



PUBLIC NOTICE FOR E-AUCTION 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/hypothecated/charged to the Secured Creditor, the constructive/ physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/ Secured Creditor, will be sold on "As is where is", "As is what is" & "Whatever there is" on date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) & 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 the Branch	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002	Reserve Price	Date and Time of E-Auction	
	Name of the Account		Outstanding Amount	Earnest Money Deposit (EMD)		
	Name & addresses of the Borrower/Guarantors Account		Date of Possession	Bid Increase Amount		
			Nature of Possession			
1.	BO: SAMB, CHANDIGARH	1. Plot No. 282 measuring 1 Kanal-3-2/3 marla (716 sq. yards) situated at Baddowal, locality known as Victoria Gardens, Sub Tehsil Mullanpur Tehsil and District Ludhiana as per RTD no. 942 dated 18.08.2010 comprised in Khasra No. 80/18, 19,22 83/2/1, 3/1 Khata No. 832/987, 831/986 as per Jamabandi for the year 2003-04 in the name of Shri Tanuj Kumar Jain S/o Late Shri Pawan Kumar Jain. 2. Plot No. 283 measuring 1 Kanal-3-2/3 marla (716 sq. yards) situated at Baddowal, locality known as Victoria Gardens, Sub Tehsil Mullanpur Tehsil and District Ludhiana as per RTD no. 944 dated 18.08.2010 comprised in Khasra No. 80/18, 19,22 83/2/1, 3/1 Khata No. 832/987 as per Jamabandi for the year 2003-04 in the name of Shri Sanjay Kumar Jain S/o Late Shri Pawan Kumar Jain. 3. Plot No. 284 measuring 0 Kanal-7 marla(210 sq yards) situated at Baddowal, locality known as Victoria Gardens, Sub Tehsil Mullanpur tehsil and District Ludhiana as per RTD no. 943 dated 18.08.2010 comprised in Khasra No. 80/18, 19,22 83/2/1, 3/1 Khata No. 832/987, as per Jamabandi for the year 2003-04 in the name of Shri Manu Kumar Jain S/o Late Shri Pawan Kumar Jain. 4. Property/SCO No. 42, measuring 155.55 square yards situated at Bhaura, locality known as DM Plaza Silver Kunj, Behind Green Land School, Ludhiana. as per RTD No. 456 dated 16.04.2009, comprised in Khasra No. 15/3/2-4-7-8/2 Khata No. 31/32 as per Jamabandi for the year 2004-05 in the name of Smt. Jyoti Jain W/o Sh. Manu Jain. 5. SCO No. 43, measuring 147.77 square yards situated at Bhaura, locality known as DM Plaza Silver Kunj, Jalandhar Bye Pass, Behind Green Land School, Ldh. as per RTD No. 454 dt. 16.4.09, comprised in Khasra no. 15/3/2-4-7-8/2 Khata No. 31/32 as per Jamabandi for the year 2004-05 in the name of Smt. Sucheta Jain W/o Sh. Sanjay Jain. 6. Property/SCO No. 44, measuring 147.77 square Yards situated at Village Bhaura, Locality known as D.M. Plaza, Silver Kunj, behind Green Land School, Ludhana as per RTD No. 453 dated 16.04.2009 comprised Khasra No. 153/161 Khasra No. 15/3/2-4-7-8/2 khata No. 31/32 as per jamabandi for the year 2004-05 in the name of Smt. Shweta Jain W/o Sh. Tanuj Jain. 7. Property built on plot number 65C measuring 260 sq. yard situated in the Revenue Estate of Village Rajpura, abadi known as Shahid Udyam Singh Nagar development scheme, Tehsil and District Ludhiana as per RTD No. 4440 date 06.08.2009 comprised in Khata No. 134/136, Khasra No. 404 as per jamabandi for the year 2003-04, Hadbast No. 163 in the name of Sh. Punit Jain S/o Late Shri Pawan Kumar Jain. (The said Property is undemarcated) Litigation details: CWP No. CWP/12305/2025 M/s Cosmas Research Lab Ltd. Vs PNB pending before Hon'ble Punjab and Haryana High Court at Chandigarh- Next date of hearing- 14/08/2026	14.03.2016	R.P.: Rs. 36,51,600/-	30/06/2026 From 11.00 AM to 4.00 PM	
	M/S COSMAS RESEARCH LAB LTD.		Rs. 56,73,88,003.14 + further interest & charges w.e.f. 01.02.2016, less recovery (if any) until payment in full.	EMD: Rs. 3,65,160/-		
	M/s Cosmas Research Lab Ltd. (through Village Gaunspura, Bhattian Road, Hambran, Distt Ludhiana, Punjab & Works- B-1/1446/10-B, Y Crossing, Hambran Road, Ludhiana (Through its Directors/ Guarantor/ Mortgagors) 1. Sh Punit Jain S/o Late Sh Pawan Kumar Jain (Director/ Guarantor, H. No. 99, Raman Enclave, Rishi Nagar, Ludhiana, Punjab, 2. Sh Tanuj Jain S/o Late Sh Pawan Kumar Jain (Director/ Guarantor), H. No. 99, Raman Enclave, Rishi Nagar, Ludhiana, Punjab, 3. Sh Sanjay Jain S/o Late Sh Pawan Kumar Jain (Director/ Guarantor), 56-C, Udhm Singh Nagar, Civil Lines, Ludhiana, Punjab, 4. Mrs. Manu Jain S/o Late Sh Pawan Kumar Jain (Director/ Guarantor)		27.02.2025	Bid Increase amount: Rs. 1,00,000/-	30/06/2026 From 11.00 AM to 4.00 PM	
			Symbolic Possession	R.P.: Rs. 36,51,600/-		
					EMD: Rs. 3,65,160/-	30/06/2026 From 11.00 AM to 4.00 PM
					Bid Increase amount: Rs. 1,00,000/-	
					R.P.: Rs. 11,60,250/-	30/06/2026 From 11.00 AM to 4.00 PM
					EMD: Rs. 1,16,025/-	
					Bid Increase amount: Rs. 10,000/-	30/06/2026 From 11.00 AM to 4.00 PM
					R.P.: Rs. 52,88,700/-	
					EMD: Rs. 5,28,870/-	30/06/2026 From 11.00 AM to 4.00 PM
					Bid Increase amount: Rs. 1,00,000/-	
					R.P.: Rs. 50,24,180/-	30/06/2026 From 11.00 AM to 4.00 PM
					EMD: Rs. 5,02,418/-	
					Bid Increase amount: Rs. 1,00,000/-	30/06/2026 From 11.00 AM to 4.00 PM
					R.P.: Rs. 2,93,25,000/-	
					EMD: Rs. 29,32,500/-	
					Bid Increase amount: Rs. 1,00,000/-	

