

दबावग्रस्त आस्तियाँ प्रबंधन (एस.ए.एम.) शाखा चण्डीगढ़
STRESSED ASSETS MANAGEMENT (SAM) BRANCH CHANDIGARH

SCO-90-91-92, Sector 8 C, Madhya Marg, Chandigarh-160018, Phone No. 0172-5047188,
Email ID: sam.chandigarh@indianbank.bank.in

NOTICE OF SALE

ANNEXURE VIII

Ref No.104

Date: - 02-07-2026

Branch: SAM, Chandigarh

Notice of sale under Rule 6(2) & 8(6) / 9(1) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

1. M/S FRIENDS COLD STORAGE ADDRESS:- VILLAGE SALODI TEHSIL SAMRALA DIST LUDHIANA PUNJAB
2. SH HARPREET SINGH S/O SURINDER SINGH ADDRESS:- H NO 575 GURU RAM DASS NAGAR KHANNA DIST LUDHIANA.
3. SH KULWANT SINGH S/O AMRIK SINGH, ADDRESS:- BURMA, BEHLOPUR, LUDHIANA DISTT LUDHIANA.
4. SH BIKRAMJIT SINGH S/O SH. KAKA SINGH ADDRESS:- NEAR PRIMARY SCHOOL HARION KHURD MUSHKABAD DISTT LUDHIANA
5. BIKRAMJIT SINGH S/O HARCHAND SINGH ADDRESS:- VILLAGE GHARKHANNA MANKI BHAGOUR DISTT LUDHIANA.
6. SMT AMARJIT KAUR W/O LATE SH NACHATTAR SINGH ADDRESS:- H NO 3 VILLAGE KHIRNIAN TEHSIL SAMRALA DISTT LUDHIANA
7. SMT KULWANT KAUR D/O LATE SH NACHATTAR SINGH ADDRESS:- H NO 3 VILLAGE KHIRNIAN TEHSIL SAMRALA DISTT LUDHIANA
8. SMT HARCHARAN KAUR W/O SH HARPREET SINGH ADDRESS:- H NO 575 GURU RAM DASS NAGAR, KHANNA, PUNJAB
9. SMT. KULDEEP KAUR W/O SH. KULDEEP SINGH ADDRESS:- H. NO 50 JATANA UNCHA TEHSIL, SAMRALA, PUNJAB
10. SMT GURMEET KAUR W/O SH BALJIT SINGH ADDRESS:- VILLAGE BHANGLA SAMRALA DISTT LUDHIANA
11. SMT KULDEEP KAUR W/O SH MANNA SINGH (Now Deceased) Through her Legal Heirs ADDRESS:- H NO 184, WARD NO 1-2 SAMRALA DISTT LUDHIANA
12. SH JAPINDER SINGH S/O SH DALJIT SINGH ADDRESS:- H NO 132 WARD NO 19 NEAR RADHA KRISHAN MANDIR PEER KHANA ROAD KHANNA PUNJAB
13. SH MANPREET SINGH S/O SH JATINDER PAL SINGH ADDRESS:- H NO 575 GURU RAM DASS NAGAR KHANNA DISTT LUDHIANA
14. SH SIMRANJIT SINGH S/O JATINDER PAL SINGH ADDRESS:- H N NO 575 GURU RAM DASS NAGAR KHANNA DISTT LUDHIANA.
15. SH AMARJIT SINGH S/O SURINDER SINGH ADDRESS:- H N NO 575 GURU RAM DASS NAGAR KHANNA DISTT LUDHIANA
16. MASTER RAVINDER PAL SINGH THROUGH HIS FATHER SH. HARPREET SINGH ADDRESS:- H N NO 575 GURU RAM DASS NAGAR KHANNA DISTT LUDHIANA
17. MASTER HARSIMRAN SINGH THROUGH HIS FATHER SH AMARJIT SINGH ADDRESS:- HN NO 575 GURU RAM DASS NAGAR KHANNA DISTT LUDHIANA.
18. SH. AMRIK SINGH S/O SH. BACHAN SINGH (Now Deceased) Through his Legal Heirs ADDRESS:- H. NO 3, VILLAGE KHIRNIAN THE. SAMRALA DISTT. LUDHIAN
AND OTHER LEGAL HEIRS, IF ANY.

