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CIRCLE OFFICE PATIALA, PUNJAB NATIONAL BANK
SECOND FLOOR, OPPOSTE IMPROVEMENT TRUST BUILDING, CHHOTI BARADARI
PATIALA, EMAIL ID : coptlrecovery@pnb.bank.in

E-AUCTION
SALE NOTICE

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

E-Auction sale notice for sale of Moveable / immoveable Assets under securitisation and Reconstruction of financial Assets and Security interest act,2002 read with rule 8(6) of security interest (Enforcement)RULES 2002 notice is here by given to public in general and to borrower(s)/grantor (s)/ mortgagor(s)in particular that the undermentioned moveable/ immovable property(ies) mortgaged/charged/hypothecated to the secure creditor the constructive /physical /symbolic possession of which has been taken by authorized officer of bank/secured creditor will be sold on " as is where isbasis" , " as is what is basis" and "whatever there is basis" on the date smentioned in the table hereunder, to recover the dues due towards the secured creditor (here bank)from the borrower(s)/ guarantor(s)/mortgagor(s),respectively. The Reserve Price and the Earnest Money Deposit(hereafter EMD)is mentioned in the table below against the respective assets

For detailed terms and conditions of the sale, Please refer <https://baanknet.com>, www.pnb.bank.in

Sr. No.	Name of the Branch	Name and Address of the Borrower(s) Guarantor(s)/ Mortgagor(s)	Description of the immovable Properties Mortgaged/ Owner's Name Mortgagers of Property/ies	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002	Reserve Price	Account Name Ac No. IFSE Code (Amount to be deposited only after bid terms Successful)	Date/Time of E Auction	Sr. No.	Name of the Branch	Name and Address of the Borrower(s) Guarantor(s)/ Mortgagor(s)	Description of the immovable Properties Mortgaged/ Owner's Name Mortgagers of Property/ies	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002	Reserve Price	Account Name Ac No. IFSE Code (Amount to be deposited only after bid terms Successful)	Date/Time of E Auction
				Outstanding Amount	EMD										
				Nature of Possession	Bid Increase		Details of the encumbrances known to the secured creditors					Nature of Possession	Bid Increase		Details of the encumbrances known to the secured creditors
1	BO: The Mall Patiala (039000)	Borrower(s): 1. Sh. Prem Chand s/o Keshu Ram. 2. Smt. Gita Rani W/o Prem Chand, R/o H. No. 36, New Basti Badungar, Patiala-147001.	All that part and parcel of equitable mortgage of Residential property measuring 82 sq. yds and Superstructure thereon situated at Partap Nagar, Village Dhamo Majra, Tehsil and District Patiala, Comprising Khewat No. 63/52, Khatoni no. 1720 to 1768, khasra no. 376/175 min(13-17), 376/175 min (0-9), 376/175 in (0-1), 376/175 min (0-4), 376/175 min(0-3-10), 376/175 min (0-1-10), 376/175 min (0-2),376/175 min(0-4), 366/175 min (0-2), 366/175 min (0-4), 368/175 min (0-3), 368/175 in (0-3), 366/175 min (0-6), 307/175 min (0-6), 175/1(0-5), 376/175 min (0-5), 376/175 in (2-0), 376/175 min (2-16), 376/175 min (0-6), 376/175/1 min(1-10), 376/175 min (0-10), 376/175 min (0-6), 376/175 min(0-4-10), 376/175 min (0-0-10), 376/175 min (0-2), 376/175min (0-10), 376/175 min (0-2), 376/175 in (0-5), 376/175 in(0-5), 376/175 min(1-10), 376/175 min (19-10), 376/175 min(0-2), 376/175 (0-2-10), 376/175 min (0-6), 376/175 min (1-16-15), 376/175 min (0-6), 376/175 min (0-9-5), 376/175 min(2-8), 376/175 min 0-6, 376/175 min (1-0), 376/175 in (0-6),376/175 min (0-3-10), 376/175 in (0-6), 376/175 min (0-3),376/175 min (0-3), 376/175 min (0-6), 99/1(6), 21/2(5-15),23/11(14-6), 376/175 min(13-17) total 77 bigha 14 biswa 10 biswas, out of which 0-1 1/2 biswa i.e 82 sq yds.. The property is registered in the name of Mrs Geeta Rani W/o Prem Chand in the office of Sub-Registrar Patiala, vide Vasika no 6453 date 05.02.2019. Bounded as under as per Site: East: Built up House, Side 17', West: Road, Side 13'2", North: House no-46/2-G, Side 49'2", South: House no 48, Side 59'5".	