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ASSEST RECOVERY MANAGEMENT BRANCH NEAR RED CROSS DHARAMSHALA, KANGRA (H.P.) e-mail: cs8200@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE/ MOVABLE 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.

Lot No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/ Guarantor(s) Account	SCHEDULE OF THE SECURED ASSETS 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 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical /Constructive	A) Reserve Price B) EMD C) Bid Increase Amount	Date/ Time of e-auction Details of the encumbrances known to the secured creditors
1.	**PNB ARMB Dharamshala** **Contact No 9815934067** **Swadesh Food Processing Industries** Prop Sh Sanjeev Sharma S/o Sh Tarsem Chand, V.P.O Chalali, Tehsil Dehra, Distt Kangra ,H.P.177103 **(Borrower)** **M/s M.S Marketing,** Prop Mastan Singh S/O Munshi Ram, VPO Sapouri, Tehsil Amb, Distt Una, H.P 177210 **(Borrower)** Sh Sanjeev Sharma S/O Sh Tarsem Chand, R/o Mohal Sukahar, Mouza Gangot, Tehsil Dehra, Distt Kangra H.P 177103 **(Guarantor)** **M/s S.J Marketing,** Prop Sh. Sat Prakash Jaswal S/O Sh. Mastan Singh H. No-202, 2nd Floor,Chaily Hill Near Petrol Pump,Vikas Nagar, Shimla, HP 171002 **(Borrower)** Sh Sanjeev Sharma S/o Sh Tarsem Chand, R/o Mohal Sukahar, Mouza Gangot, Tehsil Dehra, Distt Kangra H.P177103**(Guarantor)** **M/s Amber Construction Estate Consultancy Services,** Prop Sh Sanjeev Sharma S/O Sh Tarsem Chand, V.P.O Chalali, Tehsil Dehra, Distt Kangra, H.P.177103 **(Borrower)** Sh. Sat Prakash Jaswal S/O Sh. Mastan Singh H. No-202, 2nd Floor, Chaily Hill Near Petrol Pump, Vikas Nagar, Shimla, HP 171002 **(Guarantor)** Sh Sanjeev Sharma S/O Sh Tarsem Chand, V.P.O Chalali, Tehsil Dehra, Distt Kangra ,H.P. 177103 **(Borrower)** Sh. Tarsem Chand, V.P.O Chalali, Tehsil Dehra, Distt Kangra, H.P. 177103 **(Co-Borrower)**	1. Reg. Mortgage of land and superstructure comprised in khata no. 114 min, khatauni no. 136 min, khasra nos. 1227, 1229, 1239, 1312, 1319, land measuring 00-51-21 hects to the extent of 1/6 share which comes to 00-08-53 hects situated in mohal Sukahar, Mouza Gangot, Tehsil Dehra, Distt. Kangra H.P. in the name of Sh. Tarsem Chand S/O Sh. Daulat Ram Vide Jamabandi for the Year 2008-09 in the name of Sh. -Tarsem Chand Appointed Sanjeev Sharma as General Power of Attorney Holder Vide Regd No.40/15 Dated 23.03.2015. 2. Plant and Machinery	A)12.03.2018 B) Rs 40,27,347.50 as on 31.12.2017 plus future interest, costs and charges incurred by the bank thereon W.E.F 01.01.2018 C) 03.11.2021 D) PHYSICAL A) 28.11.2018 B) Rs16,53,464.76 as on 28.11.2018 plus future interest, costs and charges incurred by the bank thereon W.E.F 01.10.2018 C) 03.11.2021 D) PHYSICAL A)28.11.2018 B) Rs11,17,227 as on 28.11.2018 plus future interest, costs and charges incurred by the bank thereon W.E.F 01.10.2018 C) 03.11.2021 D) PHYSICAL A)12.03.2018 B) Rs15,67,393 as on 31.12.2017 plus future interest, costs and charges incurred by the bank thereon W.E.F 01.01.2018 C) 03.11.2021 D) PHYSICAL A)28.11.2018 B) Rs23,93,676.22 as on 28.11.2018 plus future interest, costs and charges incurred by the bank thereon W.E.F 01.04.2018 C) 03.11.2021 D) PHYSICAL A)15.01.2018 B) Rs. 10,59,044.00 as on 31.12.2017 plus future interest, costs and charges incurred by the bank thereon W.E.F 01.01.2018 C) 03.11.2021 D) PHYSICAL A)15.01.2018 B) Rs.28,29,987.02 as on 31.12.2017 plus future interest, costs and charges incurred by the bank thereon W.E.F 01.01.2018 C) 03.11.2021 D) PHYSICAL	*A) Rs. 1,54,19,000* *B) Rs. 15,41,900* C) Rs. 1 lakh A) Rs 8,27,385 B) Rs 82738.5 C) Rs 1 lakh	*Date 26.11.2026 Time 10:00AM to 04:00PM* Not Known Date 26.11.2026 Time 10:00AM to 04:00PM Not Known
