

ASSET RECOVERY MANAGEMENT BRANCH, Ludhiana ,
Site No.- 5, Ferozepur Road, Ludhiana
Tel.- 0161-2888181 & 2888182, email id: cs4540@pnb.bank.in

M/s Weld Excel India Limited through its Directors Sh Manish Modi ,Smt Veena Modi and Smt Aditee Modi. Factory Address:- D-230 ,Phase VII ,Focal Point , Ludhiana-141001. Regd Address:- 405 ,4 th Floor ,Copia Corporate Complex ,New Delhi-110025	Sh Manish Modi S/o Sh Mahendra Kumar Modi (Director & Guarantor of M/s Weld Excel India Limited) Address:-D-5 ,Ansal Villa ,Chhatpur ,Satbari ,South Delhi -110074
Smt Veena Modi W/o Sh Mahendra Kumar Modi (Director & Guarantor of M/s Weld Excel India Limited) Address:- D-5 ,Ansal Villa ,Chhatpur ,Satbari ,South Delhi -110074	Smt Aditee Modi W/o Sh Manish Modi (Director & Guarantor of M/s Weld Excel India Limited) Address:- D-5 ,Ansal Villa ,Chhatpur ,Satbari ,South Delhi -110074

Appendix - IV-A

[See Rule 8 (6) & Rule 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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 and Guarantor's that the below described immovable property mortgaged to the Secured Creditor Punjab National Bank Branch Office Dharmapura(016910),of which the Physical possession has been taken by the Authorized Officer of the Secured Creditor and will be sold on " As is Where is", As is What is" and Whatever there is basis" on 26/05/2026 for recovery of Rs.4,69,83,543.46/-(Rupees Four Crore Sixty Nine Lakh Eighty Three Thousand Five Hundred Forty Three and Paise Forty Six only) as on 20.09.2024 with further applicable interest from 01.09.2024 and other charges ,less recovery if any, until payment in full due to the secured creditor from M/s Weld Excel India Limited having Factory Address:- D-230 ,Phase VII ,Focal Point , Ludhiana-141001 and Regd Address:- 405 ,4th Floor ,Copia Corporate Complex ,New Delhi-110025 , Sh Manish Modi S/o Sh Mahendra Kumar Modi (Director & Guarantor), Smt Veena Modi W/o Sh Mahendra Kumar Modi (Director & Guarantor) and Smt Aditee Modi W/o Sh Manish Modi (Director & Guarantor), all resident of D-5 ,Ansal Villa ,Chhatpur ,Satbari ,South Delhi -110074 .The reserve price will be Rs. 4,05,00,000/- (Rupees Four Crore Five Lakh Only) and the earnest money deposit will be Rs. 40,50,000/-(Rupees Forty Lakh Fifty Thousand only). Public e-auction sale notice will be published into two newspapers Indian Express" and "Jagbani" on 05/05/2026.

Description of the Immovable Property

Equitable Mortgage of Factory Land and Building measuring 2500 Sq. yards having 99 years lease hold rights situated at D-230, Phase VII ,Focal Point, Ludhiana belonging to M/s Weld Excel India Ltd. on the basis of lease deed bearing wasika no 12859 dated 08.09.1998

For detailed terms and conditions of the Sale, Please refer the link provided in <https://Baanknet.com> and Secured Creditor's Website <https://pnb.bank.in>.

Date: 04/05/2026
Place: Ludhiana

Yours faithfully,
FOR Punjab National Bank
Authorized Officer
Asset Recovery Management Branch
LUDHIANA-4540