6(8-0) rect No. 95 Killa No. 8(8-0) 9(8-0) Vide Rapat No.257 Dated 27-01-2025 for Rs.18,15,802.08/-(Case No.CS/26/2019) & exe/311/2024. **(iii)** Usha Rani (Case No. DHV-2019) through The Tehsildar Fazilka has attached land msg 32 kanal Vide Rapat No.379 Dt 06-03-2024 for Rs. 87,977/- (CNR No. PBFZC1013672023 and exe/249/2023.	**09.04.2018** **Rs. 20,22,83,646.42** plus interest and other charges w.e.f. 09.04.2018 at contracted rate less recovery until payment in full **Physical Possession**	**R.P.: Rs. 2,94,19,000/-** **EMD: Rs. 29,41,900/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		2. Industrial plot meauring 19 Kanal 13 Marla I) Land measuring 6 kanal 11 marla ie. 1/3 share of total land 19 kanal 13 marla comprised of Rect no. 94M kila No 10(4-18) Rect. No 95M Kila No 6/2(6-6) 7/1(0-10)7/2(7-19) Bearing RTD 6008 dt 31-03-2006 in the Name of Vidya Devi W/o prabh dayal II) Land measuring 13 kanal 2 marla ie. 2/3 share of total land 19 kanal 13 marla Rect no. 94M kila No 10(4-18) Rect. No 95M Kila No 6 min (6-6) 7/1(0-10)7/2(7-19) Bearing RTD 3268 dt 14-09-2001 in the Name of Vidya Wanti W/o prabh dayal & Pinky Devi w/o Vinod Kumar (Equal Share) situated at adjoining to R B rice industries focal point Rana,Tehsil & Distt. Fazilka. Sides as per Site/Valuation:- East:Main Road, West:M/s R B Rice Sheller, North:Ganpati Foods, South:-kacha Rasta. **Propoerty id: PUNBAKB25719983. Physical Possession** ***NOTE:- Property ID PUNBAKB25719983 & PUNBAKB48478191 of R B Rice Industries will be sold jointly to same purchaser, Otherwise BID will be rejected**		**R.P.: Rs. 1,21,09,000/-** **EMD: Rs. 12,10,900/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
3.	**SAMB: CHANDIGARH** **M/s R S Fasteners (India) Pvt. Ltd.** **1. M/s R.S. Fasteners (India) Pvt. Ltd.** through its Managing Director/ Director **Registered Office:-** 3062, Street No. 12, New Janta Nagar, Ludhiana-141003, **2. Sh. Sanjeev Maheshwari** in the capacity of Legal heir of Late Sh. Ramesh Lal Maheshwari, R/o 1341/24A, Shaheed Karnail Singh Nagar, Phase-2, Pakhowal Road, Ludhiana-141013, **3. Sh. Ritu Maheshwari W/o Sh. Ajay Maheshwari,** R/o H. No. 202/5 Shivpuri, Khanna, District Ludhiana-141401, **4. Sh. Rajesh Maheshwari S/o Late Sh. Ramesh Lal Maheshwari,** R/o H. No. 202/5 Shivpuri, Khanna, District Ludhiana-141401, **5. Sh. Rajesh Maheshwari** in the capacity of Legal heir of Late Sh. Ramesh Lal Maheshwari, R/o H. No. 202/5 Shivpuri, Khanna, District Ludhiana-141401, **6. Smt. Sweety Maheshwari W/o Sh. Rajesh Kumar Maheshwari,** R/o H. No. 202/5 Shivpuri, Khanna, District Ludhiana-141401, **7. Sh. Sanjeev Maheshwari, S/o Late Sh. Ramesh Lal Maheshwari,** R/o 1341/24A, Shaheed Karnail Singh Nagar, Phase-2, Pakhowal Road, Ludhiana-141013 , **8. Sh. Ajay Maheshwari** in the capacity of Legal heir of Late Sh. Ramesh Lal Maheshwari, R/o H. No. 202/5 Shivpuri, Khanna, District Ludhiana-141401, **9. Sh. Ajay Maheshwari S/o Late Sh. Ramesh Lal Maheshwari,** R/o H. No. 202/5 Shivpuri, Khanna, District Ludhiana-141401. **Note: it is informed that the title deeds of the property are in the custody of CBI and the same shall be obtained through CBI Court.**	**1.