2.	**BO: TALMERA** **Swadesh Food Industry** Prop Sanjeev Sharma S/O Sh Tarsem Chand, VPO Chalali, Tehsil Dehra, Distt Kangra, HP-177103 **(Borrower & Mortgagor)** Sh. Mastan Singh S/o Munshi Ram,VPO Sapori, Tehsil Amb, Distt Una, HP 177210 **(Guarantor)** Swadesh Food Labs Prop Sudesh Jaswal W/o Sat Prakash Jaswal Bldg No 63/3A VPO Chalali, Tehsil Dehra, Distt Kangra, HP-177103 **(Borrower)** Sanjeev Sharma S/O Sh Tarsem Chand VPO Chalali, Tehsil Dehra, Distt Kangra, HP-177103 **(Guarantor & Mortgagor)**				
3.	**ARMB Dharamshala CONTACT NO. 98159-34067** **M/S SAI INDUSTRIES BRICK KILN** PROP LT. SH. JOGINDER SINGH PATHANIA S/O SH NATHU SINGH R/O VILL. SAUHRA, PO MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA H.P. 176023 **(Borrower & Mortgagor in M/s Sai Industries Brick Kiln Prop. Sh. Joginder Singh Pathania)** SMT. SUKANYA DEVI W/O LT. SH. NATHU RAM R/O VILL. SOUHRA, P.O. MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA, H.P., PIN 176023 **(Guarantor in NPA Account M/s Sai Industry Brick Kiln Prop. Sh. Joginder Singh Pathania and GPO Holder)** SH. MANU PRATAP SINGH S/O LT. SH. JOGINDER SINGH PATHANIA R/O VILL SOUHRA, PO MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA, H.P. PIN 176023 **(Legal Heir of Sh. Joginder Singh Pathania S/o Sh. Nathu Ram and Borrower & Mortgagor in NPA Account Manu pratap Singh & Bhanu Partap Singh)** SH. BHANU PRATAP SINGH S/O LT. SH. JOGINDER SINGH PATHANIA R/O VILL SOUHRA, PO MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA, H.P. 176023 **(Legal Heir of Sh. Joginder Singh Pathania S/o Sh. Nathu Ram& Co-Borrower in NPA Account Manu Pratap Singh & Bhanu Partap Singh)** SMT. SUDESH KUMARI W/O LT. SH. JOGINDER SINGH PATHANIA R/O VILL SOUHRA PO MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA, H.P. 176023 **(Legal Heir of Sh. Joginder Singh Pathania S/o Sh. Nathu Ram and Mortgagor & Guarantor in NPA Account Manu Pratap Singh)** SH.RAJINDER KUMAR S/O SHRI JAGDISH CHAND R/O VILL GHAROLI , PO DHIALA TEHSIL NURPUR, DISTT KANGRA H.P.176022 **(Guarantor in NPA Account Manu Pratap Singh & Bhanu Partap Singh)**	Reg. Mortgage of Land & Superstructure Building in respect of Khata No. 44, Khatauni No.63, Khasra No.484/355, 536/486/355, 356, 357, Plot 4, Land measuring 00-77-45 HM to the extent of ½ share ie. Land measuring 00-38-72 HM and Khata No.43, Khatauni No.62, Khasra No. 505/44,45 Plots 2, Land measuring 00-28-21 HM and Khata No.15, Khatauni No.26, Khasra No.351, 352, Plots 2, Land measuring 00-16-56 HM to the extent of 32/69 share ie. Land measuring 00-07-68 HM and Khata No.51, Khatauni No.70, Khasra No.41,46,47, Plots 3, Land measuring 00-58-18 HM to the extent of 1/8 share ie. Land measuring 00-07-27 HM situated in Mohal Guhra, Mauja & Tehsil Jawali, Distt. Kangra, H.P. as per Jamabandi of the year 2015-16. Total Land 8188 Sqmtr	A)08.09.2020 (Manu Pratap & Shri Bhanu Pratap) & 26.12.2019 (M/s SAI Industry Brick kiln Prop Sh. Joginder Singh Pathania) B)In NPA Account Manu Pratap Singh & Bhanu Pratap Singh ,As on 30.11.2019 is Rs. 36,39,814.26 (with further interest & charges w.e.f 01.12.2019 untill payment in full & In NPA Account M/s Sai Industries Brick Kiln Prop.Sh. Johinder Singh Pathia , as on 31.07.2019 is Rs. 73,48,733 /- with further interest & other charges w.e f 01.07.2019 untill payment in full C) 08.01.2021 D) Symbolic	A) Rs. 1,28,76,000 B) Rs. 12,87,600 C) Rs. 1.00 Lakhs	Date 26.11.2026 Time 10:00AM to 04:00PM Not Known
