Capital Small Finance Bank Ltd.

HO:- MIDAS Corporate Park, 3rd Floor, 37, G.T. Road, Jalandhar-144001, Punjab, India

POSSESSION NOTICE
[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas, The undersigned being the Authorized Officer of the **Capital Small Finance Bank Limited** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **demand notice dated 20th September 2024** calling upon the borrowers **1. Mr. Surjit Kumar** S/o Sh. Gurmail Lal R/o Lasuri Mohalla, Basti Danishmanda Town, Jalandhar, Punjab-144002. **2. Mrs. Rajwinder Kaur** W/o Mr. Surjit Kumar R/o Lasuri Mohalla, Basti Danishmanda Town, Jalandhar, Punjab-144002. **3. Mrs. Shindo** W/o Mr. Gurmail Lal @ Gurmail Ram R/o Lasuri Mohalla, Basti Danishmanda Town, Jalandhar, Punjab-144002. (hereinafter referred to as Borrowers) and Guarantor namely **4. Sh. Rahul Bajaj** S/o Kewal krishan Bajaj R/o H.No.206/75, Tanda Road, New Laxmipura, Industrial Town, Jalandhar, Punjab-144004. **5. Sh. Paramjeet** S/o Ram Murti R/o VPO Chamiara, Jalandhar, Punjab-144002. (hereinafter referred to as Guarantor) to repay the amount mentioned in the notice being **LAP/013602002367 of Rs. 15,82,525.80 (Rupees Fifteen Lakhs Eighty Two Thousand Five Hundred Twenty Five and Eighty Paisa Only) with future interest w.e.f. 01-09-2024** with future interest, cost and incidental expenses, within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers/ Guarantors and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 and 9 of the said rule on this **07th Day of July of the year 2026.**

The borrowers/ Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Capital Small Finance Bank Ltd.** for an amount outstanding in **LAP/013602002367 of Rs. 15,82,525.80 (Rupees Fifteen Lakhs Eighty Two Thousand Five Hundred Twenty Five and Eighty Paisa Only) with future interest w.e.f. 01-09-2024. (less recovery if any).**

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF IMMOVABLE PROPERTY

Equitable mortgage of immovable Property:- All the part and Parcel of Property measuring 4.5 Marlas situated at Lasuri Mohalla, Basti Danishmanda, Tehsil and Distt Jalandhar owned by Mrs. Shindo W/o Mr. Gurmail Lal @ Gurmail Ram vide Sale deed bearing document no. 5484 Dated-15-01-2014.

DATE: 07.07.2026, PLACE : JALANDHAR **Sd/- (AUTHORIZED OFFICER)**

HARYANA REAL ESTATE REGULATORY AUTHORITY

New Mini Secretariat, 2nd Floor, Sector-1, Panchkula.
E-mail: hrerapkl-hry@gov.in, officer.rera.hry@gmail.com
Website: www.haryanarera.gov.in

PUBLIC NOTICE

For kind attention of allottees of the Real Estate Project "Adore Ananda" - an Affordable group Housing Colony being developed on land measuring 6.0875 acres situated in the revenue estate of Village Chandawali, Sector 64, Faridabad being developed by Adore Buildtech LLP.

1. The above-mentioned project was registered with HRERA Panchkula vide Registration No. HRERA-PKL-FBD-264-2021 dated 09.09.2021 valid upto 31.03.2026. Extension under Section 6 granted upto 29.08.2026.
2. The promoter has requested the Authority that instead of revoking the registration on its expiry, the Authority may permit it to remain in force for one more year subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees and any such terms and conditions so imposed shall be binding upon the promoter.
3. The Authority is considering the application of the promoter to permit continuation of registration under section 7(3) of the Act for this project. However, the first right of refusal for carrying out of the remaining development works is that of the association of allottees. Therefore, the Authority hereby invites objections from the association of allottees in particular and any other concerned persons in general.
4. The objections shall be filed in the registry of the Authority before 27.07.2026 which will be considered by the Authority under section 7(3) of the Act.