** All part & parcel of Residential House measuring 10 marla/ 302.50 sq. yards bearing No. 202/5 situated at Shivpuri, Khanna Kalan, District Ludhiana registered with the Sub Registrar Samrala in the name of Sh. Ramesh Lal Maheshwari vide Title Deed No. 2242 Dated 04.11.1966 **(Attachment order of notice ITCP-16 from Income Tax Department vide repart no. 921 dated 20/05/2014 is reflected in revenue record)**	**18.09.2013** **Rs. 76,31,46,197.84** with interest and costs incurred less recovery if any, from 01.09.2013 until payment in full **03.02.2014** **SYMBOLIC POSSESSION**	**R.P.: Rs. 39,94,200/-** **EMD: Rs. 3,99,420/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		2. All part & parcel of factory land & building situated at 3062, Street No. 12, New Janta Nagar, Gill Road, Ludhiana vide Title Deed No. 1841 Dated 24.04.1995 measuring 162-1/2 Sq. Yards & Title Deed No. 1508 Dated 21.04.1995 measuring 162-1/2 sq. Yards registered with Sub Registrar Ludhiana in the name of Sh. Ramesh Lal Maheshwari (Total land Measuring 325 sq. Yards)		**R.P.: Rs. 59,49,900/-** **EMD: Rs. 5,94,990/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
4.	**BO: SAMB CHANDIGARH** **M/s Manav Rice Mills** **M/s Manav Rice Mills** Fazilka Road, Jalalabad (West) Distt. Fazilka, Punjab, Pin - 152024, **Mr. Manav Nagpal S/o Sh. Rajesh Nagpal** R/o 910/3-B1, Aggarwal Colony Near Gandhi Computers, Jalalabad (West) Distt. Fazilka, Punjab- 152024, **Smt. Tripta Devi W/o Harbans Lal** R/o 910/3-B1, Aggarwal Colony Near Gandhi Computers, Jalalabad (West) Distt. Fazilka, Punjab- 152024, Late Rajesh Nagpal through his Legal Heirs: **a. Reema Nagpal, b. Manav Nagpal, c. Tripta Devi, d. Neha Nagpal,** R/o 910/3-B1, Aggarwal Colony Near Gandhi Computers, Jalalabad (West) Distt. Fazilka, Punjab- 152024, **Sh. Mohinder Partap Dhingra** (Guarantor) S/o Sh. Munshi Ram, House No. 891, Kamra Street, Fazilka -152123.	All that part & parcel of Residential plot No. 923/2, measuring 4 Marlas i.e. 30'x38' opposite Gandhi Computers, link street to Aggarwal Street at Jalalabad (West) bearing RTD No. 4342 dated 11.02.2002 standing in the name of Smt. Tripta Devi. **Detail of the encumbrances known to the secured creditors:- Note: Attachment order of Excise & Taxtation Ferozepur for Rs. 1,98,79,321/- Letter No. 755 dt 12.12.2019**	**13.04.2021** **Rs. 23,79,52,109.78** as on 31.03.2021 plus Further interest & expenses **30.12.2021** **PHYSICAL POSSESSION**	**R.P.: Rs. 36,82,000/-** **EMD: Rs. 3,68,200/-** **Bid Increase amount: Rs. 50,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
5.	**BO: SAMB CHANDIGARH** **M/s H S Aakash Agro India Pvt. Ltd.** **1. M/s H S Akash Agro India Pvt. Ltd.** Talwandi Sabo Road, Opp. Mansa Cold Store, Mansa-151505 **2. Mrs. Pushpa Devi W/o Sh. Sham Lal** Water Works Road, Sodhi Street, Mansa-151505 **3. Sh. Rohit Goyal S/o Sh. Sham Lal**, Sodhi Street, near ICICI Bank, Water works Road, Ward No 14, Mansa-151505, **4. Smt. Manju Bala W/o Sh. Sohan Lal**, Sodhi Street, near ICICI Bank, Water works Road, Ward No 14, Mansa-151505, **5. Sh. Sohan Lal S/o Sh. Hem Raj**, Sodhi Street, near ICICI Bank, Water works Road, Ward No. 14, Mansa-151505, **6. Sh. Sham Lal S/o Sh. Hem Raj**, Sodhi Street, near ICICI Bank, Water works Road, Ward No 14, Mansa-151505 **Litigation pending : CWP No. 13998/2021- M/s HS Akash Agro India Pvt Ltd. Vs PNB pending before Hon'ble Punjab and Haryana High Court at Chandigarh- Next date of hearing- 07.05.2026**	**1.