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**E-AUCTION/
SALE
NOTICE**

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 provisions of Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general & 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", and "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) 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 SALE OF THE SECURED ASSETS

Lot No.	Name of the Borrower & Bank Branch Details	a) Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 b) amount as per demand notice 13(2) c) Nature of possession	Name of Owner(s) / Mortgagors of Property(ies)	Description of Immovable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Reserve Price Earnest Money Deposit (EMD) Bid Increase Amount	Date and Time of E-Auction	Detail of the encumbrances known to the secured creditors
1.	M/s Rama Krishna Knitters Private Limited	A) Date of Demand Notice a) PNB: 06.04.2016 b) SBI: 15.12.2015 c) UBI: 01.03.2016 d) BOB: 27.05.2016 B) Amount as per demand notice- a) PNB- Rs. 113,79,89,477.06 b) SBI- Rs. 78,30,03,774.11 c) UBI- Rs. 10,74,64,211/- d) BOB- Rs. 9,86,78,819.40 C) Nature of possession- Symbolic Possession	1. M/s Rama Krishna Knitters Private Limited 2. Smt. Shalu Gupta W/o Late Sh. Naresh Gupta 3. Sh. Narender Chugh S/o Sh. Meher Chand Chugh 4. Smt. Amrit Bala W/o Late Sh. Shambu Nath 5. Sh. Naresh Gupta (since deceased) through legal heirs: a. Smt. Shalu Gupta b. Sh. Aditya Gupta c. Ms. Aditi Gupta	1) Factory land Noorpur Bet, Ladhawal, Hambran Road, Ludhiana in the name of Guarantors i.e. Naresh Kumar Gupta and Shalu Gupta comprising of 7 Sale Deeds detailed as below: (Sale Deeds bearing Vasika Nos. 18027, 16516, 17962, 7445 in the name of Naresh Kumar Gupta and Sale Deeds bearing Vasika Nos. 23696, 17961, 2834 in the name of Shalu Gupta) 2) Factory land at Preet Vihar, Jassian Road, Halibowal Kalan, Ludhiana comp. of 4 title deeds No. *26632, 27668, 26631, 26630 measuring 900 sq. Yards in the name of Naresh Kumar and Shalu Gupta and Amrit Bala	Rs. 2,55,77,000/- EMD amount- Rs. 25,57,700/- Incremental Bid- Rs. 1,00,000/- Rs. 97,00,000/- EMD amount- Rs. 9,70,000/- Incremental Bid- Rs. 1,00,000/-	23.10.2026 11.00 am to 4.00 pm 23.10.2026 11.00 am to 4.00 pm	Not known Not known

Note: The sale of property at S. No. 1 shall only be confirmed when bid received for Block 2 as put on auction by liquidator
The sale of property at S. No. 2 shall only be confirmed when bid received for Block 3 as put on auction by liquidator

Litigation pending:

- CS/1287/2016- Narinder Chugh Vs Shalu Gupta decided vide order dated 01.02.2018 by Civil Judge Junior Division, Ludhiana wherein injunction has been issued against Shalu Gupta from interfering in the peaceful possession of Narinder Chugh except in due course of law
- CS/903/2016- Narinder Chugh Vs Shalu Gupta decided vide order dated 11.10.2018 by Civil Judge Junior Division, Ludhiana wherein injunction has been issued against Shalu Gupta from interfering in the peaceful possession of Narinder Chugh except in due course of law
- CS/744/2016- Narinder Chugh Vs Rama Krishna Knitters Pvt. Ltd and Shalu Gupta decided vide order dated 06.09.2016 by Civil Judge Junior Division, Ludhiana wherein injunction has been issued against Shalu Gupta from interfering in the peaceful possession of Narinder Chugh except in due course of law
- CS/1350/2016- Narinder Chugh Vs Shalu Gupta and Amrit Bala decided vide order dated 06.09.2016 by Civil Judge Junior Division, Ludhiana wherein injunction has been issued against Shalu Gupta from interfering in the peaceful possession of Narinder Chugh except in due course of law