08-12-2025 Rs. 10,93,026.41 as on 29-10-2025 plus interest w.e.f. 30-09-2025 plus interest and other charges thereon. Symbolic	Rs. 18.15 Lakhs Rs. 1.82 Lakhs Rs. 0.10 Lakhs	SUNDRY-NPA/ SARFAESI/ AUCTION RELATED 039000317118A IFSC CODE PUNB0039000	04.08.2026 (from 11:00 am to 04:00 pm with unlimited auto extension of 10 minute Not Known to the Bank	5.	BO : Sherpur (085600)	Kulwant Kaur W/O Shamsheer Singh & Shamsheer Singh S/o Bhura Singh, R/o Chhana Road, Guru Tegh Bahadur Colony, Sherpur, 148025.	Equitable mortgage of all part and parcel of Property measuring 3 bishwas Vide Sale Deed No. 1263 Dated 30.10.2002 registered with the office of Joint Registrar Sherpur, Situated Chhana Road, Guru Guru Teg Bahadur Colony, Village Sherpur in name of Smt. Kulwant Kaur.	06-12-2023 Rs. 3,26,047.41 as on 30.11.2023 with further interest thereon w.e.f. 01.12.2023 and with costs and charges Symbolic	Rs. 25.55 Lakhs Rs. 2.56 Lakhs Rs. 0.20 Lakhs	SUNDRY-NPA/ SARFAESI/ AUCTION RELATED 085600317118A IFSC CODE PUNB0085600	04.08.2026 (from 11:00 am to 04:00 pm with unlimited auto extension of 10 minute Not Known to the Bank
2	BO: Government Mohindra College, Patiala (120510)	1.Sh. Gurswaran Singh S/o Sh. Iqbal Singh 2. Smt. Parminder Kaur W/o Gurswaran Singh, R/O House no. 5, Gali no. 3, Malwa Enclave, Patiala 147001. Guarantor: Sh. Sukhbans Singh S/o Gajja Singh, R/o House No. 2, Gali No. 7, Ishwar Nagar, Patiala 147001.	All that part and parcel of equitable mortgage of Residential property measuring 626 sq. yards and Superstructure thereon situated at House No. 4, Gali No. 7, Ishwar Nagar Near Gurudwara Nanaksar, Area Village Sanour, Devigarh Road, Patiala contained in revenue estate of Tehsil & District Patiala Comprised in Khewat/Khatoni No. 1374/2087 Khasra No. 132/17/1 min (1-0), 8/1 min (1-0½), 9/1 min (0-7) total 2 Kanal 7½ Marlas out of which 1 Kanal 0½ Marta i.e. 626 Sq. Yards purchased vide Sale Deed No. 8531 dated 04.09.2012 in the name of Smt. Parminder Kaur W/o Gurswaran Singh. Bounded: North: Street side 60', South: Vacant plot side 60', East: Vacant plot side 94', West: Built up house side 94'.	08-12-2025 Rs. 17,72,499.03 as on 29-11-2025 with further interest thereon w.e.f. 30-11-2025 and with costs and charges Symbolic	Rs. 63.59 Lakhs Rs. 6.36 Lakhs Rs. 0.20 Lakhs	SUNDRY-NPA/ SARFAESI/ AUCTION RELATED 120510317118A IFSC CODE PUNB0120510	04.08.2026 (from 11:00 am to 04:00 pm with unlimited auto extension of 10 minute Not Known to the Bank	6.	BO : Tripuri Town (071910)	Sh. Naveen Kumar S/o Shiv dayal, R/O House no. 807, Street no. 8, Near Water Tank, Tripuri Town, Patiala 147001.	All that part and parcel of Equitable Mortgage of Residential House No.591 situated at Street No 4 A, Ekta Vihar, Village Jhill, Tehsil and District Patiala comprised in Khewat No. 439, Khatoni No. 1161 to 1198, (Now Khewat No. 471, Khatoni No. 1214 to 1251), Khasra No. 8//16/1 (1-4), 25/2 (3-3), 17//5 (0-9), 18//1 (0-12), 94 (0-18), 150 (0-3), 7//12 min (0-16), 13 (2-18), 18 (8-0), 19 (8-0), 21 (8-0),22 min (4-0), 23 (8-0), 24 (8-0), 31//20 (8-0), 21 (8-0),31//22/2 (0-18), 32//16/1 (1-12), 36//2 (8-0), 9 (8-0), 12 (7-17), 19/2 min (2-16), 7//11 (2-0), 12 min (0-16), 20 (8-0),22 min (4-0), 36//10 min (0-7½), 36//10 min (0-8½), 36//11min (0-16), 36//11 min (2-8½), 36//20 min (3-6½), 36//21min (1-4), 36//1 min (0-13), 21//7/1 (5-13), 8/1 (0-15), 13/3min (0-11), 14/1 min (4-1), 