** All that part & parcel of the property consisting of Factory land and building constructed on plot measuring 70 Biswa situated at Chakerian Road, Mansa bearing Registered Title Deed 5557 dated 02.02.1990, 3240 dated 21.10.1997, RTD No. 3510 dated 31.08.2001 in the name of **Sh. Sham Lal & Sh. Sohan Lal** & RTD No. 5433 dated 29.03.1995 in the name of **Sh. Sohan Lal S/o Sh. Hem Raj.**	**01.06.2021** **Rs. 93,28,35,459.43** with further interest & incidental expenses, costs, charges etc. less recovery any w.e.f. 01.04.2021 until payment in full. **Symbolic possession on 15.05.2023.**	**R.P.: Rs. 2,29,40,100/-** **EMD: Rs. 22,94,010/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		2. All that part and parcel of the property of store and labour quarters constructed on plot measuring 75.6 Biswas situated at Chakerian Road, Mansa bearing RTD No. 5431 dated 08.01.04 and RTD 5432 08.01.04. In the name of **Sh.Sham Lal & Sh.Sohan Lal.**		**R.P.: Rs. 1,91,10,600/-** **EMD: Rs. 19,11,060/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		3. All that part and parcel of the property vacant plot with old shed constructed on plot measuring 2390 Sq. Yards situated at Chakerian Road, Near Dharam Kanda, Mansa bearing RTD No.3014 dated 04.08.2003 In the name of **Sh.Sham Lal & Sh.Sohan Lal**		**R.P.: Rs. 91,40,400/-** **EMD: Rs. 9,14,040/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		4. All that part and parcel of the property of store and labour quarters constructed on plot measuring 2K-17M situated at Talwandi Sabo Road, Village Ramditta Wala, Mansa bearing RTD No. 3591 16.9.2003. In the name of **Sh. Sohan Lal S/o Sh. Hem Raj.**		**R.P.: Rs. 15,61,500/-** **EMD: Rs. 1,56,150/-** **Bid Increase amount: Rs. 50,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		5. All that part and parcel of the property of factory land and superstructure measuring 17K-18 M situated at Talwandi Road, Village Ramdittawala, Mansa bearing RTD No. 3735 dated 29.10.98, 3755 dt. 29.10.98 and 5408 dated 02.02.1999 in the name of **Sh. Sham Lal S/o Sh.Hem Raj.**		**R.P.: Rs. 1,54,01,700/-** **EMD: Rs. 15,40,170/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		6. EM of vacant plot No. 115 measuring 140 sq. yards situated at Near New Anaj Mandi, Mansa bearing RTD No.6392 dt.10.01.2005 in the name of **Manju Bala & Pushpa Devi**		**R.P.: Rs. 14,99,400/-** **EMD: Rs. 1,49,940/-** **Bid Increase amount: Rs. 50,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		7. All that part and parcel of the property of vacant land measuring 4023 Sq. yards situated at near Malwa ITI, Court to Khiala Road, Mansa. Bearing RTD 996 dt. 29.05.2008 in the name of **Manju Bala & Smt. Pushpa Devi**		**R.P.: Rs. 1,90,71,000/-** **EMD: Rs. 19,07,100/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		8. All that part and parcel of the property of vacant plot measuring 1436.27 Sq. Yards situated behind Dr. Pushpa Sanitary showroom Mansa bearing RTD 8794 dated 30.03.2011 in the name of **Smt. Manju Bala & Smt. Pushpa Devi**		**R.P.: Rs. 1,09,85,400/-** **EMD: Rs. 10,98,540/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		9. All that part and parcel of the property of Godown building constructed 4961 Sq. Yards situated adjoining to Cotton Factory of M/s Hem Raj Sohan Lal Mansa bearing RTD 1371 dated 26.05.11 in the name of **Smt.Pushpa Devi W/o Sham Lal.**		**R.P.: Rs. 71,91,000/-** **EMD: Rs. 7,19,100/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		10. All that part and parcel of Vacant land in sheller area behind Novelty Rice Mill constructed on plot measuring 40K-3 Marla situated at Talwandi Saboo Road, Village Gehle Distt. Mansa		**R.P.: Rs. 3,95,47,000/-** **EMD: Rs. 39,54,700/-** **Bid Increase amount: Rs. 3,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
