

Asset Recovery Management Branch, Ludhiana 1<sup>st</sup> Floor, Site No.- 5, Ferozepur Road,  
Ludhiana Tel.- 0161-2888181, 0161-2888182, email id: [cs4540@pnb.bank.in](mailto:cs4540@pnb.bank.in)

Date: -05/05/2026

|                                                                                                                                                            |                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| M/s Azad Bakers<br>(through its Proprietor Sh. Raman Arora)<br>H.N. 111, Bhai Himat Singh Nagar<br>S.N 5, Block-C, Gill No.2,<br>Tehsil & Distt. Ludhiana. | Mr. Raman Arora S/o Lt. Sh. Joginder Pal<br>Arora (Prop. M/S Azad Bakers)<br>H.N. 111, Bhai Himat Singh Nagar<br>S.N 5, Block-C, Gill No.2,<br>Tehsil & Distt. Ludhiana. |
| Mrs. Navpuneet W/o Mr. Raman Arora<br>(Guarantor) H.N. 111, Bhai Himat Singh<br>Nagar, S.N 5, Block-C, Gill No.2,<br>Tehsil & Distt. Ludhiana.             |                                                                                                                                                                          |

**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: Rishi Nagar now **Hambran Road (157810)**, 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" basis on **26.05.2026** for recovery of **Rs.54,76,786.49 (Rupees Fifty four lacs seventy-six thousand seven hundred eighty six and forty nine paise only)** as on 30.09.2017 with further interest w.e.f 01.10.2017 and other charges, less recovery if any until payment in full due to the secured creditor from **M/s Azad Bakers (through its Proprietor Sh. Raman Arora), Mr. Raman Arora S/o Lt. Sh. Joginder Pal Arora (Prop. M/s Azad Bakers) and Mrs. Navpuneet W/o Mr. Raman Arora (Guarantor)**. The reserve price will be **Rs.51,30,000.00 (Rs. Fifty-One Lakhs Thirty Thousand Only)** and the earnest money deposit will be **Rs.5,13,000.00 (Rs. Five Lakhs Thirteen Thousand only)**.

**Description of the Immovable Property**

Land & building measuring 400 sq. yards situated at Block No. C, Bhai Himat Singh Nagar, comprising of Khasra no. 1547/4, Khata no. 1134/1568, as per jamabandi year 2000-2001, Gill no. 2 HB No.263, Tehsil & Distt. Ludhiana. The property consisted of two sale deeds having following details:-

1. Sale Deed No. 13929 dated 21/11/2007 for 200 sq. yards in the name of Mrs. Navpuneet (D/o Sh. Jaswinder Singh) W/o Sh. Raman Arora.
2. Sale Deed No. 747 dated 09/04/2003 for 200 sq. yards in the name of Sh. Raman Arora S/o Late Joginder Pal Arora.

The Public e-auction sale notice will be published into two newspapers "The Indian Express" and "Jagbani" on 06/05/2026.

For detailed Terms and conditions of the sale, please refer the link provided in <https://baanknet.com> and secured creditor website <https://pnb.bank.in>

Date: 05/05/2026  
Place: Ludhiana

For PUNJAB NATIONAL BANK  
**Punjab National Bank**  
Authorized Officer  
Asset Recovery Management Branch  
(Secured Creditor) 540