



ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ



punjab national bank

ASSET RECOVERY MANAGEMENT BRANCH

Site No. 5, Ferozepur Road, Ludhiana- 141012

E-mail: CS4540@pnb.bank.in Tel:- 0161-2888181, 2888182

Date 13/10/2026

M/S Pashupatinath International, Property No. B- XXI11-2904, Yash Raj Tower, Diagonally Opp. Bharat Petroleum, Link Road near Samrala Chowk, Tehsil & District Ludhiana- Punjab -141008. Through its Proprietor Sh. Rohit Goyal S/o Sh Yash Raj Goyal	
Sh. Rohit Goyal S/o Sh Yash Raj Goyal (Proprietor & Guarantor) 19-B, Rajguru Nagar Extension, Ludhiana	Sh. Yash Raj Goyal S/o Sh Ram Ji Dass Goyal, (Guarantor) 19-B, Rajguru Nagar Extension, Ludhiana

Appendix – IV-A
[See Rule 8 (6) and Rule 9(1)].

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 **Physical Possession** of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **03.11.2026** for recovery of Rs.6,45,03,048.76 (Rupees Six Crore Forty Five Lakh Three Thousand Forty Eight and Seventy Six Paise Only) as on 30.09.2018 with interest charged upto 30.09.2018 with further interest and other charges W.e.f. 01.10.2018 less recovery if any, due to the secured creditor from M/s Pashupatinath International. The reserve price and the earnest money to be deposit is as per given detail. Auction notice will be published in two newspapers "Indian Express" and "Jagbani" on 14/10/2026.

Description of the secured asset	Possession	Reserve Price	Earnest money
All that is part & Parcel of commercial land & building total msg. 600 Sq yards situated at 2904. Yashraj tower, link road, Ludhiana.	Physical	Rs 4,10,00,000/-	Rs. 41,00,000/-
1. Property / plot measuring 225 Sqyd comprising khasra number 10//9,10//10/1, as per Jamabandi 1998-99 Situated at Village Sherpur Kalan, Hadbast number 176, Abadi Sherpur Kalan, Ludhiana, Registered in the name of Sh. Rohit Goyal S/o Sh. Yash Raj Goyal and Sh. Yashraj Goyal S/o Sh. Ramji Dass Goyal registered vide sale deed bearing wasika no. 9859 Dated 13.10.2003 registered with sub registrar Ludhiana East.			Incremental Amount Rs.2.00Lakh
2. Property / plot measuring 225 Sqyd comprising khasra number 17//13/2/5, 13/2/4 as per Jamabandi 2003-04, Situated at Village Sherpur Kalan, Hadbast number 176, Abadi Sherpur Kalan, Ludhiana, Registered in the name of Sh. Rohit Goyal S/o Sh. Yash Raj Goyal and Sh. Yashraj Goyal S/o Sh. Ramji Dass Goyal registered vide sale deed bearing wasika no. 6678 Dated 30.06.2006 registered with sub registrar Ludhiana.			
3. Property / plot bearing MC No. B-XXIII-2904 measuring 150 Sqyd comprising khasra number 10//10/1,10//9, as per Jamabandi 1998-99 Situated at Village Sherpur Kalan, Hadbast number 176, Abadi Sherpur Kalan, Ludhiana, Registered in the name of Sh. Yashraj Goyal S/o Sh. Ramji Dass Goyal registered vide sale deed bearing wasika no. 15455 Dated 29.01.2004 registered with sub registrar Ludhiana East.			

Disclaimer- As per title deed total area of property is 600- Sq.Yards, however as per revenue record total area is 513- Sq.Yards.

For detail Terms and conditions of the sale, please refer the link provided in "https://baanknet.com" and "https://www.pnbindia.in"



For PUNJAB NATIONAL BANK
Authorized Officer
Punjab National Bank
Asset Recovery Branch
Secured Creditor
CS4540