



ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
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punjab national bank
... the name you can BANK upon !

BRANCH OFFICE: Kapurthala Jal Rd 025800 Mobile:9855158572 E mail:bo0258@pnb.bank.in; cokptsamd@pnb.bank.in



Auction Ref: Misc E-auction Sale

Date 06.07.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 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" 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. **SCHEDULE OF THE SECURED ASSETS**

Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))	Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002:	A) Reserve Price (Rs.in Lakhs)	B) EMD (c) Bid Amount	Date/ Time of Auction:	Details of the encumbrances known to the secured creditor s
Kapurthala Main 0258		06.10.2021				
Name of the Account:	Property : 1 EM of plot measuring 10 marlas situated at Village Kadupur, Tehsil & Distt Kapurthala Land total measuring 10 Marlas vide -	Outstanding Amount as on 30.09.2021 Rs 13630402.38 + intt w.e.f	Property : 1 A) Reserve Price (Rs in Lakhs) Rs 10.16 lacs		Date: 04.08.2026	
M/s Anish Enterprises	Sale deed no 3778 dated 30.03.2017 in the name of Smt. Himani Aggarwal Land measuring 5 marlas Sale Deed No 3779 dated 30.03.2017 in the name of Smt. Kavita Aggarwal Land measuring 5 marlas which is 5/3905 share each - out of land measuring 195 - 5 Marlas comprising of Khewat Khata No 26/31 to 40, Khasra No.205/4-8, 387 min East/4-10, 87/0-16, 222/6-4, 223/3-12, 224/11-10, 225/2-14, 206 min West/5-2, 214/8-0, 215/8-0, 216/8-0, 217/8-0, 218/4-0, 220/3-2, 232/5-4, 206 min East/2-0, 207/1-1, 208/1-10, 209/7-17, 221/1-16, 226/8-0, 419/7-10, 536/420/2-9, 538/43/2-1, 380/2-19, 381/4-13, 382/3-4, 383/2/0-10, 391/11-2, 392/4-14, 516/393/1-7, 533/390/1-18, 384/8-16, 385/1/7-10, 385/1/1-14, 385/2/2-7, 386/3-10, 387 min West/3-10, 388/3-4, 389/2-8, 532/390/4-2, 211/6-9, 476/210/0-3, 479/212/3-19	NPA classification & OTHER Charges	B) EMD: Rs.1.02 Lakh		Time: From 11 AM to 4 PM	Not known
Name & addresses of the Borrower/ Guarantors Account:	No 26/31 to 40, Khasra No.205/4-8, 387 min East/4-10, 87/0-16, 222/6-4, 223/3-12, 224/11-10, 225/2-14, 206 min West/5-2, 214/8-0, 215/8-0, 216/8-0, 217/8-0, 218/4-0, 220/3-2, 232/5-4, 206 min East/2-0, 207/1-1, 208/1-10, 209/7-17, 221/1-16, 226/8-0, 419/7-10, 536/420/2-9, 538/43/2-1, 380/2-19, 381/4-13, 382/3-4, 383/2/0-10, 391/11-2, 392/4-14, 516/393/1-7, 533/390/1-18, 384/8-16, 385/1/7-10, 385/1/1-14, 385/2/2-7, 386/3-10, 387 min West/3-10, 388/3-4, 389/2-8, 532/390/4-2, 211/6-9, 476/210/0-3, 479/212/3-19	Possession Date u/s 13(2) of SARFESI ACT 2002: 14.01.2025	c) Bid Amount Rs. 20000/-			
Proprietor Sh. Anish Aggarwal s/o Sh. Sham Sunder Aggarwal son Sh. Krishan Lal Aggarwal	Bounded as under: PHYSICAL East: 30 Ft / Other Owner West: 30 Ft Passage 30 Ft South: 60 Ft - 6 inch/ Other Owner North: 60 Ft - 6 inch/ Other Owner Situated at Village Kadupur, Tehsil/district Kapurthala as per Jamabandi from year 2014-2015	Nature of Possession: SYMBOLIC				



