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E-AUCTION/ SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) & 6(2) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/ hypothecated/charged to the Secured Creditor, the constructive/ physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/ Secured Creditor, will be sold on **"As is where is", "As is what is"**, & **"Whatever there is"** on date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) & guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF SALE OF THE SECURED ASSETS

Lot. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/Guarantors Account	Description of Movable/ Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 / Outstanding Amount / Date of Possession / Nature of Possession	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction
1.	**BO: SAMB, CHANDIGARH** **M/s Manav Rice Mills** **M/S Manav Rice Mills (Borrower)** Fazilka Road, Jalalabad (West) District Fazilka, Punjab-152024, **Sh. Mohinder Partap Dhingra (Guarantor) S/o Sh. Munshi Ram,** House No. 891, Kamra Street, Fazilka-152123. **Late Smt. Tripta Devi (Partner)** through her **Legal Heirs: a. Reena Nagpal w/o Late Sh. Rajesh Nagpal, b. Manav Nagpal s/o Late Sh. Rajesh Nagpal, c. Neha Nagpal D/o Late Sh. Rajesh Nagpal, d. Manju Dhingra W/o Sh. Mahinder Partap Dhingra, e. Reema Gagneja W/o Late Sh. Akash Gagneja,** R/o 910/3-B1, Aggarwal Colony, Near Gandhi Computers, Jalalabad (West) District Fazilka, Punjab - 152024.	Residential plot measuring 30'x38' (Property No. 923/2, old Property No. B-1-307) situated at opposite Gandhi computers Link Street to Aggarwal Street, Jalalabad-(w), bearing RTD No. 4342, dated 11.02.2002. Bounded: East: Kashmir Singh, West: Mr. Monga, North: Harbans Lal, South: Street. **Detail of the encumbrances known to the secured creditors:** Attachment order of Excise & Taxtation Ferozepur for Rs. 1,98,79,321/- Letter No. 755 dated 12.12.2019	**13.04.2021** **Rs. 23,79,52,109.90** with further interest & incidental expenses, costs, charges etc. (Less Recovery, if any) from 01.04.2021 until payment in full **30.12.2021** **PHYSICAL POSSESSION**	**R.P.: Rs. 36,82,000/-** **EMD: Rs. 3,68,200/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
2.	**BO: SAMB, CHANDIGARH** **M/s MODI SOLVEX** **M/s Modi Solvex,** V.P.O. Mandiani, Jagraon Road Mullanpur, Ludhiana Punjab-141101, **Sh. Ashish Modi S/o Sh. Vijay Kumar Modi,** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road,Ludhiana, Punjab- 141012, **Mrs. Rohini Modi W/o Sh. Ashish Modi** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road, Ludhiana, Punjab- 141012, **Smt. Sushma Modi S/o Sh. Vijay Kumar Modi,** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road,Ludhiana, Punjab- 141012, **Smt. Sarika Modi W/o Sh. Anubhav Modi,** R/o House No. 19, Modi Enclave, Barewal Road, Ludhiana, Punjab- 141012, **Sh. Anubhav Modi S/o Sh. Narinder Kumar Modi,** R/o House No. 19, Modi Enclave, Barewal Road, Ludhiana, Punjab-141012, **Sh. Vijay Kumar Modi S/o Sh. Madan Gopal Modi** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road, Ludhiana, Punjab- 141012, **Sh. Sahil Modi S/o Sh. Vijay Kumar Modi,** R/o House No. 101, Modi Enclave, Near Gurdev Hospital, Barewal Road, Ludhiana, Punjab- 141012, **M/s Modi Agro Products** V.P.O. Mandiani, Jagraon Road, Mullanpur, Ludhiana , Punjab - 141101.	