36//10 min (0-4), 21//13/3 min(0-1), 14/1 min (0-19), 22//20/2 min (0-16½), 22//20/2 min(1-0), 36//10 min (1-4), 21//14/1 min (1-0), 17/2 (7-7), 13/3min (0-4), 18/1 (0-16), 23/4 (0-4), 16/2 (5-11), 24/1 (2-0),25/1 (2-0), 22//20/2 min (0-13), 21/1 (0-5), 22//20/2 min (0-2), 21/1 min (0-5), 36//10 min (5-0), 36//1 min (7-7),22//20/2 min (3-14½), 21/1 min (1-11), 36//11 min (5-7), 20min (0-19½), 36//11 min (0-10), 36//20 min (0-7), 36//11min (0-7), 36//20 min (0-6½), 36//21 min (0-1½), 36//20min (0-8), 36//20 min (0-8½), 36//21 min (0-13), 36//20 min(0-8½), 36//21 min (0-3½), 36//20 min (0-8), 36//20 min (0-7), 36//20 min (0-8½), 36//11 min (0-8), 36//11 min (0-7), 36//11 min (0-13), 36//11 min (0-7), total 173 Kanals out of which 0-5 marla i.e. 149.33 sq. yards. Earlier the Khewat is173 Kanal now in year 2016-2017, khewat no. 471 is of 188 kanal 16 marla standing in the name of Naveen Kumar S/o Shiv Dayal. Bounded as under as per sale deed: East – House Harbans Singh – 24', West – Road, - 24', North – Vacant Plot – 56', South – House of Mamta Rani – 56'.	18-02-2026 Rs.9,11,009.17 as on 30.01.2026 with further interest thereon w.e.f. 01.02.2026 and with costs and charges Symbolic	Rs. 33.30 Lakhs Rs. 3.33 Lakhs Rs. 0.20 Lakhs	SUNDRY-NPA/ SARFAESI/ AUCTION RELATED 071910317118A IFSC CODE PUNB0071910	04.08.2026 (from 11:00 am to 04:00 pm with unlimited auto extension of 10 minute Not Known to the Bank
3	BO : Patran (682200)	Sh. Pawan Kumar Singla S/o Hem Raj Singla Through Legal Heirs Sh. Tony Singla S/o Sh. Pawan Kumar Singla. Sh. Honey Singla S/o Sh. Pawan Kumar Singla. Sh. Anu Garg D/o Sh. Pawan Kumar Singla, R/o Ward no 4, Suniar Basti, Patran 147105.	All part and parcel of Equitable Mortgage of residential House Measuring 333.33 Sq. yard situated at Shree Keshav Enclave (truck Union Basti) Sangrur Road Patran comprised in Khewat/Khatouni No. 284/648 to 655 Khasra No. 5//20/1m(0-8), 6//13(8-6), 17(8-0), 18(8-0), 19(8-0), 20/1(4-16), 23/2(3-16), 6//24(8-0), 25(8-0), 25//16(8-0), 17(8-0), 18/1(1-8), 26//19/2(5-16), 26//20/1(3-0), 27//15(8-0), 16(8-0), 25(8-0), 28//11(8-0), 12/1(1-0), 21(8-0), 39//2/2m(5-2), 40//5/1(2-0), 52//28/4(0-8), 6//3/1(0-14), 6//7/2(4-9), 6//15(3-18), 16(7-19), 6// 8(8-0), 14/2(7-16), 7/1(0-6), 7/1(0-1), 14/1(0-4), Kite 32 Total 165K-07M in which applicant has 11/3307 share i.e. 0K-11M. Hence Total land of 00K-11M had been transferred by Smt. Darshana Devi W/o Sh. Hemraj Singla in the name of Late Sh Pawan Kumar Singla S/o Sh Hemraj Singla vide Transfer Deed No 2019-20/83/1/3206 dated 12.03.2020 in the office of Sub Registrar Patran. Bounded as per the title deed: North: Owner Self, Side 60', South: Street, Side 60', East: Ganga Car Palace, Side 50', West: Bhutne Wale, Side 50'.	14-01-2026 Rs.9,06,936.36 as on 31-12-2025 with further interest thereon w.e.f. 01.01.2026 and with costs and charges Symbolic	Rs. 31.06 Lakhs Rs. 3.11 Lakhs Rs. 0.20 Lakhs	SUNDRY-NPA/ SARFAESI/ AUCTION RELATED 682200317118A IFSC CODE PUNB0682200	04.08.2026 (from 11:00 am to 04:00 pm with unlimited auto extension of 10 minute Not Known to the Bank	7.	BO : Dhuri (059310)	Sh. Inderjit Singh S/o Major Singh (Borrower), R/o H.No. 538, Man Wala Phatak, Ram Nagar Basti, Dhuri Pind, Dhuri 148024.	Equitable mortgage of all the part & parcel of Residential House property measuring 0 - 13 Biswas 2. 1 /4 Biswasies being 262(1/4)/ 6460 share property measuring 16 Bighas 3 Biswas comprising of Khata No. 1856/3707 to 3708 Khasra Nos. 2847min/4-1, 2847min/12-2 as per jamabandi of the year 2018-19, Situated at Ward No. 6, Ram Nagar Basti, Dhuri standing in the name of Mrs. Maninder Kaur W/o Sh. Inderjit Singh So Sh. Major Singh vide Regd Transfer Deed No. 2020-21/122/1/2938 dated 23.02.2021 registered before Sub-Registrar, Dhuri Bounded as under: North: 70' Passage, South: 60' Chamkaur Singh & Bhupinder Singh + Gosha 10', East: 90' Street 20', wide, West: 40' Bhupinder Singh + Gosha 50'.	