Secretary (Acting)
No. 46966/HRY **HRERA Panchkula**

punjab national bank

...Together for the better

ASSET RECOVERY MANAGEMENT BRANCH LUDHIANA,
Site No. 5, Near Wave Mall, Ferozepur Road, Ludhiana,
E-MAIL: cs4540@pnb.bank.in,
Tel:-0161-2888181, 2888182

E-AUCTION SALE NOTICE | **E-AUCTION SALE NOTICE**

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTY/IES

STATUTORY 15/30 DAYS SALE NOTICE TO GENERAL PUBLIC UNDER
RULE 8(6) & 9(1) READ WITH RULE 6 & 9 OF THE SECURITY INTEREST(ENFORCEMENT) RULES 2002 of SARFAESI ACT 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of 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 movable/immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession (Whichever is applicable) of which has been taken by the Authorised 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.

The Sale will be done through E-Auction platform provided at the Website https://BAANKNET.com on 17.08.2026 from 11.00 AM to 04:00 PM

Date of Inspection of Properties is 09.07.2026 to 14.08.2026 from 10:00 AM to 5:00 PM

SUBMISSION OF EMD AND ONLINE DOCUMENTS VERIFICATION ON PORTAL https://BAANKNET.com MUST BE DONE BEFORE THE DATE OF AUCTION

M/s PSB Alliance Pvt Ltd, Mumbai. Portal Help Desk No. +91 82912 20220, E-Mail ID: support.BAANKNET@psballiance.com, Availability: 09.00 AM to 05:00 PM on all working stays for guidance on Auction process, Registration status. Technical assistance....etc