6.	**BO: SAMB, CHANDIGARH** **M/s Sohrab Spinning Mills Ltd.** Inside Nabha Road Taraf, Uppal Kheri, Tehsil Malerkotla Pin Code-148023, **M/s Sohrab Textiles Mills Ltd.** Inside Nabha Road Taraf, Uppal Kheri, Tehsil Malerkotla Pin Code- 148023, **M/s Sohrab Impex Ltd.** Inside Nabha Road Taraf, Uppal Kheri, Tehsil Malerkotla Pin Code - 148023, **Sh. Sohrab Ahmed S/o Amjad Ali,** Defence Colony near Garewal Hospital, Inside Nabha Road Malerkotla Pin Code- 148023, **Sh. Amjad Ali S/o Habib Ahmed,** Defence Colony near Garewal Hospital, Inside Nabha Road Malerkotla Pin Code- 148023, **Smt. Firdos Amjad W/o Amjad Ali,** Defence Colony near Garewal Hospital, Inside Nabha Road Malerkotla Pin Code- 148023, **Sh. Nasir Ali,** Nabha Road, Malerkotla Pin Code- 148023, **Sh. Shiv Mangal S/o Juhar Singh,** Address: Inside Nabha Road Taraf Uppal Kheri, Tehsil Malerkotla- 148023	**1.** Equitable Mortgage of Land of Sohrab Impex Ltd. situated at Village Bir Ahmadabad, Tehsil Malerkotla having Khewat No. 23 Khatauni No. 28, Khasra No. 159/0-19, Khewat No. 44 Khatauni No. 76, 77, 79, 80, 83, 84 Khasra No. 283/132/0-7, 284/132/5-0, 137/6-5, 261/160/1-10, 263/168/2-5, 130/5-15,131/4-1, 161/6-5, 260/160/3-5, 167/6-5, 262/168/3-10 RTD No. 524 dated 18.05.1999 admeasuring 21B-8B. **Note: College is functioning within the premises.**	**18.01.2018** **Rs. 26,79,50,459.46** plus interest and other charges w.e.f. 01.07.2017 at contracted rate until payment in full **19.04.2018** **SYMBOLIC POSSESSION**	**R.P.: Rs. 2,60,02,300/-** **EMD: Rs. 26,00,230/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		2. Equitable Mortgage of factory land building of Sohrab Impex Ltd (Sohrab Marketing Co. P Ltd) situated at village Uppal Kheri Tehsil Malerkotla having Khata No. 117/218, Khasra no. 61/3-3 RTD No. 159 dated 18.04.1990		**R.P.: Rs. 65,63,700/-** **EMD: Rs. 6,56,370/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
7.	**BO: SAMB, CHANDIGARH** **M/S SATLUJ SPINTEX LTD.** **M/s Satluj Spintex Limited,** Regd. Address- Office Post Office Bazar, Near Post Office, Bathinda, **Also at**: Work address- Village Gehle Talwandi Sabo Road, Mansa-151505, **Sham Lal Goyal S/o Sh. Hem Raj Goyal, (Promoter Director)** Address W. No. 14, House No. 233-A, Sodhi Street, Near ICICI Bank, Water Works Road, Mansa- 151505, **Rohit Kumar Goyal S/o Sh. Sham Lal Goyal, (Promoter Director)** Address W. No. 14, House No. 233-A, Sodhi Street , Near ICICI Bank, Water Works Road, Mansa-151505, **Pushpa Devi W/o Sham Lal (Mortgagor/ Guarantor)** Address W. No. 14, House No. 233-A, Sodhi Street, Near ICICI Bank, Water Works Road, Mansa - 151505 **Note: SA in this account has been filed by directors/ mortgagors, Titled as Sham Lal Goyal Vs. PNB SA No. 255/2023 & Pushpa Devi Vs. PNB SA No. 76/2025 before DRT-III Chandigarh against the SARFAESI Proceedings of the bank. Next date of Hearing in Sham Lal Goyal Vs. PNB is 05/05/2026 and in Pushpa Devi Vs. PNB is 05/05/2026**	**1.