4.	**ARMB Dharamshala CONTACT NO. 98159-34067** **M/S SAI INDUSTRIES BRICK KILN** PROP LT. SH. JOGINDER SINGH PATHANIA S/O SH NATHU SINGH R/O VILL. SAUHRA, PO MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA H.P. 176023 **(Borrower & Mortgagor in M/s Sai Industries Brick Kiln Prop. Sh. Joginder Singh Pathania)** SMT. SUKANYA DEVI W/O LT. SH. NATHU RAM R/O VILL. SOUHRA, P.O. MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA, H.P., PIN 176023 **(Guarantor in NPA Account M/s Sai Industry Brick Kiln Prop. Sh. Joginder Singh Pathania and GPO Holder)** SH. MANU PRATAP SINGH S/O LT. SH. JOGINDER SINGH PATHANIA R/O VILL SOUHRA, PO MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA, H.P. PIN 176023 **(Legal Heir of Sh. Joginder Singh Pathania S/o Sh. Nathu Ram and Borrower & Mortgagor in NPA Account Manu pratap Singh & Bhanu Partap Singh)** SH. BHANU PRATAP SINGH S/O LT. SH. JOGINDER SINGH PATHANIA R/O VILL SOUHRA, PO MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA, H.P. 176023 **(Legal Heir of Sh. Joginder Singh Pathania S/o Sh. Nathu Ram& Co-Borrower in NPA Account Manu Pratap Singh & Bhanu Partap Singh)** SMT. SUDESH KUMARI W/O LT. SH. JOGINDER SINGH PATHANIA R/O VILL SOUHRA PO MATLAHAR, TEHSIL JAWALI, DISTT. KANGRA, H.P. 176023 **(Legal Heir of Sh. Joginder Singh Pathania S/o Sh. Nathu Ram and Mortgagor & Guarantor in NPA Account Manu Pratap Singh)** SH.RAJINDER KUMAR S/O SHRI JAGDISH CHAND R/O VILL GHAROLI , PO DHIALA TEHSIL NURPUR, DISTT KANGRA H.P.176022 **(Guarantor in NPA Account Manu Pratap Singh & Bhanu Partap Singh)**	A)Khata No.84, Khatoni No.130, Khasra No.171, 173, 346, Plots 3, Land measuring 00-12-13 HM to the extent of 5/16 share ie. Land measuring 00-03-79 HM and Khata No.85, Khatoni No. 131, Khasra No.345, Land measuring 00-42-45 HM to the extent of 5/32 share ie land measuring 00-06-63 HM total land in two khatas are 00-10-42 HM situated in Mohal Sohura, Mauja & Tehsil Jawali, Distt. Kangra, H.P. as per Jamabandi for the year 2011-12 in the name of Sh. Manu Pratap Singh S/O Sh. Joginder Singh S/O Sh. Nathu Ram R/O Village Sauhra, PO Matlahar, Tehsil Jawali, Distt. Kangra, H.P. Self and General Power of attorney holder Smt. Sukanya Devi W/O Nathu Ram R/O Village Sahura, PO Matlahar, Tehsil Jawali, Distt. Kangra, H.P. Vide Document No.38/2018 dated 22.02.2018 registered with sub registrar and Smt. Sudesh Kumari W/O Sh. Joginder Singh and Sh. Bhanu Pratap Singh S/O Sh. Joginder Singh R/O Village Sauhra, PO Matlahar, Tehsil Jawali, Distt. Kangra, H.P. B) Reg Mortgage of Land and Superstructure Building in respect of Khata No.56 min, Khatauni No.78 min, Khasra No.568/491, Land measuring 00-04-00 HM to the extent of ½ Share ie. Land measuring 00-02-00 HM situated in Mohal Souhra, Tehsil Jawali, Distt. Kangra, H.P. Parcha Jamabandi for the year 2011-12 in the name of 1. Sh. Manu Pratap Singh S/O Joginder Singh S/O Nathu Ram R/O Village Sauhra, PO Matlahar, Tehsil Jawali, Distt. Kangra, H.P. Self and General Power of Attorney Holder Smt. Sukanya Devi W/O Sh.Nathu Ram 2. Smt. Sudesh