**1.** Flat No.16 (Ground Floor only) measuring 195 sq. yards comprised in Khasra No.16//7/2/1-15-16/1-25/2-22//5-6-16//16/2-25/1, Khata No. 16/16-170/173 as per Jamabandi for the year 2008-09 situated at Abadi Aggarwal Enclave, Village Balloke, Hadbast No. 103, Tehsil and Distt. Ludhiana vide Wasika No. 7911 dated 16.12.2014 in the name of **Smt. Sushma Modi W/o Sh. Vijay Kumar Modi.** Flat No. 16 (First & Second Floor including roof) Khasra No.16//7/2/1-15-16/1-25/2-22//5-6-16//16/2-25/1, Khata No. 12/12-145/149 as per Jamabandi for the year 2003-04 situated at Abadi Aggarwal Enclave, Village Balloke, Hadbast No.103, Tehsil and Distt. Ludhiana vide Wasika No. 5119 dated 12.08.2015 in the name of **Smt. Sushma Modi W/o Sh. Vijay Kumar Modi.**	**05.08.2025** **Rs. 27,99,11,236.36** plus interest and other charges w.e.f. 23.07.2025 and other expenses thereon **27.10.2025** **SYMBOLIC POSSESSION**	**Reserve Price: Rs. 77,80,050/-** **EMD Rs. 7,78,005/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		2. Residential House measuring 59.125 Sq. yards + 59.125 Sq. yards = Total 118.25 sq yards comprised in Khasra No.17//13-14-15/1-17/2-18-23-24-18//3-4-5, Khata No. 41/44, Hadbast No. 101 as per Jamabandi for the year 2007-08 vide Sale Deed 14808, dated 24.03.2017 and Sale Deed No. 14805 dated 24.03.2017 situated at Plot No. 202, Prabhu Nagar, Jassian Road, VPO Jassian, Tehsil and Distt. Ludhiana, in the name of **Smt Rohini Modi W/o Ashish Modi & Smt. Sarika W/o Sh. Anubhav Modi.**		**Reserve Price: Rs. 21,57,406/-** **EMD: Rs. 2,15,741/-** **Bid Increase amount: Rs. 50,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
3.	**SAMB: CHANDIGARH** **M/S MAHADEV INDUSTRIES** **1. M/s Mahadev Industries (Borrower)** Makhu Road, Mallanwala Khas Distt. Ferozepur, Punjab-152021, **2. Sh. Vikas Kumar (Partner cum Guarantor)** S/o Sh. Mangat Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab- 152021, **3. Sh. Ajay Kumar (Partner cum Guarantor)** S/o Mangat Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab - 152021, **4. Sh. Jatinder Dhawan (Partner cum Guarantor)** S/o Sh. Kulbhushan Dhawan, R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, **5. Sh. Kulbhushan Dhawan (Partner cum Guarantor)** S/o Sh. Ronki Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab - 152021, **6. Sh. Chand Dhawan (Partner cum Guarantor)** S/o Sh. Kulbhushan Dhawan R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, **7.Sh.Mangat Ram (Guarantor/Mortgagor)** S/o Sh. Gurbaksh Lal R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab 152021, **8.Sh. Ramesh Rani (Guarantor/Mortgagor)** W/o Sh. Mangat Ram R/o- Ward No. 7, Mallanwala Khas District Ferozepur, Punjab-152021, **9. Sh. Kulbhushan Lal (Guarantor/Mortgagor)** S/o Sh. Raunki Ram R/o Ward No. 7, Mallanwala Khas, Distt. Ferozepur, Punjab -152021, **10. Smt. Indu Bala (Guarantor/Mortgagor)** W/o Kulbhushan Lal R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, **11. Smt.Geeta (Guarantor/Mortgagor)** W/o Chand Dhawan R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, **12. Smt. Usha Devi (Guarantor/Mortgagor)** W/o Gopal Krishan Chawla LR of Late Sh. Ram Rachpal S/o