

Stressed Assets Management Department, Circle Office: Amritsar
SCO 52-53, 2nd Floor, D-Block Ranjit Avenue, Amritsar

NOTICE TO BE SERVED UPON BORROWER/GUARANTOR/MORTGAGOR BEFORE EFFECTING SALE OF SECURED ASSETS

Date: 25.05.2026

Sh. Avtar Krishan Joshi S/o Sh. Parshotam Joshi, (Borrower) H.No.- 2/228, Gali Nehru Wali, Tarn Taran	Sh. Avtar Krishan Joshi S/o Sh. Parshotam Joshi, (Borrower) #269/12, Amritsar Road, Tarn Taran
Sh. Rajiv Joshi S/o Sh. Avtar Krishan R/o 2/228, ward no. 2, Gali Nehru Wali, Tarn Taran	Smt. Savita Joshi W/o Sh. Rajiv Joshi (Borrower) R/o 2/228, ward no. 2, Gali Nehru Wali, Tarn Taran

Notice under Section 13(4) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

REG.: SALE OF SECURED ASSETS OF PROPERTY ID PUNB818601373 UNDER SARFEASI ACT, 2002 of AVTAR KRISHAN AND SAVITA JOSHI SO PARSHOTAM DEV -(Account No- 0454009900000199, 045400NC00000723)

This is to inform you that pursuant to the possession taken by the Authorized Officer under SARFAESI Act, 2002 Notice Dt. 16.07.2019 vide symbolic possession notice dated 23.03.2022 for recovery of the secured debts of Punjab National Bank, TARN TARAN, PUNJAB (045400) Amritsar, amounting to Rs.17,44,178.40 (Rupees Seventeen Lakh Forty Four Thousand One Hundred Seventy Eight and Forty Paise Only) plus future interest and charges from Sh. Avtar Krishan Joshi S/o Sh. Parshotam Joshi the undersigned intends to sell the following secured assets for recovery of the entire dues for which necessary steps including publication in Newspapers have been taken / are being taken Secured Assets:

Description of Property
Equitable Mortgage Part and parcel of Residential House Plot No. MC-B-2/311, Old MC No. 2/228 measuring 2M- 175Ft(34-7"x18"), pertaining to khasra no 305 min South Bounded as North: Gali, South: Property of others, East: Property of sh. Vijay chopra, West: Property pf Parmod kumar Situated at ohalla Gobindpur, Gali Nehru gate wali, Tarn Taran standing in the name of Sh. Avtar Kishan S/o Sh. Parshotam Dev Joshi, registered with sub registrar tarn taran vide sale deed no. 3075 dated 07.09.2000

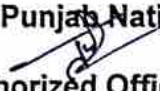
In this connection, you are hereby called upon to pay the outstanding dues as mentioned in the above notices with upto date interest and costs incurred by the undersigned while taking possession of the said assets and thereafter for preservation of the same, within 15 days from the date of receipt of this notice and get release of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amounts within the said period, the undersigned may be constrained to sell aforesaid assets

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for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Act and Rules.

Yours Faithfully

For Punjab National Bank


Authorized Officer

PROCLAMATION OF SALE

Whereas under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, a notice dated **16.07.2019** for the recovery of sum of **Rs.17,44,178.40 (Rupees Seventeen Lakh Forty Four Thousand One Hundred Seventy Eight and Forty Paise Only)** and interest plus costs and charges and less recovery affected till date from **Sh. Avtar Krishan Joshi S/o Sh. Parshotam Joshi.** (hereinafter referred to as 'the borrower') was issued to the borrower.

And whereas the secured assets mentioned in the schedule were taken in possession.

Whereas the sale of secured asset is to be made to recover the secured debt And whereas on the **16th day of June 2026** (the date fixed for the sale), there will be due under the secured debt, a sum of **Rs.17,44,178.40 (Rupees Seventeen Lakh Forty Four Thousand One Hundred Seventy Eight and Forty Paise Only)** and interest plus costs and charges and less recovery affected till date.

Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said property shall be sold by public auction at **10:00 am to 04:00 pm on the said 16th day of June 2026 online.**

The sale will be of the property of the borrower above named and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule against each lot.

The property will be put up for sale in the lots specified in the Schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down, amount due as aforesaid, interest and cost (including the cost of the sale) are tendered to the 'Authorised Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid.

At the sale, the public generally is invited to bid either personally or by duly authorised agent. No officer or other person, having any duty to perform, shall be permitted to bid.

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however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.

If the Borrower pays the amount due to the Bank in full before the date of sale, auction is liable to be stopped.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.

The reserve price, below which the property shall not be sold, is **Rs. 16.50 lac** (mentioned below).

The amount by which the bidding is to be increased shall be determined by the 'Authorised Officer'/auctioneer conducting the sale. In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once be again put up to auction.

The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorised Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

For reasons recorded, it shall be in the discretion of the 'Authorised Officer' to adjourn/discontinue the auction.

The person declared to be the purchaser shall pay immediately after such declaration, a deposit of twenty-five per cent of the amount of purchase money to the 'Authorised Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.

In case the initial deposit is made as above said, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorised Officer' on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

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SCHEDULE OF PROPERTY

(Amount in Lacs)

Sr. No.	Particulars	Reserve Price	Revenue assessed upon the property or any part thereof	Details of any encumbrances, known to the Bank, to which the property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value
1	Equitable Mortgage Part and parcel of Residential House Plot No. MC-B-2/311, Old MC No. 2/228 measuring 2M- 175Ft(34-7"x18"), pertaining to khasra no 305 min South Bounded as North: Gali, South: Property of others, East: Property of sh. Vijay chopra, West: Property pf Parmod kumar Situated at ohalla Gobindpur, Gali Nehru gate wali, Tarn Taran standing in the name of Sh. Avtar Kishan S/o Sh. Parshotam Dev Joshi, registered with sub registrar tarn taran vide sale deed no. 3075 dated 07.09.2000 Property ID- PUNB818601373	16.50 lacs	Not known to AO	Not known to AO	No claim received so far

Dated at Amritsar this 25th day of May 2026.

For Punjab National Bank

 AUTHORISED OFFICER