** Vacant plot measuring 7 Kanal 8 Marla i.e., 148/296 share of 14 Kanal 16 Marla bearing rect and killa nos. 105//23min (8-0) 24min (6-16) Khewat & Khatauni No. 696/1136 (old 495/908) situated at village Malakpur Tehsil and District Mansa having measurements are as under as per valuation report: North:- Laxmi Devi 198'0'', South: - Pahi 3 Karam wide 198'0''East: - 203'6'' Pahi Karam wide West:- 203'6'' Manpreet Singh Vide Registered Title Deed No. 1330 dated 12.06.2008 in the name of **Sh. Sham Lal and Sohan Lal S/o Hem Raj S/o Shri Duni Chand** resident of Sodhi Street, Water Works Road, Mansa Tehsil and District Mansa and transfer of ownership deed no. 3646 dated 24.11.2017 in favor of Sh. Sham Lal S/o Hem Raj S/o Shri Duni Chand resident of Sodhi Street, Water Works Road, Mansa Tehsil and District Mansa North:- Laxmi Devi 198'0'', South:- Pahi 3 Karam wide 198'0''East: - 203'6'' Pahi Karam wide West:- 203'6'' Manpreet Singh Vide Registered Title Deed No. 1330 dated 12.06.2008 in the name of **Sh. Sham Lal and Sohan Lal S/o Hem Raj S/o Shri Duni Chand** resident of Sodhi street, Water Works Road, Mansa Tehsil and District Mansa and transfer of ownership deed no. 3646 dated 24.11.2017 in favor of Sh. Sham Lal s/o Hem Raj S/o Shri Duni Chand resident of Sodhi street, Water Works Road, Mansa Tehsil and District Mansa.	**22.02.2023** **Rs. 370,14,74,168.52** + Future Interest w.e.f. 01.02.2023 + Other Charges less recoveries if any. **Symbolic**	**R.P.: Rs. 35,27,810/-** **EMD: Rs. 3,52,781/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		2. Industrial plot measuring 32 Kanal bearing Rect an killa nos. 26//15(8-0) 27//11(8-0) 12(8-0) 13(8-0) K/K No. 1/10, having boundaries and measurements are as under as per affidavit of borrowers/ mortgagors:- North: 880' Jagga Singh etc. South: 880' Bogha Singh etc. East: 198' Bogha Singh etc. West: 198' Bikkar Singh etc. including path 22 ft. wide Situated at village Gehle Tehsil and District Mansa standing in the name of **Sh. Sham Lal son of Hem Raj and Smt. Pushpa Devi wife of Shri Sham Lal** residents of Sodhi Street Water Works Road, Mansa Tehsil and District Mansa. Vide Registered title deed No. 7450 dated 09.02.2011 and transfer of ownership deed No. 4141 dated 19. 12.2017 in favor of Smt. Pushpa Devi W/o Sham Lal and Sh. Sham Lal S/o Hem Raj residents of Sodhi Street Water Works Road, Mansa Tehsil and District Mansa.		**R.P.: Rs. 1,11,53,700/-** **EMD: Rs. 11,15,370/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		3. Equitable mortgage of vacant plot Land measuring 8 kanal comprised in Khasra No. 225//6(8-0) situated at village Jhanda Kalan Tehsil Sardulgarh District Mansa which is bounded as under: East: Pahi, West: Pushpa Devi, North: Harbans Singh, South: Pushpa Devi standing in the name of **Sh. Sham Lal S/o Sh. Hem Raj** resident of Mansa District Mansa, Vide Registered title deed No. 2372 dated 13.1.2014 and transfer of ownership deed no 2007 and 2013 dated 3.1.2018 registered with the office of Sub Registrar, Sardulgarh.		