

ASSET RECOVERY MANAGEMENT BRANCH, Ludhiana ,

Site No.- 5, Ferozepur Road, Ludhiana

Tel.- 0161-2888181 & 2888182, email id: cs4540@pnb.co.in

1.	M/s Raj Steel Industries through its partners Sh Anil Kumar S/o Sh Om Parkash Kapoor ,Sh Sunny Kapoor S/o Sh Raj Kumar and Sh Raj Kumar S/o Sh Om Parkash. 1st Address:- 445 , Industrial Area -B ,Overlock Road ,Ludhiana ,Punjab 141001. 2nd Address:- House No 71 ,Krishna Market ,Overlock Road , Ludhiana ,Punjab -141001	2.	Sh Raj Kumar S/o Sh Om Parkash Kapoor(Partner/Mortgagor in M/s Raj Steel Industries) 1st Address:- House no 152-A ,Sarabha Nagar ,Ludhiana-141001 2nd Address:- Shop No 445 ,Industrial Area-B ,Overlock Road ,Ludhiana ,Punjab-141001
3.	Sh Anil Kumar S/o Sh Om Parkash Kapoor(Partner/Mortgagor in M/s Raj Steel Industries) 1st Address:- House no 152-A ,Sarabha Nagar ,Ludhiana-141001 2nd Address:- Shop No 445 ,Industrial Area-B ,Overlock Road ,Ludhiana ,Punjab-141001	4.	Sh Sunny Kapoor S/o Sh Raj Kumar(Partner in M/s Raj Steel Industries) 1st Address:- House no 152-A ,Sarabha Nagar ,Ludhiana-141001 2nd Address:- Shop No 445 ,Industrial Area-B ,Overlock Road ,Ludhiana ,Punjab-141001
5	Smt Mamta Rani W/o Sh Anil kumar(Guarantor/Mortgagor in M/s Raj Steel Industries) 1st Address:- 77-A , Sarabha Nagar ,Ludhiana -141001. 2nd Address:- 152-A , Sarabha Nagar ,Ludhiana-141001	6	Smt Veena Rani W/o Sh Raj Kumar(Guarantor/Mortgagor in M/s Raj Steel Industries) Address:- 152-A ,Sarabha Nagar ,Ludhiana-141001
7	M/s Raj Ispat Udyog (Guarantor/Mortgagor in M/s Raj Steel Industries) through its partners Sh Raj Kumar S/o Sh Om Parkash ,Sh Anil Kumar S/o Sh Om Parkash Kapoor and Sh Sunny Kapoor S/o Sh Raj Kumar. 1st Address:- Shop No 445 ,Industrial Area-B ,Overlock Road ,Ludhiana ,Punjab-141001. 2nd Address:- # 71-Krishna Market ,Overlock Road ,Ludhiana ,Punjab-141001.		

Appendix - IV-A
[See Rule 8 (6)].

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(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor Punjab National Bank Branch Office Sarabha Nagar (020510), the **Symbolic Possession** of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **26.05.2026** for recovery of Rs. **Rs.10,67,55,478.72/- (Rupees Ten Crore Sixty Seven Lakh Fifty Five Thousand Four Hundred Seventy Eight and Paise Seventy Two Only)** as on **15.09.2022** with further interest w.e.f. 16.09.2022 and other charges, less recovery if any, due to the secured creditor from **M/s Raj Steel Industries** having Regd Address:- 445, Industrial Area -B, Overlock Road, Ludhiana, Punjab 141001, **Sh Raj Kumar S/o Sh Om Parkash Kapoor** (Partner) having Address House no 152-A, Sarabha Nagar, Ludhiana-141001, **Sh Anil Kumar S/o Sh Om Parkash Kapoor** (Partner) having Address House no 152-A, Sarabha Nagar, Ludhiana-141001, **Sh Sunny Kapoor S/o Sh Raj Kumar** (Partner), having Address House no 152-A, Sarabha Nagar, Ludhiana-141001, **Smt Mamta Rani W/o Sh Anil kumar** (Guarantor) having Address 77-A, Sarabha Nagar, Ludhiana -141001, **Smt Veena Rani W/o Sh Raj Kumar** (Guarantor) having Address House no 152-A, Sarabha Nagar, Ludhiana-141001, **M/s Raj Ispat Udyog** (Guarantor) having Address Shop No 445, Industrial Area-B, Overlock Road, Ludhiana, Punjab-141001 and # 71-Krishna Market, Overlock Road, Ludhiana, Punjab-141001. The Public e-auction sale notice will be published into two newspapers "Indian Express" and "Jagbani" on 05/05/2026. The Reserve price and Description of Property is given below:-

Sr No	Description of Property	Reserve Price(in Lacs)	Earnest Money Deposit(EMD in lakh)
1	EQM of commercial shop MC no. B-XXI-58/2 built on plot no 445, Industrial area B, Overlock Road, Ludhiana 141003 msg 33.33 Sq Yards standing in the name of Smt Veena Rani W/O Sh Raj Kumar vide Gift deed bearing wasika no 12960 dated 02/12/2010 registrar in office oof Sub Registrar Ludhiana East. Bounded As: East: Road admeasuring 10" West: Tarlochan Singh admeasuring 10' North: Raman Steel Traders admeasuring 30' South: Tarlochan Singh admeasuring 30' Note:-This Property is also mortgaged in the account of M/s Raj Ispat Udyog having Total outstanding of Rs 8,45,10,277.98/- as per demand notice dated 01/06/2019.	34.60	3.46

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2	EQM of residential property bearing MC no. B-XX-3553 built on plot no 152-A msg 280 Sq yards comprising khasra no 188, khata no 665/731 as per jamabandi for the year 1998-99 situated at vill. Jawadi. HB no 160 abadi Sarabha Nagar Ludhiana, standing in the name of Smt veena Rani W/O Sh. Raj Kumar and Raj Kumar S/O Sh Om parkash as per sale deed wasika no 2532 dtd 06/05/2003. Bounded As: East: Plot no 153A admeasuring 70' West: Plot No 151A admeasuring 70' North: Rohit Gupta admeasuring 46' South: Street 20' wide admeasuring 46' Note:- This Property is also mortgaged in the account of M/s Raj Ispat Udyog having Total outstanding of Rs 8,45,10,277.98/- as per demand notice dated 01/06/2019.	270.00	27.00
3	EQM of residential house at plot no. 77A, measuring 264 Sq Yrds situated at village Taraf Karabara (Abadi Kartar Singh Sarabha Nagar) Hadbast no. 161 Tehsil and Distt Ludhiana comprising Khasra no. 73//23/90, 80//3/2 khata no 1772/1977, page no 747 as per jamabandi for the year 2000-2001 registered in the name of Mamta Kapoor w/o Anil Kapoor and Anil Kapoor s/o Om Parkash vide sale deed bearing wasika no. 1816 dated 26/04/2006 registered with joint/sub tehsildar, Ludhiana. Bounded As: East: Road admeasuring 36' West: Plot no 62A admeasuring 36' North: Plot no 78A admeasuring 66' South: Plot no 76A admeasuring 66' Note:- This Property is also mortgaged in the account of M/s Raj Ispat Udyog having Total outstanding of Rs 8,45,10,277.98/- as per demand notice dated 01/06/2019.	261.00	26.10

Note:- SA/248/2023 is pending at DRT-III Chandigarh.

Date: 04.05.2026
Place: Ludhiana

For PUNJAB NATIONAL BANK
FOR Punjab National Bank
Asset Recovery Officer
Branch
A-4540