SCHEDULE OF THE SECURED ASSETS

Sr. No. / PROPERTY/IES ID / Name of Dealing Officer / Contact No. / Account Name and Addresses	DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED/OWNER'S NAME (MORTGAGERS OF PROPERTY/IES)	A) Dt. of Demand Notice u/s 13(2) of SARFAESI Act, 2002 / B) Outstanding Amount as on / C) Possession Date u/s 13(4) of SARFAESI Act 2002 / D) Nature of Possession	Reserve Price / EMD / BID INCREASE AMOUNT	Details of the encumbrances known to the secured creditors
1. PUNBABA38080650 RAHUL VERMA 90005 - 30309	Equitable Mortgage of Industrial Property Plot no. 56 measuring 181.19 Sq. Yards, comprised in Khasra no. 8//18/2, 23, 17//3, 5/2, 6, 9, 8, 7, 13/2, 15/2, 17//4/2, Khatta no. 2/2, 3, as per jamabandi for the year 2011-2012, situated at Village Dhandari Khurd, Hadbast no. 242, Locality known as R.P Estate, Ishwar Colony, Tehsil & District Ludhiana, as per wasika sale deed no. 560 dated 08/05/2018, standing in the name of Ms. Sunaina Sharma D/o Sh. Raj Pal Sharma registered in Sub-Registrar Office Sahnewal (Ludhiana). **Bounded as under: East-** Neighbour 25'-09", **West-** Road 25'-09", **North-** Neighbour 63'-04", **South-** Neighbour 63'-04" **1) M/s Ayaan Enterprises** through its **prop. Sh. Rajat Kumar, Unit no.1:** Plot no. 56, Ishwar Colony, Focal Point, Phase-6, Dhandari Khurd, Dhandari Road, Ludhiana – 141010, **Unit no.2:** B-30, Plot no. 20A, Durga Colony Road, Phase-6, Focal Point, Ludhiana-141010, **2) Sh. Rajat Kumar** S/o Raj Kumar (Proprietor) **Address no. 1:** House no. 153-B, BRS Nagar, Ludhiana-141012, **Address no. 2:** Tiny Shed no. 6 (M/s Shri Balaji Enterprises), opp. E-463, Phase-6, Focal Point, Ludhiana-141010, **3) Ms. Sunaina Sharma** D/o Sh. Raj Pal Sharma (Guarantor/Mortgagor) 1st **Address no.1:** House no. 153-B, BRS Nagar, Ludhiana-141012, **Address no.2:** House no. 223-B, BRS Nagar, Ludhiana-141012,	13.03.2026 **Rs. 1,76,93,928.33 as on 28.02.2026 with further interest w.e.f 01.03.2026 at agreed rate and other expenses & charges** 26.06.2026 **Symbolic Possession**	Rs. 33,79,000/- Rs. 3,37,900/- Rs. 50,000/-	**Not Known to Secured Creditor**
2. Property 1: PUNBBJC01 Property 2: PUNBBJC02 NIKHIL KUMAR 96461 - 51967	**Property 1.** Equitable mortgage of Property no. B-34-77-A, measuring 250 Sq Yrds comprised in khasra no. 1155/663, khata no. 2043/2420 as per jamabandi year 2006-2007 situated at wakia Peeru Banda, Hadbast no. 167, Abadi known as Chander Nagar, Teh and Distt Ludhiana registered in the name of Sh. Vikas Kapoor S/o Sh. Kewal Krishan Kapoor vide sale deed bearing wasika no. 24915 dtd 02/03/2012 registered in the office of Sub Registrar Ludhiana East **Bounded as under: East:** Gali wide 20', admeasuring 37'6", **North:** Gali wide 20', admeasuring 60', **West:** Banwari Lal, admeasuring 37'6", **South:** Anil Dhir, admeasuring 60', **Borrower - M/s Bodyguard Jacket Company** through its Partners **(i) Sh. Nishant Kapur** S/o Sh. Kewal Krishan Kapur and **(ii) Sh. Vikas Kapoor** S/o Sh. Kewal Krishan Kapur Office Address 675, Street No. 5, Chander Nagar, Civil Lines, Ludhiana, 141001 and **Guarantors (i) Sh. Nishant Kapur** S/o Sh. Kewal Krishan Kapur Resident of H No. 103 M, South City, Ayali Khurd, Ludhiana-142027 and **(ii) Sh. Vikas Kapoor** S/o Sh. Kewal Krishan Kapur, Resident of H No. 103 D, South City, Ayali Khurd, Ludhiana-142027	03.04.2026 **Rs. 2,69,51,927.80 as on 02/04/2026 with further interest w.e.f. 01/04/2026 at per contractual rate plus other expenses and charges** 17.06.2026 **Symbolic Possession**	Rs. 91,00,000/- Rs. 9,10,000/- Rs. 1,00,000/-	**Not Known to Secured Creditor**
	Property 2. Equitable mortgage of Property measuring 150 Sq Yrds comprised in khasra no. 5317/1157/663-5302/2713/663, khata no. 2034/2403-2032/2401 as per jamabandi year 2006-2007 situated at wakia Peeru Banda, Hadbast No. 167, Abadi known as Chander Nagar, Teh and Distt Ludhiana in the name of Sh. Nishant Kapur S/o Sh. Kewal Krishan Kapur vide sale deed bearing wasika no. 25783 dtd 14/03/2012 registered in the office of Sub Registrar Ludhiana East **Bounded as under: East:** Gali wide 20', admeasuring 22'6", **North:** Vijay Kumar, admeasuring 60', **West:** Plot No 166, admeasuring 22'6", **South:** Des Raj, admeasuring 60'	17.06.2026 **Symbolic Possession**	Rs. 53,00,000/- Rs. 5,30,000/- Rs. 1,00,000/-	**Not Known to Secured Creditor**