05-07-2025 Rs.8,40,152.50 as on 30-10-2024 with further interest thereon w.e.f. 30-09-2024 and with costs and charges Symbolic	Rs. 30.58 Lakhs Rs. 3.06 Lakhs Rs. 0.20 Lakhs	SUNDRY-NPA/ SARFAESI/ AUCTION RELATED 059310317118A IFSC CODE PUNB0059310	04.08.2026 (from 11:00 am to 04:00 pm with unlimited auto extension of 10 minute Not Known to the Bank
4	BO: Sanaur (085500)	M/S Shiv Traders, Shop No. 60, Anaj Mandi Sanaur, 147103. 2. Smt. Mamta Mittal W/o Rajender Parshad (Partner). 3. Sh. Rajat Mittal S/o Rajender Parshad (Partner). 4. Sh. Rajender Parshad S/o Roshan Lal (Guarantor), R/o H.No. 202, Ward no 8, Mohalla Pathana Wala, Opposite Red Rose School, Sadar Bazar, Sanaur 147103.	Property-1): Plot situated at village Sanour Tehsil & District Patiala, as per jamabandi for the year 2013-2014 comprising Khewat No. 1681/1596 Khata No. 2424 (now as per latest Jamabandi for the year 2018-2019 comprising of Khewat No. 1711/1681 Khata No. 2420, Khasra Nos. 154//11(1-17), 154//12(4-9), 154//13(2-18), 154//18/2 (2-10), 154//19(8-0), 154//20(8-0), 154//21(5-10), 154//22(8-6) Pieces 8 measuring 41 Kanals 10 Marlas out of which 23/4980 share i.e. 0-3%, Marlas i.e. 115.55 Sq. Yards owned by Sh. Rajinder Parshad through registered Sale Deed No. 1388 Dated 05/05/2017, which is bounded as under- East: Vacant plot, side 65 Feet, West: Vacant plot, side 65 Feet, North: Koad 20 feet, side to Ruel, South: Vacant plot, Side 16 Feet. Property-2): Plot situated at village Sanour Tehsil & District Patiala, which as per jamabandi for the year 2013-2014 comprising of Khewat No. 1681/1596 Khata No. 2424 (now as per latest Jamabandi for the year 2018-2019 comprising of Khewat No. 1711/1681 Khata No. 2420, Khasra Nos. 154//11(1-17), 154//12(4-9), 154//13(2-18), 154//19(8-0), 154//20(8-0), 154//21(5-10), 154//22(8-6) Pieces 8 measuring 41 Kanals 10 Marlas out of which 23/4980 share i.e. 0-3% Marlas i.e. 115.55 Sq. Yards owned by Sh. Rajinder Parshad Son of Sh. Roshan Lal through registered Sale Deed No. 1391 Dated 05/05/2017 which is bounded as under- East: Vacant plot, side 65 Feet, West: Vacant plot, side 65 Feet, North: Road 25 feet, Side 16 Feet, South: Vacant plot, side 16 Feet. Property-3): Plot situated at village Sanour Tehsil & District Patiala, which is as per Jamabandi for the year 2013-2014 comprising of Khewat No. 1491 Khatoni No 2139 Khara No 183/4/2 (3-7) item 1 i.e. total land measuring 3 Kanals 7 Marlas out of which land measuring 0-6 Marlas i.e. 190 Sq. Yards owned by Smt. Mamta Mittal wife of Sh. Rajender Parshad through registered Sale Deed No. 16076 Dated 20/03/2017 which is bounded as under- - East: Vacant plot, side 70 Feet, West: Vacant plot, side 70 feet, North: Built up House side 24'5', South: Road, side 24' 5'.	19-12-2025 Rs.8,06,800.36 as on 30-11-2025 plus interest and other applicable charges less recoveries, if any, w.e.f 01.12.2025 Symbolic	Reserve Price in Lakhs) Prop. 1: 6.93 Prop. 2: 6.93 Prop. 3: 10.45 EMD in Lakhs) Prop. 1: 0.69 Prop. 2: 0.69 Prop. 3: 1.05 Bid Increase Amount in Lakhs) Prop. 1: 0.10 Prop. 2: 0.10 Prop. 3: 0.10	SUNDRY-NPA/ SARFAESI/ AUCTION RELATED 085500317118A IFSC CODE PUNB0085500	04.08.2026 (from 11:00 am to 04:00 pm with unlimited auto extension of 10 minute Not Known to the Bank	Terms & Condition :- 1. The auction sale will be only "online through e-auction portal" https://baanknet.com . 