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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 Account / Name & addresses of the Borrower/Guarantors	Name of Owner(s) / Mortgagors of Property(ies)	Description of Immoveable Mortgaged Property and Name of Owner(s)/ Mortgagors	Date of Demand Notice / Outstanding Amount / Date of Possession / Nature of Possession	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction
1.	**Branch:- ARMB, Sector 17-B, Chandigarh** **M/S BIGEST BAZAR** **M/s Bigest Bazar,** First Hill, Near Railway Crossing Pinjore, DIstt. Panchkula-134104, throught its proprietor **Sh. Randeep Singh Rana,** H. No. 65 B-2 Dharampur Colony Distt. Panchkula-134104 and Guarntors **Sh. Rajesh Kumar,** H. No. 75, Pooja Vihar Ambala Cantt. Distt. Ambala, **Smt. Anuradha,** H. No. 75, Pooja Vihar Ambala Cantt. Distt. Ambala.	**Mrs. Anuradha W/o Sh. Rajesh Kumar**	**1.** Residential Land Plot No. 142-143 measuring 384 sq. yards situated at Village Dhankaur, Abadi Subhash Nagar (Baldev Nagar), Ambala City registered vide sale deed no. 1037 dated 09.06.2008 owned by Mrs. Anuradha W/o Sh. Rajesh Kumar. **Details of any encumbrances, known to the Bank, to which the property is liable:** As per valuer Designo Graph report dtd 14/07/2025 explained that -As per town and country planning knowledge notification no. CCP(NCR)/AMB/FDP/2012/2916, Dated:- 06.09.2012, A bomb depot of Air Force Station around, which is restricted belt of twelve hundred yards and nine hundred meters is also proposed, a hundred meters restriction is also around the air force station Ambala cantonment, "moreover, as per the Gazette of India: March 3, 2007," Part-II, Section 4, Ministry of defense, New Delhi, the 14th February 2007, No building or be structure shall be constructed, created or erected or no tree shall be planted on any land within the limits of 100 meter from the crest of the outer parapet of Indian Air Station.	21.04.2017 **Rs. 2,87,39,822.11** including costs plus future Interest w.e.f. 01.03.2017 and charges, Less Recovery if any 23.06.2017 **SYMBOLIC POSSESSION**	**RP: Rs. 8,07,300/-** **EMD: Rs. 80,730/-** **Bid increase amount Rs. 10,000/-**	**26.05.2026 11:00 AM to 4:00 P.M.**
		Sh. Rajesh Kumar S/o Sh. Ajmer Singh	**2.** Residential Land Plot No. 72 measuring 342.98 sq. yards situated at Village Dhankaur, Abadi Subhash Nagar (Baldev Nagar), Ambala City registered vide Sale Deed No. 6444 dated 28.02.2007 owned by Sh. Rajesh Kumar S/o Sh. Ajmer Singh. **Details of any encumbrances, known to the Bank, to which the property is liable:** As per valuer Designo Graph report dtd 14/07/2025 explained that -As per town and country planning knowledge notification no. CCP(NCR)/AMB/FDP/2012/2916, Dated:- 06.09.2012, A bomb depot of air force station around, which is restricted belt of twelve hundred yards and nine hundred meters is also proposed, a hundred meters restriction is also around the air force station Ambala cantonment, "moreover, as per the Gazette of India: March 3, 2007, Part-II, Section 4, Ministry of defense, New Delhi, the 14th February 2007," No building or be structure shall be constructed, created or erected or no tree shall be planted on any land within the limits of 100 meter from the crest of the outer parapet of Indian Air Station.	**RP: Rs. 7,20,900/-** **EMD: Rs. 72,090/-** **Bid increase amount Rs. 10,000/-**	**26.05.2026 11:00 AM to 4:00 P.M.**
		Mrs. Anuradha W/o Rajesh Kumar	**3.** Residential Land Plot No. 141 measuring 192 sq. yards situated at Village Dhankaur Abadi Subhash Nagar(Baldov Nagar), Ambala City registered vide sale deed no.1166 dated 13.06.2008 owned by Mrs. Anuradha W/o Rajesh Kumar. **Details of any encumbrances, known to the Bank, to which the property is liable:** Remarks: As per valuer Designo Graph report dtd 17/07/2025 explained that-As per town and country planning knowledge notification no. CCP(NCR)/AMB/FDP/2012/2916, Dated:- 06.09.2012, A bomb depot of Air Force Station around, which is restricted belt of twelve hundred yards and nine hundred meters is also proposed, a hundred meters restriction is also around the air force station Ambala cantonment, "moreover, as per the Gazette of India: March 3, 2007, Part-II, Section 4, Ministry of defense, New Delhi, the 14th February 2007," No building or structure shall be constructed, created or erected or no tree shall be planted on any land within the limits of 100 meter from the crest of the outer parapet of Indian Air Station.	**RP: Rs. 4,03,200/-** **EMD: Rs. 40,320/-** **Bid increase amount Rs. 10,000/-**	**26.05.2026 11:00 AM to 4:00 P.M.**

NOTE:- FOR ALL PROPERTY CONTACT PERSON: PUNJAB NATIONAL BANK, AUTHORIZED OFFICER: SH. N. P. SINGH, CHIEF MANAGER, ARMB, CHANDIGARH, MOB. NO. 8872042230.

TERMS AND CONDITIONS:- 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 E-mail-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the e-auction date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. **(3)** Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT / Cash / Transfer (After generation of Challan from **(https://baanknet.com)** in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash / Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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. E-Mail: support.BAANKNET@psballiance.com, Contact +91 82912 20220**. 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 / Webpage Portal. **(i) https://baanknet.com (ii) 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 portal **(https://baanknet.com). (7)** The intending Bidders / Purchasers are requested to register on portal **(https://baanknet.com)** using their mobile number and email-id.Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet (Last Date for Deposit of EMD amount will be upto one day prior to the date of auction). Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. **(8)** Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. **(9)** 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 minimum increase in the bid amount must be (amount already given above) to the last higher bid of the bidders. 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. **(10)** Applicable GST on purchase / Bid value of Asset mentioned at Sr. No. 1 a) will be paid by Auction purchaser if any. **(11)** 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. **(12)** 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 **(https://baanknet.com).** Details of which are available on the e-Auction portal. **(13)** After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS / E-mail. (On Mobile No. E-mail Address given by them/ registered with the service provider). **(14)** The secured asset will not be sold below the reserve price. **(15)** 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 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 & IFSC Code (as mentioned above in the table) payable at 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. **15(A)** Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1Aof 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. 14(B) GST on movable assets as applicable. **(16)** 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. **(17)** The properties are being sold on **"AS IS WHERE IS BASIS", "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 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. Last date for inspection of property by the intending bidders/purchasers: till two days prior to date of auction. **(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 (24)** Successful bidders will contact the respective Authorized Officer for deposit of remaining amount above.

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 07.05.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, ARMB, CHANDIGARH