**R.P.: Rs. 36,12,500/-** **EMD: Rs. 3,61,250/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		4. Equitable of All the part and parcel of property measuring 6K-10M i.e. 5K-10M Mustil & Killa no. 10//7/1(4-0) 7/2(min(1-10) Khewat khata no. 194/151/441 & 1K-0M mustil & kila no. 10//7/2min(1-0) khewat khata no. 194/151/442 Jamabandi for the year 2008-09 village Gehle which is bounded as under: North- 178'9'' Natha Singh & Others, South- 178'-9'' Pahi 16'-6'' wide, East- 198' Natha Singh & others, West- 198' Ajaib Singh & others. Situated at Talwandi-Mansa Road, Village Gehle Mansa, Tehsil & District Mansa vide REGISTERED TITLE DEED no. 946 dated 22.05.2013 standing in the name of **Sh. Rohit Kumar s/o Sh. Sham Lal** R/o Sodhi Street, Water Works Road, Mansa, Tehsil District Mansa.		**R.P.: Rs. 25,17,330/-** **EMD: Rs. 2,51,733/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		5. Equitable mortgage of Residential plot measuring 3 Kanal 14-1/2 marla i.e., 149/1340 share of land measuring 33 kanal 10 marla mustil & killa no. 62//6/2 (3-2) 7/2(3-2) 14/1(3-0) 14/2(2-8) 14/2min (2-12) 15/2(4-13) 17/2/1(2-16) 18/1(7-0) 13/2(4-11) 61//10/2 (0-6) khewat/khata no. 75/163-164-166, jamabandi year 2003-04 having measurements and boundaries as North- Sham Lal & Pushpa Devi side 191 feet, South- Madhe Moge Wale side 191 feet, East- Street side 106 feet, West- Not known side 106 feet situated at N.M. College Road, Near Singhal Stars School, Backside Maruti-Suzuki Showroom Mansa, Tehsil & District Mansa, vide Registered Title Deed No. 3930 dated 14.12.2007, owned and possessed by **Sh. Rohit Kumar son of Sh. Sham Lal son of Sh. Hem Raj** R/o Sodhian Wali Gali, Water Works Road, Mansa, Tehsil & District Mansa.		**R.P.: Rs. 87,39,900/-** **EMD: Rs. 8,73,990/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		6. Residential house measuring 0K-8.30 M i.e., 830/10300 share of 5K-03M Mustil & Killa No. 653//2min (5-3) Khewat/khata no. 293/809 Jamabandi for the year 2008-2009 mansa Kalan which is bounded as: -North: 61'-3" Prabhu South: 63'-3" Backside Street of BMD Hospital East: 36'-6-1/2" Street West: 36'-8" Megh Raj & others Situated near BMD Eye Hospital, Water Works Road, Tehsil and District Mansa. Standing in the name of Smt. Pushpa Devi W/o Sh Sham Lal S/o Sh. Hem Raj R/o Sodhi street, Water Works Road, Mansa, Tehsil & District Mansa. Vide Registered title deed no. 2136 dated 30.07.2013 at Village Mansa Kalan, Tehsil & District Mansa.		**R.P.: Rs. 24,79,410/-** **EMD: Rs. 2,47,941/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		7. Equitable mortgage of Vacant Plot measuring 17.89 M i.e., 1789/9000 share of 4K-10M mustil & killa No. 62//12/3 (2-10) 18/2/1(0-15) 19/1(1-05) Khewat/ Khata no. 455/126/1 Jamabandi for the year 2008-2009 Mansa Kalan. The property is in shape of two plots, the boundaries of one plot are as:- North: 18' Street Thuthianwali road, South: 40' Owner, East: 47' Sham Lal & Others, West: 47' Balwant Singh, The boundaries of another plot are: North: 28'-6" Owner, South: 28'-6" Kulwant Rai, East: 115' Sham Lal & Others, West: 115' Kulwant Rai & Others, Situated at Thuthianwali Road, Backside Arvind Nagar, Near Gurudwara, Mansa, Tehsil & District Mansa, Standing in the name of **Sh. Rohit Kumar S/o Sh. Sham Lal** R/o Sodhi Street, Water Works Road, Mansa, Tehsil & District Mansa, Vide Registered title deed 5693 dated 28.01.2013.		**R.P.: Rs. 18,95,400/-** **EMD: Rs. 1,89,540/-** **Bid Increase amount: Rs. 50,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
