

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

M/s Saarang International (Through Partners) Mr. Rohit Malhotra and Mr. Naveen Malhotra Kapil Park, Y-Block chowk, Opp- Rishi Nagar, Hambran Road, Ludhiana-141001	Mr.Rohit Malhotra S/o Sh. Hans Raj Malhotra (Partner/Mortgagor/Guarantor) H.No.84-B, Near Dhami Eye Hospital, Kitchlu Nagar, Ludhiana-141001
Mr. Naveen Malhotra S/o Sh. Hans Raj Malhotra (Partner) H.No.84-B, Near Dhami Eye Hospital, Kitchlu Nagar, Ludhiana-141001	Smt. Dolly Malhotra W/O Sh. Naveen Malhotra (Mortgagor/Guarantor) H.No.84-B, Near Dhami Eye Hospital, Kitchlu Nagar, Ludhiana-141001

Appendix – IV-A

[See Rule 8 (6) and 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(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor Punjab National Bank, Branch Office Civil Lines, Ludhiana, the Physical 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.2,64,49,997.00/- (Rupees Two Crore Sixty four lacs forty nine thousand Nine Hundred Ninety seven Only) as on 30.12.2019 with further interest w.e.f 01.12.2019, less recovery if any, until payment in full, due to the secured creditor from M/s Saarang International Through Partners Mr. Rohit Malhotra and Mr. Naveen Malhotra, address at Kapil Park,Y-Block chowk, Opp -Rishi Nagar, Hambran Road,Ludhiana-141001, (1)Mr.Rohit Malhotra S/o Sh. Hans Raj Malhotra H.No.84-B ,Near Dhami Eye Hospital,Kitchlu Nagar, Ludhiana-141001, (2).Mr.Naveen Malhotra S/o Sh.Hans Raj Malhotra H.No.84-B, Near Dhami Eye Hospital, Kitchlu Nagar, Ludhiana-141001, and Guarantor Smt.Dolly Malhotra W/o Sh.Naveen Malhotra H.No.84-B, Near Dhami Eye Hospital, Kitchlu Nagar, Ludhiana-141001.The reserve price will be Rs.85,50,000 (Rupees Eighty Five Lakh Fifty Thousand Only) and the earnest money deposit will be Rs.8,55,000(Rupees Eight Lakh Fifty five Thousand only). Public e-auction sale notice has been published into two newspapers Indian Express and Jagbani on 06/05/2026.

Description of the Immovable Property

Immovable Property total Measuring 230Sq Yards as under :-

All Parts and parcel of Property Msg 115 Sq yards bearing MC No.B-1-1446/10/2A, Khasra No.7//13/1, 7//8/2 Khata No.222/232, 223/233 as per Jamabandi for the year 2009-2010, situated at Haibowal Khurd, H.B No.158, Abadi Known as Kapil Park, Ludhiana. Sale deed bearing wasika No.77 dated 05-04-2011, belonging to Sh. Rohit Malhotra S/o Sh. Hans Raj Malhotra (Out of 230 Sq Yards, Shri Rohit Malhotra S/o Sh. Hans Raj has sold property Measuring 115 Sq Yards to Mrs. Dolly Malhotra W/o Naveen Malhotra vide Wasika No.1903 dated 29-05-2014 in office of Sub Registrar west Ludhiana)

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All Parts and Parcel of Property Msg 115 Sq yard bearing MC No. B-1-1446/10/2A, Khata No.222/232, 223/233 as per Jamabandi for the year 2009-2010, situated ar Haibowal Khurd, H.B No.158, Abadi Known as Kapil Park, Ludhiana. Sale deed bearing wasika No.1903 dated 29-05-2014 in the name of Dolly Malhotra W/o Naveen Malhotra.

Bounded as under:

East – Street 16' – 06 wide	Admi 36' - 0"	North – Om Prakash	Admi 57' - 6"
West – Dr Pabbi	Admi 36' - 0"	South – Neighbours	Admi 57' - 6"

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

Date: 05.05.2026
Place: Ludhiana

For PUNJAB NATIONAL BANK
Yours faithfully,
FOR Punjab National Bank

Authorized Officer
Asset Recovery Management Branch
LUDHIANA-4540