CONTACT PERSON: SHRI NAND KISHORE BARNWAL, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 97352-44455

TERMS AND CONDITIONS OF E-AUCTION SALE

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale shall be "online through e-auction" portal <https://baanknet.com>
- The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of e-KYC is to be done through Digi locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. 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.
- Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd.** having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email id: support.baanknet@psballiance.com). 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.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
a. <https://baanknet.com>, b. www.pnbindia.in
- 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 from e-auction portal (<https://baanknet.com>).
- Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- 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 increase in the bid amount must be of increment amount mentioned. 10 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 10 minutes to the last highest bid, the e-auction shall be closed.
- 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.
- In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the Baanknet portal.
- After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
- The secured asset will not be sold below the reserve price. The secured asset will only be sold at a price higher than the reserve price fixed for the property with at least one incremental Bid. The Bidder, at the time of commencement, shall give a minimum of one Bid increment at least greater than and over & above the reserve price fixed for the property. The property will not be sold and auction will not be confirmed, in case failed to fetch the price higher than the reserve price
- 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 confirmation of sale through **NEFT/RTGS/IMPS in account no. 834000317118A, IFSC Code: PUNB0834000, PUNJAB NATIONAL BANK, SAM BRANCH, CHANDIGARH** OR 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 (SUNDRY NPA SARFAESI AUCTION RELATED) Payable at Chandigarh". 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.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of 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.
- The Authorised 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.
- The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
- The properties are being sold on "ASIS WHERE IS BASIS" and "ASIS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- 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.
- 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.
- 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.

Date: 26.05.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, SAMB, CHANDIGARH