Sub: Loan account – M/s Friends Cold Storage (A/c No. 50260193977, 50320261693 and 50260110887) with Indian Bank, SAM Chandigarh Branch.

M/s Friends Cold Storage through its partners Sh. Harpreet Singh S/o Sh. Surinder Singh, Kulwant Singh S/o Sh. Amrik Singh, Bikramjit Singh S/o Sh. Kaka Singh and



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Bikramjit Singh S/o Sh. Harchand Singh availed Credit facility from Indian Bank e-AB, Sector 17 B Chandigarh Branch (now account is with **SAM vertical Chandigarh**), the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s Friends Cold Storage** through its partners **Sh. Harpreet Singh S/o Sh. Surinder Singh, Kulwant Singh S/o Sh. Amrik Singh, Bikramjit Singh S/o Sh. Kaka Singh and Bikramjit Singh S/o Sh. Harchand Singh** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **23-04-2018** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower(s), Guarantor(s)

1. M/S Friends Cold Storage Address: - Village Salodi Tehsil Samrala Distt Ludhiana Punjab.
 2. Sh Harpreet Singh s/o Sh. Surinder Singh Address: - H No 575 Guru Ram Dass Nagar Khanna Distt. Ludhiana.
 3. Sh Kulwant singh s/o Sh. Amrik singh, Address: - Villag burma, behlopur, Ludhiana Distt Ludhiana.
 4. Sh Bikramjit singh s/o sh. Kaka singh Address:- near primary school Harion khurd Mushkabad Distt Ludhiana
 5. Bikramjit singh s/o SH. Harchand Singh address: - Village Gharkhanna PO Manki Bhagour Distt Ludhiana.
 6. Smt Amarjit Kaur wd/O Late Sh Nachattar Singh Address: - H No 3 Village Khirnian Tehsil Samrala Distt Ludhiana
 7. Smt Kulwant Kaur d/o Late Sh Nachattar Singh Address: - H No 3 Village Khirnian Tehsil Samrala Distt Ludhiana
 8. Smt Harcharan Kaur W/O Sh Harpreet Singh Address: - H No 575 Guru Ram Dass Nagar, Khanna, Punjab
 9. Smt. Kuldeep kaur w/o sh. Kuldeep singh address: - H. No 50 jatana uncha tehsil, samrala, punjab
 10. Smt Gurmeet Kaur w/o Sh Baljit Singh Address: - Village Bhangla Samrala Distt Ludhiana
 11. Smt Kuldeep Kaur w/o Sh Manna Singh Address: - H No 184, Ward No 1-2 Samrala Distt Ludhiana
 12. Sh Japinder Singh s/o Sh Daljit Singh Address: -H No 132 Ward No 19 Near Radha Krishan Mandir Peer Khana Road Khanna Punjab
 13. Sh Manpreet Singh s/o Sh Jatinder Pal Singh Address: - H No 575 Guru Ram Dass Nagar Khanna Distt Ludhiana
 14. Sh Simranjit Singh s/o Jatinder Pal Singh Address: - H N No 575 Guru Ram Dass Nagar Khanna Distt Ludhiana.
 15. Sh Amarjit Singh s/o Surinder Singh Address: - H N No 575 Guru Ram Dass Nagar Khanna Distt Ludhiana
 16. Master Ravinder pal Singh through his father sh. Harpreet Singh Address: - H no 575 guru ram dass nagar Khanna Distt Ludhiana
 17. Master Harsimran Singh through his father sh Aamarjit singh address:- H no 575 guru ram dass nagar Khanna Distt Ludhiana.
 18. Sh. Amrik Singh s/o Sh. Bachan Singh Address: - H. No 3, village Khirnian Tehsil Samrala Distt. Ludhiana,
- liable to the Bank to pay the amount due to the tune of Rs. 7, 06,40,368/- (Rupees Seven Crore Six Lakhs Forty Thousand Three Hundred Sixty Eight only) as on 22.04.2018 with further interest, costs, other charges and expenses thereon. All failed to make payment despite Demand Notice dated **23.04.2018**.