Raunki Ram Dhannu Mal Street Kotakpura, District Faridkot, Punjab-151204, **13. Sh. Chandan Dhawan (Guarantor/ Mortgagor)** S/o Late Sh. Om Parkash Sharma LR of Late Sh. Ram Rachpal S/o Raunki Ram R/o 453, Hira Mandi, Distt. Ferozepur Punjab- 152021, **14. Sh. Dinesh Dhawan (Guarantor/Mortgagor)** S/o Late Sh. Om Parkash Sharma LR of Late Sh. Ram Rachpal S/o Raunki Ram #Jai Maa Laxmi Enclave, Distt. Ferozepur Punjab- 152021, **15. Smt. Sita Devi, alias Saveena Rani/ Saveena Chawla (Guarantor/Mortgagor)** W/o Yashpal Chawla R/o 7/232, Bansal Street, Kotkapura Distt. Faridkot, Punjab -151204, **16. Sh. Kunal Dhawan (Guarantor/Mortgagor)** S/o Rajinder Kumar R/o Ward No. 7, Mallanwala District Ferozepur, Punjab- 152021, **17. Sh. Kapil Kumar (Guarantor/ Mortgagor)** S/o Rajinder Kumar R/o House No. 399, Sector- 4C, Mandi Gobindgarh Pin- 147301, **18. Sh. Satnam Singh (Guarantor/Mortgagor)** S/o Gurbax Singh R/o Ward No. 7, Mallanwala District Ferozepur, Punjab- 152021, **19. Smt. Sukh Chain Rani (Guarantor/Mortgagor)** Sh. Ram Lubhaya R/o Ward No. 7, Mallanwala District Ferozepur, Punjab- 152021, **20. Ajay Kumar (Guarantor/ Mortgagor)** S/o Kahan Chand R/o Ward No. 7, Mallanwalla, District Ferozepur-Punjab -152021.	**1.** Vacant residential plot measuring 16 Marla (484 sq. yards) situated at Kamalwala Road, Guru Nanak Nagari, Mallanwala vide RTD No. 5062 dated 25.02.2004 in the name of Mangat Ram & Ramesh Rani	**20.06.2022** **Rs. 34,84,77,920.95** plus future interest w.e.f. 01.05.2022 plus other charges less recovery if any. **Symbolic Possession**	**R.P.: Rs. 20,05,200/-** **EMD: Rs. 2,00,520/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		2. Residential house measuring 18 marla situated at Kamal Wala Road, Mallanwala bearing RTD No. 4015 Dated 28.02.1997 in the name of Kulbhushan Lal		**R.P.: Rs. 61,39,170/-** **EMD: Rs. 6,13,917/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		3. Vacant residential plot measuring 22 Marla situated at Makhu Road, Mallanwala vide RTD No. 3581 dated 17.11.2011 in the name of Geetu W/o Chand Dhawan		**R.P.: Rs. 9,46,692/-** **EMD: Rs. 94,470/-** **Bid Increase amount: Rs. 50,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		4. Residential house measuring 7 Marla (211.75 sq. yards)situated at Guru Nanak Nagri, Mallanwala vide RTD No. 2562 dated 13.10.2006 in the name of Mangat Ram S/o Gurbaksh Lal		**R.P.: Rs. 33,74,910/-** **EMD: Rs. 3,37,491/-** **Bid Increase amount: Rs. 1,00,000/-**	**06/08/2026 From 11.00 AM to 4.00 PM**
		5. Residential house measuring 5 Marla (151.55 Sq. Yards) situated at Kamalwala Road Mallanwala vide RTD No 5061 dated 25.02.2004 in the name of Sukhchain Rani W/o Ram Lubhaiya		**R.P.: Rs. 15,82,200/-** **EMD: Rs. 1,58,220/-** **Bid Increase amount: Rs. 50,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