Lot No.	Name of the Branch Name of the Account Name & addresses of the Borrower/Guarantors Account	Description of Immovable 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	Detail of the encumbrances known to the secured creditors
2.	SAMB: CHANDIGARH M/s Rama Krishna Knitters Private Limited M/s Rama Krishna Knitters Private Limited, through Liquidator Sh. Rajender Kumar Jain H. No. 36-B, New Kitchlu Nagar, Hambran Road, Ludhiana, M/s Rama Krishna Knitter Private Limited, through Liquidator Sh. Rajender Kumar Jain - Main Road, Village Noorpur Bet, Ladhawal, Ludhiana, Guarantor/ Director Smt. Shalu Gupta W/o Late Sh. Naresh Gupta, H. No. 36-B, New Kitchlu Nagar, Hambran Road, Ludhiana And in her capacity as legal heir of deceased Sh. Naresh Gupta, Guarantor Sh. Narender Chugh S/o Sh. Meher Chand Chugh R/o D 60/2, East of Kailash, New Delhi - 110065, Guarantor Smt. Amrit Bala W/o Late Sh. Shambu Nath, H. No. 36-B, New Kitchlu Nagar, Hambran Road, Ludhiana, Sh. Aditya Gupta (in his capacity as Legal Heir of deceased Sh. Naresh Gupta) H. No. 36-B, New Kitchlu Nagar, Hambran Road- Ludhiana, Ms Aditi Gupta (in her capacity as legal heir of deceased Sh. Naresh Gupta) H. No. 36-B, New Kitchlu Nagar, Hambran Road, Ludhiana	1. Residential property at 36-B, New Kitchlu Nagar, Ludhiana Vasika No. 25849 measuring 300 sq. Yards in the name of Sh. Naresh Garg s/o Sh. Aad Ram 2. House No. 59-B, New Kichlu Nagar, Ludhiana, Vasika No. 19879, 18609 measuring 253.33 sq. Yards in the name of Shalu Gupta. 3. Property situated at Industrial Plot No. C-7, Block Part A, Village Barmalpur, Payal, Distt. Ludhiana (lease deed) (leased by M/s Punjab Apparel Park Limited) measuring 2136 sq. Yards bearing Lease Deed No. 1145 dated 06.08.2008 in the name of Shalu Gupta. 4. Residential House at Village Baranahara, Hambran Road, Ludhiana Vasika No. 21619 and 31521 measuring 3448.50 Sq. Yards in the name of Naresh Kumar and Shalu Gupta.	Date of Demand Notice: PNB- 06.04.2016, SBI- 15.12.2015, UBI- 01.03.2016, BOB- 27.05.2016 Amount as per Demand Notice: PNB: Rs. 113,79,89,477.06, SBI: Rs. 78,30,03,774.11, UBI: Rs. 10,74,64,211/-, BOB: Rs. 9,86,78,819.40. Nature of possession: Symbolic Possession	R.P.: Rs. 1,68,69,000/- EMD: Rs. 16,86,900/- Incremental Bid- Rs. 1,00,000/- R.P.: Rs. 1,30,90,000/- EMD: Rs. 13,09,000/- Incremental Bid- Rs. 1,00,000/- R.P.: Rs. 78,44,000/- EMD: Rs. 7,84,400/- Incremental Bid- Rs. 1,00,000/- R.P.: Rs. 3,99,00,000/- EMD: Rs. 39,90,000/- Incremental Bid- Rs. 1,00,000/-	23.10.2026 11.00 am to 4.00 pm 23.10.2026 11.00 am to 4.00 pm 23.10.2026 11.00 am to 4.00 pm 23.10.2026 11.00 am to 4.00 pm	Not known Not known Not known Not known

CONTACT PERSON: SHRI SUBHRAJIT MISHRA, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 9571968600

TERMS AND CONDITIONS OF E-AUCTION SALE

- 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>
- 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.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode & 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.
- 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.ebkay@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.
- 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
- 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>).
- Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- 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.
- 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.