8.	**BO: SAMB, CHANDIGARH** **M/s MODI SOLVEX** **M/s Modi Solvex,** V.P.O. Mandiani, Jagraon Road Mullanpur, Ludhiana Punjab - 141101, **Sh. Ashish Modi S/o Sh. Vijay Kumar Modi,** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road,Ludhiana, Punjab- 141012, **Mrs. Rohini Modi W/o Sh. Ashish Modi** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road, Ludhiana, Punjab- 141012, **Smt. Sushma Modi S/o Sh. Vijay Kumar Modi,** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road, Ludhiana, Punjab- 141012, **Smt. Sarika Modi W/o Sh. Anubhav Modi,** R/o House No. 19, Modi Enclave, Barewal Road, Ludhiana, Punjab- 141012, **Sh. Anubhav Modi S/o Sh. Narinder Kumar Modi,** R/o House No. 19, Modi Enclave, Barewal Road, Ludhiana, Punjab- 141012, **Sh. Vijay Kumar Modi S/o Sh. Madan Gopal Modi** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road, Ludhiana, Punjab- 141012, **Sh. Sahil Modi S/o Sh. Vijay Kumar Modi,** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road, Ludhiana, Punjab- 141012, **M/s Modi Agro Products** V.P.O. Mandiani , Jagraon Road, Mullanpur, Ludhiana , Punjab - 141101.	**1.** Flat No.16 (Ground Floor only) measuring 195 sq. yards comprised in Khasra No.16//7/2/1-15-16/1-25/2-22//5-6-16//16/2-25/1, Khata No. 16/16-170/173 as per Jamabandi for the year 2008-09 situated at Abadi Aggarwal Enclave, Village Balloke, Hadbast No. 103, Tehsil and Distt. Ludhiana vide Wasika No 7911 dated 16.12.2014 in the name of **Smt. Sushma Modi W/o Sh. Vijay Kumar Modi.** Flat No.16 (First & Second Floor including roof) Khasra No.16//7/2/1-15-16/1-25/2-22//5-6-16//16/2-25/1, Khata No. 12/12-145/149 as per Jamabandi for the year 2003-04 situated at Abadi Aggarwal Enclave, Village Balloke, Hadbast No.103, Tehsil and Distt. Ludhiana vide Wasika No 5119 dated 12.08.2015 in the name of **Smt. Sushma Modi W/o Sh. Vijay Kumar Modi.**	**05.08.2025** **Rs. 27,99,11,236.36** plus interest and other charges w.e.f. 23.07.2025 **27.10.2025** **SYMBOLIC POSSESSION**	**RP: Rs. 77,80,050/-** **EMD: Rs. 7,78,005/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
		2. Residential House measuring 59.125 Sq yards + 59.125 Sq yards= Total 118.25 sq yards comprised in Khasra No.17//13-14-15/1-17/2-18-23-24-18//3-4-5, Khata No. 41/44, Hadbast No. 101 as per Jamabandi for the year 2007-08 vide Sale Deed 14808, dated 24.03.2017 and Sale Deed No. 14805 dated 24.03.2017 situated at Plot No. 202, Prabhu Nagar, Jassian Road, VPO Jassian, Tehsil and Distt. Ludhiana standing in the name of **Smt Rohini Modi W/o Ashish Modi and Smt. Sarika W/o Sh. Anubhav Modi.**		**R P: Rs. 21,57,406/-** **EMD: Rs. 2,15,741/-** **Bid Increase amount: Rs. 50,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
9.	**SAMB: CHANDIGARH** **M/s Akash Agro Industries** **1. M/s Akash Agro Industries** Dabwali Road, Village Jagmalwali Kalanwali Distt Sirsa (Haryana)-125201, **2. Sh. Mangat Raj S/o Sh. Hans Raj** Jawaharke Road, Near Shaheed Bhagat Singh Chowk, Mansa- 151505, **3. Smt. Laxmi Devi W/o Sh. Satpal,** Ward No. 1 Bhikhi-151504, **4. Sh. Sham Lal S/o Sh. Hem Raj**, Sodhi Street, Near ICICI Bank Water Works Road, Mansa-151505	Factory Land and building measuring 12K-5Marla situated at Village Jagmalwali, Dabwali Road, Tehsil Dabwali Bearing RTD No. 288 dated 20.04.2017 and EM of leasehold rights 2735 dated 17.08.2017 owned by Sh. Sham Lal	**15.07.2021** **Rs. 12,59,71,054.68** plus further interest w.e.f. 01.06.2021 and other expenses less recoveries **15.05.2023** **SYMBOLIC POSSESSION**	**R.P.: Rs. 1,71,83,600/-** **EMD: Rs. 17,18,360/-** **Bid Increase amount: Rs. 1,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