3. Property 1: PUNB00SPC01 Property 2: PUNB00SPC02 NIKHIL KUMAR 96461 - 51967	**Property 1:** Residential Land & Building, measuring 102 Sq. Yards, at Block - XXXI, Street No. 4, comprising of Khasra no. 1478/446 Khata no. 603/619 as per Jamabandi for the year 1990-91 situated at Shakti Nagar, Tarf Basti Jodhewal, Tehsil & Distt Ludhiana as per Wasika no. 9360 dated 03.01.1996 in the name Sh. Satish Kumar S/o Sh. Piare Lal. **Bounded as under. East:** House No 118, admeasuring 51', **North:** Street 20'wide, admeasuring 18', **West:** House No 120, admeasuring 51, **South:** House No. 224, admeasuring 18' **M/s SP Creations through its Proprietor Sh. Satish Kumar** S/o Sh. Piare Lal @ Sh. Piara Lal, since deceased, through his **legal heirs: a. Smt. Rita Rani (wife), b. Sh. Puneet Kumar (Son), c.. Smt. Neha Kapoor (Daughter)** R/O House No 7407, Street No. 4, New Shakti Nagar, Basti Jodhewal Ludhiana-141007. **2) Smt. Rita Rani** W/o Sh.. Satish Kumar, (Legal Hier/ Guarantor) **1.** House no. 1924 Sector 32A, Urban Estate, Chandigarh Road, Ludhiana **2.** House No. 7407, Street No. 4, New Shakti Nagar, Basti Jodhewal Ludhiana-141007, **3) Sh. Puneet Kumar** (Legal Heir Late. Sh Satish Kumar) House No. 7407, Street No. 4, New Shakti Nagar, Basti Jodhewal Ludhiana-141007 **4) Smt. Neha Kapoor** (Legal Heir Late. Sh Satish Kumar) House No. 7407, Street No. 4, New Shakti Nagar, Basti Jodhewal Ludhiana-141007	27.02.2026 **Rs. 50,52,339.46 as on 31.01.2026 with further interest w.e.f. 01.02.2026, costs and other applicable charges** 08.06.2026 **Symbolic Possession**	Rs. 27,10,000/- Rs. 2,71,000/- Rs. 1,00,000/-	**Not Known to Secured Creditor**
	Property 2: Residential Land & Building, measuring 161 Sq. Yards, Property no. XXXI-1697/11/2A, built on Plot no 107, Street No. 4 Situated at Taraf Basti Jodhewal H.B No. 77, locality known as Shakti Nagar, Tehsil & Distt Ludhiana in the name of Smt. Rita Rani Wo Sh. Satish Kumar, consisting of two title deeds, detail as under: - a. IP Measuring 80.50 Sq. Yards comprised in Khasra no 448 Khata no.618/631 as per Jamabandi for the Year 1995-96 vide Sale deed bearing Wasika no. 25364 dated 03.02.2000. b. IP Measuring 80.50 Sq. Yards comprised in Khasra no.448 Khata No 641/654 as per Jamabandi for the year 2000-01 vide Sale deed bearing Wasika no 221 dated 12.04.2006.	08.06.2026 **Symbolic Possession**	Rs. 50,50,000/- Rs. 5,05,000/- Rs. 1,00,000/-	**Not Known to Secured Creditor**

Terms and conditions: 1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: **02.** The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS" 03.** The particulars of Secured Assets specified in the Schedule herein 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, misstatement or omission in this proclamation. **04.** The Sale will be done by the undersigned through e-auction platform provided at the **Website https://BAANKNET.com on 17.08.2026 @ 11:00 AM to 04:00 PM**. For detailed terms and conditions of the sale, **please refer https://BAANKNET.com.** 5.Over and above reserve price, Minimum One Bid Amount is Mandatory. Outstanding Charges/bill for electricity, house tax etc shall be borne by auction purchaser.

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

DATE : 08.07.2026 **PLACE : LUDHIANA** **Authorized Officer - Punjab National Bank (Secured Creditor)**

punjab national bank

...the name you can BANK upon !

SAMB CHANDIGARH, SCO 60-61, Sector 17-B, Chandigarh, PIN 160017
Telephone No.: 0172-5040788 & 796, E-Mail: zs8340@pnb.bank.in

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**

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 TH