

पंजाब नेशनल बैंक
(भारत सरकार का उपक्रम)
आस्ति वसूली प्रबंधन शाखा
सैली रोड, कमल स्वीट्स के पास
पठानकोट, पंजाब 145001



Punjab National Bank
(A Govt. of India Undertaking)
Asset Recovery Management Branch, Saili Road,
Near Kamal Sweets, Pathankot, Punjab 145001
email- bo829500@pnb.bank.in
MOB-9115554320

Auction Ref No – PUNB829500P24

Date:07.05.2026.

PROCLAMATION OF SALE

(SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION)

M/s Randhawa Commission Agent through its Proprietor Ranjit Singh, Focal Point, Warsola, Distt. Gurdaspur (Borrower)
Ranjit Singh s/o Sh Mohinder Singh (Since Deceased) Through Legal Heirs
1. Smt Hardish Kaur w/o Ranjit Singh
2. Sh Lovepreet Singh S/o Sh Ranjit Singh
3. Pawandeep Kaur d/o Sh Ranjit Singh
Hardish Kaur s/o Sh Ranjit Singh (Legal Heir of Sh Ranjit Singh) Guarantor
Street Opp. Petrol Pump, Dera Road, Nabipur, Gurdaspur.
Sh Lovepreet Singh s/o Sh Ranjit Singh (Legal heirs of Ranjit Singh)
Street Opp Petrol Pump, Dera Road, Nabipur, Gurdaspur
Pawandeep Kaur D/o Sh Ranjit Singh (Legal heirs of Ranjit Singh)
Street Opp Petrol Pump, Dera Road, Nabipur, Gurdaspur

Reg: 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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Dear Sir/Madam,

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 Authorized Officer of the 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 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.

In this connection, you are hereby called upon to pay the outstanding dues as mentioned in the above notices with up to date interest and costs incurred by the undersigned while taking possession of the said assets and thereafter for preservation of the same, within 15 days from the date of receipt of this notice and get release of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amounts within the said period, the undersigned may be constrained to sell aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Act and Rules.

SCHEDULE OF THE SECURED ASSETS

L ot · N o.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price (Rs. in Lacs)	Date/ Time of E- Auction	Details of the encumbr ances known to the secured creditors
	Name of the Account			B) EMD		



1.	Name & addresses of the Borrower/Guarantor s Account		Outstandin g Amount as on Possession Date u/s 13(2) of SARFAESI ACT 2002 Nature of Possession Symbolic/P hysical/Con structive	C)Bid Increase Amount		
1.	PNB Gurdaspur (0545140) 1.M/s Randhawa Commission Agent through its Proprietor Ranjit Singh Focal Point, Warsola, Distt Gurdaspur, Punjab. (Borrower). 2. Ranjit Singh s/o Sh Mohinder Singh (Since Deceased) Through Legal Heirs Smt Hardish Kaur w/o Ranjit Singh Sh Lovepreet Singh S/o Sh Ranjit Singh Pawandeep Kaur d/o Sh Ranjit Singh 3. Hardish Kaur s/o Sh Ranjit Singh (Guarantor/Legal Heir of Sh Ranjit Singh) Street Opp. Petrol Pump, Dera Road, Nabipur, Gurdaspur. 4. Sh Lovepreet Singh s/o Sh Ranjit Singh Street Opp Petrol Pump, Dera Road, Nabipur, Gurdaspur 5. Pawandeep Kaur D/o Sh Ranjit Singh(Legal Heirs)	All Part and parcel of property consisting of plot measuring 8 Marla bearing Khata No.21,22,23, Khatoni No.27 to 34, Khasra No.9R/5(4-0) 18Min West (2-4), 18R/2/1(3-11), 3/1(3-11), 9R/26(0- 11), 10(8-0), 13(8-0) 11(8-0), 12(8-0), 24(8-0), 25(8-0), 18R/4/1(3-11), 5/1(3-1), 9R/6/2(2- 4), 9R/14(8-0), 19(8- 0), 20(8-0) 22(8-0) 23(8-0) 16(7-11), 17(7-11), 18Min East(5-0), 15(8-0), 6/1(5-7) total land 114K 12M out of which share 8Marla (Karam 5.50 feet) situated at Vill Nabipur, Dera Road, Gurdaspur HB No339 in the name of Smt Hardish Kaur w/o Sh Ranjit Singh registered with Wasika No.2262 dated 18.09.2014 registered with the Office of Sub- Registrar Gurdaspur.	06.10.2023 Rs.50.99 Lakh 22.12.2023 Symbolic	Rs.8.80 Lakh Bid increase Amount Rs.0.20 lakh.	11.00 Am to 04.00 PM Date: 26.05.202 6	Not Known to Bank.

शनल बैंक
सरकार का उपक्रम)
त वसूली प्रबंधन शाखा
ली रोड, कमल स्वीट्स के पास
पठानकोट, पंजाब 145001



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2.	Street Opp Petrol Pump, Dera Road, Nabipur, Gurdaspur	Bounded As : East – Street 35', West-Property of Others 35', North - Property of Others 62'2", South – Property of Others 62'2". All part and parcel of residential property measuring 5 marla (Karam 5.50 feet), bearing Khata No.17, Khatoni No.19, Khasra No.18R/17/2(3-4) out of which share 2/64 i.e. 2 marla, Khatoni No.20, Khasra No.18R/24/1(4-16), share 3/96 i.e. 3 marla hence total land 5 Marla, HB No.339, situated at Village Nabipur, Dera Road, Gurdaspur in the name of Sh Ranjit Singh s/o Sh Mohinder Singh registered vide deed No.4115 dated 14.02.2008 registered with the Office of Sub-Registrar Gurdaspur. Bounder as : North Plot of Sukhbir Singh 25', South-Street 12' wide 25', East Property of Others 55', West Property of others 55'.		Rs.19.80 Lakh Bid Increase Amt. Rs.0.50 Lakh.	11.00 Am to 04.00 PM Date: 26.05.2026	Not Known to Bank.
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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 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 email-id and mobile number. The process of eKYC is to be done through Digilocker. 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.
 - (1) <https://baanknet.com>
 - (2) www.pnbindia.bank.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 ($\geq$ 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.
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 auction through NEFT/ RTGS in PNB account No. 829500317118A (IFSC- PUNB0829500). 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 - IA 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 favour of successful bidder on deposit of full bid amount as per the provisions of the act.
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.bank.in.

Date: 07.05.2026
Place: Pathankot

For Punjab National Bank


HIRALAL HANS
Authorized Officer
Punjab National Bank
Secured Creditor