



punjab national bank

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PROCESSED 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

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 Act, 2002 read with proviso to Rule 8(6) & 9(1) 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 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.

E-AUCTION SALE NOTICE

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/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	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	Reserve Price	Details of the encumbrances known to the secured creditors	
			B) Outstanding Amount as on	EMD		
			C) Possession Date u/s 13(4) of SARFAESI Act 2002	BID INCREASE AMOUNT		
			D) Nature of Possession			
1.	PUNBAB A38080650	Equitable Mortgage of Industrial Property Plot no. 56 measuring 181.19 Sq. Yards, comprised in Khaska no. 8/18 B/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 Sahnawal (Ludhiana).	13.03.2026	Rs. 33,79,000/-	Not Known to Secured Creditor	
	RAHUL VERMA		Rs. 1,76,93,928.33 on as 28.02.2026 with further interest w.e.f 01.03.2026 at agreed rate and other expenses & charges	Rs. 3,37,900/-		
			26.06.2026	Rs. 50,000/-		
			Symbolic Possession			
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 Balaj 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,						

Property 1: PUNB00JC01 Property 2: PUNBBJC02		Property 1: Equitable mortgage or Property No. b-34/-1/-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',		Rs. 91,000,000/-	Not Known to Secured Creditor
NIKHIL KUMAR 96461 - 51967		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		Rs. 9,10,000/-	
Borrower - M/s Boudyard 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		17.06.2026 Symbolic Possession		Rs. 1,00,000/-	
		17.06.2026		Rs. 53,00,000/-	
		Symbolic Possession		Rs. 5,30,000/-	
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'		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		Rs. 27,10,000/-	Not Known to Secured Creditor
08.06.2026 Symbolic Possession		Rs. 1,00,000/-			
08.06.2026 Symbolic Possession		Rs. 50,50,000/-			
Property 2: 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'		08.06.2026 Symbolic Possession		Rs. 5,05,000/-	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. 1,00,000/-	
Property 3: 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'		08.06.2026 Symbolic Possession		Rs. 5,05,000/-	
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Lot No.	Name of the Branch	Description of Movable/ Immoveable	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002	Reserve Price	Date and Time of E-Auction
	Name of the Account		Outstanding amount	Earnest Money Deposit (EMD)	
	Name & addresses of the Borrower/ Guarantors Account	Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Possession	Bid Increase Amount	
			Nature of Possession		
5.	BO: SAMB, CHANDIGARH	1. Plot No. 282 measuring 1 Kanal-3/2/3 marla (716 sq yards) situated at Baddowal, locality known as Victoria Gardens, Sub Tehsil Mullapur tehsil and District Ludhiana as per RTD no. 942 dated 18.08.2010 comprised in Kharsa 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 Jain S/o Late Shri Pawan Kumar Jain.	14.03.2016	R.P.: Rs. 36,51,600/-	04/08/2026
	M/S COSMAS RESEARCH LAB LTD.		Rs. 56,73,88,003.14 + further interest & charges w.e.f. 01.02.2016, less recovery (if any) until payment in full.	EMD: Rs. 3,65,160/-	From 11.00 AM to 4.00 PM
	M/s Cosmas Research Lab Ltd. (through Village Ganspura, 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, Udhm Singh Nagar, Civil Lines, Ludhiana, Punjab, 4. Mrs. Manu Jain S/o Late Sh Pawan Kumar Jain (Director/ Guarantor)		27.02.2025	Bid Increase amount: Rs. 1,00,000/-	
			Symbolic Possession		
				R.P.: Rs. 36,51,600/-	04/08/2026
				EMD: Rs. 3,65,160/-	From 11.00 AM to 4.00 PM
				Bid Increase amount: Rs. 1,00,000/-	
				R.P.: Rs. 11,60,250/-	04/08/2026
				EMD: Rs. 1,16,025/-	From 11.00 AM to 4.00 PM
				Bid Increase amount: Rs. 10,000/-	
			R.P.: Rs. 52,88,700/-	04/08/2026	
			EMD: Rs. 5,28,870/-	From 11.00 AM to 4.00 PM	
			Bid Increase amount: Rs. 1,00,000/-		
			R.P.: Rs. 50,24,180/-	04/08/2026	
			EMD: Rs. 5,02,418/-	From 11.00 AM to 4.00 PM	
			Bid Increase amount: Rs. 1,00,000/-		
			R.P.: Rs. 2,93,25,000/-	04/08/2026	
			EMD: Rs. 29,32,500/-	From 11.00 AM to 4.00 PM	
			Bid Increase amount: Rs. 1,00,000/-		
		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 Deposit 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 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, SAMB, 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 SARFAESI 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 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.					
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 "WHATSOEVER 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 provided.					
20. All statutory dues/attend 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: 08.07.20					