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As Borrowers and Guarantors mentioned above failed to make payment despite Demand Notice, the Authorized Officer took Physical possession of the schedule mentioned properties under the Act on **24-06-2026** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

~~As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.~~

As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 15 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on 01-07-2026 is **Rs. 15, 32, 50,738/- (Rupees Fifteen Crore Thirty Two Lakhs Fifty Thousand Seven Hundred Thirty Eight Only)** with further interest, costs, other charges and expenses thereon from 02-07-2026.

The date of sale is fixed as **28-07-2026 (Tuesday)** which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc. by the intending purchasers/bidders may be done at their expense from **03-07-2026 to 27-07-2026** between **10.00 am to 4.00 pm**.

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The terms and conditions of e-auction is available in the website (<https://baanknet.com>).

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) (PSB Alliance Pvt. Ltd.) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by **27-07-2026** i.e. one day before the e-auction end time in the portal. The registration and e-KYC must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://baanknet.com>) (PSB Alliance Pvt. Ltd.) for **depositing in bidders EMD Wallet**. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted**. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.



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The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/ cancel the sale without assigning any reason therefor.

The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
50319613017	Sector 17 B Chandigarh
Authorized Officer Indian Bank SAM Branch Chandigarh	IDIB000C538

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.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is, as is what is and whatever there is" basis, and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.

***This Notice is without prejudice to any other remedy available to the Secured Creditor (this portion may be retained if it is a non-suit filed account)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed obtained/to be obtained.

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Lot No.	Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
1.	All that part and parcel of land and building situated at Village Salodi, Gagra Road, Tehsil Samrala District Ludhiana, measuring 07 Kanal, comprised as 03K-13M i.e. share to the extent of 73/151 out of total land 07K-11M of khewat No. 471 Khatauni No. 565 mustil number 10//16/2,16/3 and 03K-07M i.e. share to the extent of 67/311 out of total land 15K-11M of Khewat	Rs.2,38,00,000/- (Rupees Two Crore Thirty Eight Lakhs Only)	Rs. 23,80,000/- (Rupees Twenty Three Lakhs Eighty Thousand Only)	28-07-2026 (Tuesday) from 11:00 Am to 04:00 PM). Property ID - IDIBCS3640	NIL to the Knowledge of Authorized Officer. NIL to the Knowledge of Authorized



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No. 471 Khatauni No. 565 mustil number 10//17,18 as per Jamabandi 2010-11 rakba Village Salaudi Tehsil Samrala, District Ludhiana, in the name of M/s Friends Cold Storage through Harpreet Singh S/o Sh Surinder Singh, as per wasika no. 611 dated 04/06/2014 registered with Sub Registrar Samrala. Bounded As: - North- Kachha Rasta (Gohar), South- Open Agriculture land of Others, East- Road to Village Gagra, West- Property of Rice Seller.				Officer.
Plant and Machinery installed on Unit of M/s Friends Cold storage situated at Village Salodi, Gagra Road, Tehsil Samrala District Ludhiana	Rs. 1,00,00,000/- (Rupees One Crore only) plus applicable GST	Rs. 10,00,000/- (Rupees Ten Lakhs Only)		
Composite Value	Rs. 3, 38, 00,000/- (Rupees Three Crore Thirty Eight Lakhs only) plus applicable GST	Rs. 33, 80,000/- (Rupees Thirty Three lakhs Eighty Thousand Only)		

Unit will be sold at composite reserve price of Rs 3, 38, 00,000/- plus applicable taxes.

Bidders are advised to visit the website (<https://baanknet.com>) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://baanknet.com> and for clarifications related to this portal, please contact Helpdesk No.8291220220.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://baanknet.com>.

Place: Chandigarh
Date: 02-07-2026

AUTHORISED OFFICER

