पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

CIRCLE OFFICE, PNB HOUSE, PLOT NO-445, PHASE-III, MODEL TOWN, BHATINDA-151001, EMAIL: COBTDSAMD@PNB.BANK.IN

Date: 20.06.2026

M/S SHIV SHAKTI MEDICAL SOCIETY Address-Sunam Road, Bhikhi-151504	**Som Nath S/o Tej Bhan (President) of M/s Shiv Shakti Medical Society** Add: - Near Railway Phatak, Mansa-151504	**Raj Kumar S/o Tej Bhan (Secretary) of M/s Shiv Shakti Medical Society** Backside Gau Shala Road, Mansa-151504
Sham Lal S/o Tej Bhan Ward No. 4, Cinema Road, Mansa-151505	**Komal Rani W/o Som Nath S/o Tej Bhan** Under Bridge Road, Near Railway Phatak, Mansa-151505	**Komal Rani W/o Som Nath S/o Tej Bhan** H. No. 457. Gali Hargulal Wali, Ward No. 18, Mansa-151505 District Mansa (Punjab)
Inderjit Mal S/o Girdhari Lal H. No. 500, Village Hiro Kalan-151504 District Mansa (Punjab)	**Som Nath Chawla S/o Harbans Lal** Add: -Near Kali Mata Mandir (Harjiwada Karkhan) Budhlada, District Mansa, Punjab-151502	**Som Nath Chawla S/o Harbans Lal** Address: - H. No. 174, Ward No. 11, Budhlada, District Mansa, Punjab -151502
Gurcharan Singh S/o Mit Singh Add: - Opposite PSPCL Grid, District Mansa Bhikhi-151504	**Gurcharan Singh S/o Mit Singh** Address: - H. No. 336, Village, Bhikhi, District Mansa, Punjab: -151504	

SALE NOTICE FOR SALE OF MOVABLE/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, the symbolic/Physical/Constructive possession of which has been taken by the Authorized Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" Basis on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Lot. No.	Name of the Branch Name of the Account Name & addresses of the Borrower	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B)Outstanding Amount as on C)Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A)Reserve Price (In Rs.) B)EMD(In Rs.) C)Bid Increase Amount (In Rs.)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors

पंजाब नैशनल बैंक Punjab National Bank 381300 Circle Office, Bathinda मंडल कार्यालय, बठिंडा

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1	Mansa-031300 M/S SHIV SHAKTI MEDICAL SOCIETY- Address-Sunam Road, Bhikhi-151504	All that Part and Parcel of college land and building constructed thereon at educational institute namely M/s Shiv Shakti Medical Society & S.S. College of education measuring 71 Kanal 5 Marla share out of total area 126 K 15 M situated at near modern secular public school on, State highway 12-A, sunam mansa main Road Bhikhi - 151504 District Mansa, acquired vide/comprised in RTD No. 402 dated 05.06.2006, RTD No. 272 dated 19.05.2003 , RTD No. 1159 dated 12.01.2005, RTD No.154 dated 05.05.2005, RTD No. 1162 dated 29.01.2004, RTD No. 486 dated 15.06.2006, RTD No. 1047 dated 14.12.2005, RTD No. 1266 dated 03.03.2004, RTD No. 153 dated 05.05.2005, RTD No. 690 dated 09.08.2006 standing in the Name of M/s Shiv Shakti Medical Society. **(Out of which demarcated area is 71 Kanal 5 Marla considered as per latest valuation report)**	A) 02.07.2025 B) Rs.31,17,73,345.31 /-as on 30.06.2025+ Further intt. & exp. C) 15.09.2025 D)Symbolic Possession	A) 18,00,00,000/- B) 1,80,00,000/- C) 5,00,000/-	04.08.2026 11.00 AM to 04.00 PM	1)SA/302/2025 pending before DRT-III Chandigarh 2) Cases pending before Hon'ble Punjab & Haryana High Court Chandigarh, details are given below: a) CR/1649 /2026 b) CR/1743 /2022 c) CRM-M/ 60578 /2022 d) COCP/3097 /2023 e) CACP/ 09/2024 3) CRM/673/ 2025

						(At CJM Court Mansa) 4)OA/2695 /2017 pending before DRT-III Chandigarh

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 will 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 eKYC 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.pnb.bank.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.

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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.
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 auction 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 (031300317118A) Payable at. 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.
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, GST 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.pnb.bank.in

Special Conditions

1. **Mandatory Continuity of Education**

- **Continuation Clause:** The successful bidder must explicitly agree to continue the education of all currently enrolled students as per originally agreed terms at the time of their admission

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for the remainder of their respective courses without any disruption or alteration to their curriculum.

- **Recognition Maintenance:** The buyer must be obligated to maintain all necessary approvals, affiliations and recognitions from the NMC (National Medical Commission) and affiliating university.
- **Refund Liability:** The Buyer should be made liable for any security deposits or advance fees already paid by the students to the previous management.

2. **Operational requirements**

- **Infrastructural integrity:** The auction should be for the institution as a "going concern". The bidder must prove that they can maintain the Minimum Standard Requirements (MSR) for medical collages, including functional laboratories, libraries and hospital facilities required for clinical training.
- **No Sub-letting**: To prevent commercial exploitation of the campus, the notice should prohibit sub-letting parts of the educational premises for non-academic purposes.

3. **Legal & Regulatory Compliance**

- **NMC Approval:** The sale must be subject to the buyer obtaining necessary "change of management" approvals from the national medical commission and the relevant state government.

Date: 20.06.2026
Place: Bathinda

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Rishabh

Rishabh Rawat
Authorized Officer,
Punjab National Bank