15. New Saz
Mand
Nakodar Road,
Kapurthala
144801

Guarantors
Sh. Sham
Sunder
Aggarwal
son Sh.
Krishan Lal
Aggarwal

Smt Kavita
Aggarwal
(guarantor)
w/o Sh.
Sham
Sunder
Aggarwal

Ms. Himani
Aggarwal
d/o Sham
Sunder
Aggarwal
all r/o

27. Gopal Park
Kapurthala
144801

Property : 2

EM of 4 Plots comprising of total land msg 2k- 4.75m wide transfer of ownership deed no. **2018-19/30/1/975 dated 12.11.2018** -

Ms. Himani Aggarwal d/o Sham Sunder Aggarwal situated at **Village Daburji**. Land total measuring 2 Kanal - 4.75 Marlas, i.e.

- land measuring 3.25 Marlas, which is 1/6 share out of land measuring 1 Kanal - 0 Marla, comprising of Khewat Khata No.10/22, Khasra No.616/271/1-0
- land measuring 18 marlas, which is 37/528 share out of land measuring 13 Kanal - 4 Marla, comprising of Khewat Khata No.76/120, Khasra No.659/276/9-17, 661/277/3-7
- land measuring 1 Kanal-3 marlas, which is 23/249 share out of land measuring 12 Kanal - 9 Marla, comprising of Khewat Khata No.7/18, Khasra No.274/1/0-0, 617/272/3-0, 650/613/259/0-6, 653/615/271/5-9, 654/273/3-14,

total land measuring 2 Kanal - 4.75 Marlas is subsequently demarcated as under through plots that are:-

- a) Plot measuring 5.34 Marlas, bounded as under:-
East: 25 Ft/ House of Other Owner
West: 25 Ft. / Passage 22 Ft.
South: 37 Ft. / Plot of Other Owner
North: 41 Ft./ Plot of Other Owner
- b) Plot measuring 9.87 Marlas, bounded as under:-
East: 60 Ft. / Plot of Other Owner
West: 60 Ft./ Owner Himself
South: 30 Ft./ Passage 22 Ft.
North: 30 Ft. House of Other Owner
- c) Plot measuring 9.87 marlas measuring, bounded as under:-
East: 60 Ft/ Owner Himself
West: 60 Ft. / Owner Himself South: 30 Ft. / Passage 22 Ft.
North: 30 Ft./ House of Other Owner
- a) Plot measuring 14.87 marlas, bounded as under:-
East: 60 Ft/ Owner Himself
West: 60 Ft. / 6 Inch/ Other Owner
South: 41 Ft. / Passage
North: 49 Ft./ House of Other Owner
- b) e. Plot measuring 4.78 marlas, bounded as under:-
East: 25 Ft/ House of Other Owner
West: 25 Ft. / Passage 22 Ft.
South: 32 Ft. / 9 Inch/ Plot of Other Owner
North: 37 Ft./ Plot of Other Owner

Property : 2

A) Reserve Price
(Rs in Lakhs) Rs.
38.02 Lakh



B) EMD Rs.3.81
Lakh

C) Bid Increase
Amount: Rs.50000/-

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>) 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 DigLocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/channel 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.
2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/channel 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.
3. 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 (Helpline Number +91 8291220220, Email id: support.ebkray@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.
4. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal <https://baanknet.com>
5. 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>)
6. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
7. 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.
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, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the <https://baanknet.com>
10. 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).
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 (025800317118A) Payable at Kapurthala. In case of failure to deposit the amount 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. 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 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.
14. The Authorized 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.
15. 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.
16. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
17. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement 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. shall have to 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 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.
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 a representative and make self bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://banknet.com>

Date: 06.07.2026

Place: Kapurthala

Authorised Officer
Punjab National Bank
Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFESI ACT, 2002