



Asset Recovery Management Branch , SCO : 21-22, 1<sup>st</sup> Floor, Sector – 12 Karnal,  
Email: cs8260@pnb.bank.in

Appendix – IV - A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Date – 27-09-2026

|                                                                                                                                                                                                                                                                                  |                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| M/s Paradise Print Pack (Partnership Firm)<br>at Village Badanpuri, Tehsil Radaur<br>Distt. Yamunanagar (Haryana) – 135002<br>Through Partners<br>1. Sh. Rakesh Kumar S/o Sh. Rajinder Kumar<br>2. Sh. Manoj Singh S/o Sh. Angad Singh<br>3. Sh. Sukhdev Singh S/o Sh. Nathi Ram | Sh. Rakesh Kumar S/o Sh. Rajinder Kumar<br>(Partner cum Guarantor in M/s Paradise Print Pack)<br>At H. No. 61, Gokalgarh (76), Ambala,<br>Haryana-133203 |
| Sh. Manoj Singh S/o Sh. Angad Singh<br>(Partner cum Guarantor in M/s Paradise Print Pack)<br>H. No. 811, Ward No. 20, Ram Nagar,<br>Jagadhari, Yamunanagar, Haryana -<br>135002                                                                                                  | Sh. Sukhdev Singh S/o Sh. Nathi Ram<br>(Partner cum Guarantor in M/s Paradise Print Pack)<br>Village Badanpuri, PO Hafizpur,<br>Yamunanagar - 135002     |

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 the Secured Creditor, will be sold on “As is Where is”, “As is What is” and “Whatever there is” basis on 27.10.2026 (11:00 AM to 04:00PM) for recovery of Rs. 2,96,92,556.04 (Rupees Two Crores Ninety Six Lac Ninety Two Thousand Five Hundred Fifty Six and Four Paise only) as on 28.02.2026 with further interest w.e.f. 01.03.2026 Plus other expenses Minus (-) recovery, if any, until payment in full (hereinafter referred to as “secured debt”) due to secured creditor from M/s Paradise Print Pack (Partnership Firm).

**1. Schedule of Property:**

The Reserve Price will be Rs. 1,47,25,000/- and Earnest Money Deposit will be Rs. 14,72,500/- and incremental bid amount Rs. 1,00,000/-.

All that Part and Parcel of property along with construction and superstructure thereupon in shape of factory measuring 03K-00M comprised in Khewat No. 50Min//49, Khatauni No. 65Min, Khasra No. 11//22/2/2(3-0) situated at village Badanpuri, H.B No. 481, Tehsil Radaur, Distt. Yamunanagar owned by M/s Paradise Print Pack vide sale deed no. 1689 dated 28.09.2022, duly registered in the office of Sub/joint registrar, Radaur read with mutation no. 288 and jamabandi for the year 2020-2021, which is bounded as under:

North: Agriculture Land, South : Agriculture Land



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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](http://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-portal <https://baanknet.com>
7. Bidder's e-Wallet should have sufficient balance ( $\geq$  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. 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 of ten 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 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.
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 A/c number 826000317118A, IFSC Code PUNB0826000 Punjab National Bank, Karnal 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 Karnal. 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