Kumari W/O Sh. Joginder Singh 3. Sh. Bhanu Pratap Singh S/O Sh. Joginder Singh R/O Village Sauhra, PO Matlahar, Tehsil Jawali, Distt. Kangra, H.P. **Total Land =1242Sqmt. or 12-42 HM** **Note: MA-20-2024 (S.A-9-2021 Main Case) is pending before DRT Chandigarh –I for SAI Industries Brick Kiln**	A)08.09.2020 (Manu Pratap & Shri Bhanu Pratap) & 26.12.2019 (M/s SAI Industry Brick kiln Prop Sh. Joginder Singh Pathania) B) In NPA Account Manu Pratap Singh & Bhanu Pratap Singh ,As on 30.11.2019 is Rs. 36,39,814.26 (with further interest & charges w.e.f 01.12.2019 untill payment in full & In NPA Account M/s Sai Industries Brick Kiln Prop.Sh. Johinder Singh Pathia , as on 31.07.2019 is Rs. 73,48,733 /- with further interest & other charges w.e f 01.07.2019 untill payment in full C) 08.01.2021 D) Symbolic	A) Rs. 66,60,000 B) Rs. 6,66,000 C) Rs. 1.00 Lakhs	Date 26.11.2026 Time 10:00AM to 04:00PM Not Known
5.	**ARMB Dharamshala CONTACT NO. 98159-34067** **M/s Himsuta Blocks** Prop. Sh. Ramesh Chand S/O Lal Chand, Add-VPO Bhapoo , Tehsil Indora , Distt Kangra H.P.-176402. **Sh. Ramesh Chand** S/o Sh. Lal Singh **(Proprietor)** Add-VPO Bhapoo Tehsil , Tehsil Indora , Distt Kangra H.P.176402 Sh. Lal Singh S/o Avtar Singh **(Guarantor and Mortgagor)** Add-VPO Bhapoo Tehsil Indora Distt. Kangra H.P. 176402)	1. Reg. Mortgage of land and building comprised of khata no 210 khatauni no 403 khasra no 16 land measuring 0-73-64 hm to its share 802/7364 land measuring 0-08-02 hm situated at Mohal Tikka Mouza Bhapoo Tehsil Indora District Kangra Jamabandi 2012-13 owned and possessed by Mr Lal Singh S/o Sh.Avtar Singh 2. Khata no 212, khatauni no 405,406, khasra 515,516, kitta 02 land measuring 0-01-82 hm, its share ½ land measuring 0-00-91 hm khata no 211, khatauni no 404, khasra no 69,70,71,514/1,551 land measuring 0-40-73 HM, its share 195/4073 land measuring 0-01-95 hm situated in Tikka And Mauza Bhapoo Hadbast No 32 Tehsil Indora Distt Kangra HP for the year 2012-2013 owned and possessed by Mr Lal Singh S/o Sh.Avtar Singh.	A) 20.10.2023 B) Rs.28,76,002.74 with further interest & charges w.e.f 01.10.2023 untill payment in full. C) 28.10.2026 D) PHYSICAL A)20.10.2023 B) Rs.28,76,002.74 with further interest & charges w.e.f 01.10.2023 untill payment in full. C) 19.01.2024 D) SYMBOLIC	A) Rs.15,64,000 B) Rs.1,56,400 C) Rs.1.00 Lakhs A) Rs.14,95,000 B) Rs.1,49,500 C) Rs.1.00 Lakhs	Date 26.11.2026 Time 10:00AM to 04:00PM Not Known

TERMS AND CONDITIONS:- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1.Primary and Collateral property will be auctioned jointly; any properties cannot be sold in isolation by any means. GST applicable on moveable goods (Plant & Machinery, Stock (Raw Material Goods in Process and finished Goods) and does not the part of Auction price/Bid Price. 2. The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 3.** 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. **4.** 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 case of failure to deposit the amount 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. **5.** The Sale will be done by the undersigned through e-auction platform provided at the Website **https://baanknet.com/ on 26.11.2026 @ 10.00 AM. For detailed term and conditions of the sale, please refer https://baanknet.com/ & www.pnbindia.in.**

Date : 03.11.2026
Place : DHARAMSHALA

(Sd/-) Authorized Officer
Punjab National Bank, Secured Creditor