

Branch Office : Circle SASTRA Centre Address: Above Improvement Trust Building, Chandigarh Road,
Hoshiarpur 146001 Phone No.: 0188-2505284, E-mail: cs8241@pnb.co.in

Property ID: PUNB0205HERITAG01

Date: 09.10.2026

SALE NOTICE 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 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 constructive/physical/ symbolic possession of which has been taken by the Authorized 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.

SCHEDULE OF THE SECURED ASSETS

Lo t. No	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs. in Lacs)	Date/ Time of E- Auction	Details of the encumbranc es known to the secured creditors
	Name of the Account	Name (mortgagers of property(ies))	B) Outstanding Amount as on C) Possession Date u/s 13(2) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/ Constructive	B) EMD (last date of deposit of EMD) C) Bid Increase Amount		
	Name & addresses of the Borrower/ Guarantor s Account					
1	M/s. Heritage Hotel, Phagwara Road, Near Sabzi Mandi, Hoshiarpur (1) Sh. Harpreet Singh S/o Sh. Tara Singh, & (2) Smt. Harpreet Kaur W/o Sh. Harpreet Singh, at H. No. B- 25/21, Kirti Nagar, Hoshiarpur and (3) Guarantor Sh. Tara Singh (Deceased) Through Legal Heirs	1) All part & parcel of 10 Marla, FIFTY-ONE superstructure Measuring OK Comprised in Khata no. 112/144, 40/292, Khasra no. 74//16/1/1(3-13), H.B. No. 246, Situated at Vill. Khawaspur, Tehsil & District Hoshiarpur. Bounded as under- East- Sh. Tara Singh and Rasta (Wide 8'-9" 60'-0"	1) 08.02.2018 2) Rs. 2,51,17,970.00 (Rupees Two Crore Fifty-One Lakhs Seventeen Thousand Nine Hundred Seventy Only) plus future interest, Cost and other charges accrued thereupon (w.e.f. 01- 10-2017), less recoveries if any, hereinafter referred to as the Secured Debt	A) 44.88 lakhs B) 4.88 lakhs(26.10. 2026) c) 0.20 lakhs	27.10.2026 11:00am to 4:00 pm	None known to Bank

Sh. Harpreet Singh S/o Late Sh. Tara Singh & Smt. Raghvir Kaur W/o Late Sh. Tara Singh, Both R/o H. No. 25/21, Kirti Nagar, Hoshiarpur	West- Land of Sh. Pargat Singh 61'-0" North- Other owner 53'-9" South- Sh. Joginder Singh 44'-0" As per sale deed Vasik No. 7473 Dated 26-03- 2004, Standing in the name of Smt. Raghvir Kaur w/o Sh. Tara Singh. (2) All part & parcel of property super structure measuring 0K 8Marla 6Sarsahi and thereon (Out of 13 Marlas land in the name of Shri Tara Singh who sold out the property measuring 4 Marlas 3 Sarsahi to Sh. Harvarinder Singh S/o Sh. Ranvir Singh vide mutation no. 19342 as per Jamabandi for the year 2002-03. Now Tara Singh is recorded as owner of property measuring 8 marlas and 6 sarsahi) out of Khatanos. 82/112 bearing khasra nos. 74R//16/1/1(3-13) situated in the revenue estate of village Khawaspur, H.B. No. 246, Tehsil & District Hoshiarpur registered on the name of Sh. Tara Singh s/o Sh. Dalip Singh in the office of sub registrar Hoshiarpur as per document no. 234, Bahi no. 1, Jild No. 1592, Page no. 4, dated 16.04.1993 bounded as per Title Deed under- East- Rasta 60'-6" West- Other	3) 25.04.2018 4) Symbolic possession			
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Owner 51'-6" + 9' 0"				
North- Land Kehar				
Singh 62'-6"				
South- Rasta				
40'-0" + 22'6"				

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.
2. The auction sale will be "online through e-auction" portal <https://BAANKNET.com>
3. The intending Bidders/Purchasers are requested to register on portal <https://BAANKNET.com> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 26.10.2026 before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://BAANKNET.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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.
5. Platform (<https://BAANKNET.com>) for e-Auction will be provided by e Auction service provider psballiance having its Registered office at Unit -1,3RD Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East.Mumbai-40037.). 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.
6. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
 - (1) <https://BAANKNET.com>
7. 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 <https://BAANKNET.com>
8. The intending Bidders/ Purchasers are requested to register on portal (<https://BAANKNET.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
9. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
10. 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 minimum increase in the bid amount must be of Rs. 0.20 Lakhs to

the last higher bid of the bidders. 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.

11. 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.
12. 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 (<https://BAANKNET.com>). Details of which are available on the e-Auction portal.
13. 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).
14. The secured asset will not be sold below the reserve price. If there is a single bidder, bid price has to be increased by one bid factor.
15. 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 auction 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 (Name of the A/C) Payable at, 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.
16. 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.
17. 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.
18. The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act.
19. The properties are being sold on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"**
20. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
21. 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.
22. All statutory dues/ attendant charges/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. If any property ID/ NOC/ clearance from any Government Agency/ any other formalities required for registration of IP in name of bidder is required, the formalities and charges have to be borne by the bidder. If IP is sold on Symbolic possession, it shall not be the responsibility of the Bank to deliver physical possession of the IP. Bank shall give only symbolic possession of the IP after sale. In case of Physical Possession of IP, Bank shall

hand over the keys of the property to successful bidder. Bank does not bear any responsibility for clearance of such bill or any other bill/ tax/ payment/ dues etc. not paid by the borrower. Interested bidders must make their own independent enquiries regarding such pendency. The property is being sold on "as is where is, as is what is, whatever there is" basis.

23. 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.

24. 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 thee-auctions.

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>

 कृते पंजाब नेशनल बैंक
For Punjab National Bank

अधिकृत अधिकारी / Authorised Officer
Secured Creditor
Punjab National Bank (6321600)

Date:09.10.2026

Place: Hoshiarpur

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