2. The intending Bidders/ Purchasers are requested to register on portal https://baanknet.com . using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified bye-auction service provider, the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his EMD Wallet before auction, i.e. before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidder's Wallet should have sufficient balance (EMD amount) at the time of bidding. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/Transfer (After generation of Challan from(https://baanknet.com)in bidders EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/Transfer the bidder has to visit Punjab National Bank Branch. 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 Deposited shall not bear any interest. 4. Platform https://baanknet.com . for e-Auction will be provided by e-Auction service provider may contact help desk: +91 82912 20220 , Helpline e-mail ID- support.baanknet@psballiance.com . The in tending Bidders/Purchasers are required to participate in thee-Auction process at e-Auction Service Provider's web site https://baanknet.com . This Service Provider will also provide online demonstration/trainingone-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the following web sites/webpageportal. https://baanknet.com . 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 https://baanknet.com . 7. During the e-auction bidders has to place at least on e bid higher to that of Reserve Price/inter-se bidding over and above the last bid quoted. The minimum increase in the bid amount must be of amount mentioned against Each property. Ten 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 often minutes to the last highest bid, the e-auction shall be closed. 8. 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.							
9. In case of any difficulty or need of assistance before or during e -Auction process may contact authorized representative of our e-Auction Service Provider https://baanknet.com . Details of which are available on the e-Auction portal. 10. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed your above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider). 11. The secured asset will not be sold below the reserve price. 12. 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 (XXXXXX317118A) Payable at the linked branch (XXXXXX is the Sol ID of the respective branch). 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. 13. 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. 14. 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. 15. The properties are being sold on' AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS"and "WHATEVER THERE IS BASIS". 16. In case any stay granted by the Honorable court, the sale confirmation or issuing of Sale Certificate or decision of amount already deposited to purchase property (ies) will be subject to order /directions by the that Honorable Court. 17. The particulars of Secured Assets specified in the Schedule here in above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, mis-statement or omission in this proclamation. 18. 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. 19. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. will be borne by the purchaser. 20. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or any one 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/ attachment/stay on the property including statutory liabilities, arrears of property tax, electricity dues etc. 21. 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. 22. It is open to the Bank to appoint are preventative and make self-bid and participate in the auction. For detailed term and conditions of the sale, please refer https://baanknet.com .															
Date : 01.07.2026								Place : Patiala				Authorised Officer, Punjab National Bank			