4.	**BO: SAMB, CHANDIGARH** **M/S AKASH AGRO INDUSTRIES** **M/s Akash Agro Industries,** Dabwali Road, Village Jagmalwali Kalanwali Distt Sirsa (Haryana)-125201, **Sh. Mangat Raj S/o Sh. Hans Raj**, Jawaharke Road, Near Shaheed Bhagat Singh Chowk, Mansa- 151505, **Smt. Laxmi Devi W/o Sh. Satpal** Ward No. 1 Bhikhi-151504, **Sh. Sham Lal S/o Sh. Hem Raj**, Sodhi Street, Near ICICI Bank Water Works Road, Mansa-151505	Factory Land and building measuring 12K-5Marla situated at Village Jagmalwali, Dabwali Road, Tehsil Dabwali Bearing RTD No. 288 dated 20.04.2017 and EM of leasehold rights 2735 dated 17.08.2017 owned by Sh. Sham Lal	**15.07.2021** **Rs. 12,59,71,054.68** plus further interest w.e.f. 01.06.2021 and other expenses less recoveries until payment in full. **15.05.2023** **SYMBOLIC POSSESSION**	**R.P.: Rs. 1,71,83,600/-** **EMD: Rs. 17,18,360/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
5.	**BO: SAMB, CHANDIGARH** **M/S COSMAS RESEARCH LAB LTD.** **M/s Cosmas Research Lab Ltd.** (through Village Gaunspura, Bhattian Road, Hambran, Distt Ludhiana, Punjab & **Works-** B-1/1446/10-B, Y Crossing, Hambran Road, Ludhiana (Through its Directors/ Guarantor/ Mortgagors) **1. Sh Punit Jain S/o Late Sh Pawan Kumar Jain (Director/ Guarantor,** H. No. 99, Raman Enclave, Rishi Nagar, Ludhiana, Punjab, **2. Sh Tanuj Jain S/o Late Sh Pawan Kumar Jain (Director/ Guarantor),** H. No. 99, Raman Enclave, Rishi Nagar, Ludhiana, Punjab, **3. Sh. Sanjay Jain S/o Late Sh. Pawan Kumar Jain (Director/ Guarantor),** 56-C, Udham Singh Nagar, Civil Lines, Ludhiana, Punjab, **4. Mrs. Manu Jain S/o Late Sh Pawan Kumar Jain (Director/ Guarantor)**	**1.** Plot No. 282 measuring 1 Kanal-3-2/3 marla(716 sq yards) situated at Baddowal, locality known as Victoria Gardens, Sub Tehsil Mullanpur tehsil and District Ludhiana as per RTD no. 942 dated 18.08.2010 comprised in Khasra no. 80//18, 19,22 83//2/1, 3/1 Khata No. 832/987, 831/986 as per Jamabandi for the year 2003-04 in the name of Shri tanuj Kumar JainS/o Late Shri Pawan Kumar Jain.	**14.03.2016** **Rs. 56,73,88,003.14** + further interest & charges w.e.f. 01.02.2016, less recovery (if any) until payment in full. **27.02.2025** **Symbolic Possession**	**R.P.: Rs. 36,51,600/-** **EMD: Rs. 3,65,160/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		2. Plot No. 283 measuring 1 Kanal-3-2/3 marla (716 sq. yards) situated at Baddowal, locality known as Victoria Gardens, Sub Tehsil Mullanpur Tehsil and District Ludhiana as per RTD no. 944 dated 18.08.2010 comprised in Khasra No. 80//18, 19,22 83//2/1, 3/1 Khata No. 832/987 as per Jamabandi for the year 2003-04 in the name of Shri Sanjay Kumar Jain S/o Late Shri Pawan Kumar Jain.		**R.P.: Rs. 36,51,600/-** **EMD: Rs. 3,65,160/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		3. Plot No. 284 measuring 0 Kanal-7 marla(210 sq yards) situated at Baddowal, locality known as Victoria Gardens, Sub Tehsil Mullanpur tehsil and District Ludhiana as per RTD no. 943 dated 18.08.2010 comprised in Khasra No. 80//18, 19,22 83//2/1, 3/1 Khata No. 832/987, as per Jamabandi for the year 2003-04 in the name of Shri Manu Kumar JainS/o Late Shri Pawan Kumar Jain.		**R.P.: Rs. 11,60,250/-** **EMD: Rs. 1,16,025/-** **Bid Increase amount: Rs. 10,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		4. Property/SCO No. 42, measuring 155.55 sqare yards situated at Bhaura, locality known as DM Plaza Silver Kunj, Behind Green Land School, Ludhiana. as per RTD No. 456 dated 16.04.2009, comprised in Khasra No. 15//3/2-4-7-8/2 Khata No. 31/32 as per Jamabandi for the year 2004-05 in the name of Smt. Jyoti Jain W/o Sh. Manu Jain.		