# punjab national bank

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**E-AUCTION/ SALE NOTICE**

## 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 / Name of the Account / Name & addresses of the Borrower/Guarantors Account | Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors | Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 / Outstanding Amount / Date of Possession / Nature of Possession | Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount | Date and Time of E-Auction |
|---|---|---|---|---|---|
| 1. | **BO: SAMB, CHANDIGARH** / **M/s GAGAN WINE TRADE & FINANCERS LTD** / M/s Gagan Wine Trade & Financers Ltd. Doda Farm, 1-B, Osho Drive, Gadaipur, New Delhi-110030, **Smt. Suhani Doda W/o Sh. Gagan Doda,** H. No. 6, Ward No. 30, Civil Hospital Abohar-152116, **Sh. Shiv Lal Doda S/o Sh. Chhabeel Dass,** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Gagan Doda S/o Sh. Shiv Lal Doda,** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Avinash Doda**, Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Rajinder Arora**, Street No. 3, New Suraj Nagari, Abohar- 152116, **Smt. Veena Arora**, Street No. 3, New Suraj Nagari, Abohar- 152116, **Smt. Sunita Doda**, Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **M/s Gagan Vasu Cinelink Pvt. Ltd.** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Joginder Pal Doda S/o Sh. Chhabeel Dass**, H. No. BV/195, Street Nirankari Bhawan, W. No. 12, Abohar-152116, **Sh. Inder Mohan S/o Sh. Kalu Ram** R/o St. No. 1 Nanak Nagari, Abohar-152116. | Commercial building measuring 6 Kanal 10 Marla situated at Old Fazilka Road, Near Friends Colony, Abohar, bearing Kewat No. 449, Khatoni No. 594 & Sale Deed No. 3703 dated 05.10.2007 and 3879 dated 16.10.2002. owned by M/s Gagan Vasu Cinelinks Pvt. Ltd. **Note: Property is undermarketed** | 05.12.2018 / **Rs. 16,31,16,779.33** with interest and costs incurred from 01.11.2018 / 25.02.2019 / SYMBOLIC POSSESSION | **R.P.: Rs. 5,60,68,750/-** / **EMD: Rs. 56,06,875/-** / **Bid Increase amount: Rs. 1,00,000/-** | **16/06/2026 From 11.00 AM to 4.00 PM** |
| 2. | **BO: SAMB, CHANDIGARH** / **M/s D VANSH ENTERPRISES** / M/s D Vansh Enterprises, Opp. Kumar Filling Station, Fazilka, Abohar-152116, **Sh Amit Doda S/o Sh Nanak Chand Doda,** R/o 165/1990, Street No.15, Ward No. 29, Near Bus Stand Abohar-152116, **Smt. Neeta Doda W/o Sh Joginder Pal Doda**, R/o 80, FF, Anand Vihar, Pitampura, Saraswati Vihar, North West Delhi, **Sh. Ramnish Mahindroo S/o Sh Hakumar Rai,** R/I 17/III C, Dharam Pura Colony, Batala Punjab, **Sh. Aseem Mahindroo S/o Sh Hakumar Rai,** R/I 17/III C Dharam Pura Colony, Batala Punjab, **Sh. Mukesh Kumar S/o Sh Ashok Kumar**, R/o Street No. 2, Ekta Colony, Abohar Punjab-152116, **Sh. Sumit Doda S/o Sh Nanak Chand**, R/o 165/1990, Street No.15, Ward No. 29, Near bus stand, Abohar- 152116 | All that part and parcels of Residential Flat measuring 1450 Sq. Feet situated at, C-605 (Block C) 6th floor, Tower No. 3, Hamilton Towers, Nakodar Road, Jalandhar, Vide RTD No. 1656 Dated 03.06.2011 owned by Sh. Amit Doda S/o Sh. Nanak Chand Doda. Bounded By East- Open, West- Flat No. 604, North- Passage and South- Open. | 02.11.2020 / **Rs. 17,83,06,888.82** with interest and costs incurred from 01.08.2020 / 25.01.2021 / SYMBOLIC POSSESSION | **R.P.: Rs. 33,89,000/-** / **EMD: Rs. 3,38,900/-** / **Bid Increase amount: Rs. 30,000/-** | **16/06/2026 From 11.00 AM to 4.00 PM** |

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

**TERMS AND CONDITIONS OF E-AUCTION SALE**

**1.** 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**

**2.** 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.

**3.** 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.

**4.** 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.

**5.** 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**

**6.** 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).**

**7.** Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

**8.** 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.

**9.** 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.

**10.** 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.

**11.** 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).

**12.** 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

**13.** 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 SARFEASI 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.

**14.** 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.

**15.** 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.

**16.** 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.

**17.** The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".**

**18.** 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.

**19.** 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.

**20.** All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

**21.** 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.

**22.** 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.

**23.** 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: 27.05.2026**
**Place: Chandigarh**

**AUTHORIZED OFFICER**
**PUNJAB NATIONAL BANK, SAMB, CHANDIGARH**