10.	**BO: SAMB, CHANDIGARH** **M/S GOODLUCK CARBON PVT. LTD.** **M/s Goodluck Carbon Pvt. Ltd. Regd Office:** D-54, 2nd Floor, 100 Feet Road, Chattarpur Enclave, New Delhi-110074, **Works:** Village Jitwal Kalan, Tehsil Malerkotla Distt Sangrur, Punjab- 148019, **Also at:** 303 Rohit House, 3 Tolstoy Marg, Cannaught Place, New Delhi-110001, **Sh. Rajinder Pahwa S/o Sh. Sant Prakash Pahwa**, H. No. 45, Chadha Farm House, Band Road, Opposite IIPM College, Chattarpur, New Delhi-110074, **Sh. Tajinder Singh Cheema S/o Sh Mohinder Singh Cheema** House No. 178-R, Model Town, Ludhiana- 141010, **Sh. Surinder Kumar Palta S/o Sh. Ramjidas Palta**, House No. 1219, Sector-15B, Chandigarh 160015, **M/s Plus One Planners Pvt Ltd.** 476, Urban Estate, Phase-1, Dugri, Ludhiana-141010, **M/s Professionals Peoples Pvt. Ltd.** 13071, Shree Annapurna Bhawan, Old Court Road, Civil Lines, Ludhiana-141001, **Ms Andaj Johar** D/o Ajay Johar 16-R, Model Town, Ludhiana-141002, **Smt. Radhika Kirpal w/o Aman Kirpal**, House No. 1F, SBS Nagar, Ludhiana - 141013	All Part and Parcel of Plot measuring 11 Kanal (4K14M being 47/114 share of Property Msg. 11K 8M Comprised in Killa no 29/2, 9/1, Khata No 52/58) (2K10M being 25/44 share of Property msg. 4K8M comprised in Killa no 28/5/2, Khata No 53/59) (3K 16M being 38/139 share of Property Msg 13K 8 comprised in Killa no 29/1/3, 9/3, 10, Khata No. 54/60. situated at Village Ranke, Tehsil Jagraon, Distt. Ludhiana	**20.06.2017** **Rs. 138,29,88,465.91** plus interest and other charges w.e.f. 01.01.2017 at contracted rate less recovery until payment in full **Symbolic Possession**	**R.P.: Rs. 1,40,25,000/-** **EMD: Rs. 14,02,500/-** **Bid Increase amount: Rs. 2,00,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**

CONTACT PERSON: SH. N. P. SINGH, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 8872042230

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. The auction sale shall 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 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.

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 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.

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-auction 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. 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.

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, 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.

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, in case failed to fetch the price higher than the reserve price

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 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 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 Authorised 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 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.

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

18. 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.

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 & www.pnbindia.in.

Date: 04.05.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, SAMB, CHANDIGARH