**R.P.: Rs. 52,88,700/-** **EMD: Rs. 5,28,870/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		5. SCO No. 43, measuring 147.77 sqare yards situated at Bhuara, locality known as DM Plaza Silver Kunj, Jalandhar Bye Pass, Behind Green Land School, Ldh. as per RTD No. 454 dt. 16.4.09, comprised in Khasra no. 15//3/2-4-7-8/2 Khata No. 31/32 as per Jamabandi for the year 2004-05 in the name of Smt.Sucheta Jain W/o Sh. Sanjay Jain.		**R.P.: Rs. 50,24,180/-** **EMD: Rs. 5,02,418/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		6. Property/SCO No. 44, measuring 147.77 square Yards situated at Village Bhaura, Locality known as D.M. Plaza, Silver Kunj, behind Green Land School, Ludhana as per RTD No. 453 dated 16.04.2009 comprised Khasra No. 153/161 Khasra No. 15//3/2-4-7-8/2 khata No. 31/32 as per jamabandi for the year 2004-05 in the name of Smt. Shweta Jain W/o Sh. Tanuj Jain.		**R.P.: Rs. 50,24,180/-** **EMD: Rs. 5,02,418/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		7. Property built on plot number 65C measuring 260 sq. yard situated in the Revenue Estate of Village Rajpura, abadi known as Shahid Udyam Singh Nagar development scheme, Tehsil and District Ludhiana as per RTD No. 4440 date 06.08.2009 comprised in Khata No. 134/136, Khasra No. 404 as per jamabandi for the year 2003-04, Hadbast No. 163 in the name of Sh. Punit Jain S/o Late Shri Pawan Kumar Jain. **(The said Property is undemarcated)**		**R.P.: Rs. 2,93,25,000/-** **EMD: Rs. 29,32,500/-** **Bid Increase amount: Rs. 1,00,000/-**	**04/08/2026 From 11.00 AM to 4.00 PM**
		Litigation Pending: CWP No. CWP/12305/2025 M/s Cosmas Research Lab Ltd. vs PNB pending before Hon'ble Punjab and Haryana High Court at Chandigarh- Next date of hearing- 14/08/2026			

For Sr. No. 1, 2 & 5 CONTACT PERSON: SH. NAND KISHORE BARNWAL, AUTHORISED OFFICER, SAMB CHANDIGARH, MOB.: 9735244455

For Sr. No. 3 & 4 CONTACT PERSON: MS. ANU BALA, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 9872635041

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 shall 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 e-KYC 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.pnbindia.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.

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. The secured asset will only be sold at a price higher than the reserve price fixed for the property with at least one incremental Bid. The Bidder, at the time of commencement, shall give a minimum of one Bid increment at least greater than and over & above the reserve price fixed for the property. The property will not be sold and auction will not be confirmed, in case failed to fetch the price higher than 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 confirmation of sale through **NEFT/RTGS/IMPS** in **account no. 834000317118A, IFSC Code: PUNB0834000, PUNJAB NATIONAL BANK, SAM BRANCH, CHANDIGARH** OR 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 **(SUNDRY NPA SARFEASI AUCTION RELATED)** Payable at Chandigarh . 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. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

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 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.pnbindia.in.

Date: 08.07.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, SAMB, CHANDIGARH