पंजाब नैशनल बैंक ...भरोसे का प्रतीक !
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आस्ति वसूली प्रबंधन शाखा गुरुग्राम,
प्लॉट नं.-5 इन्स्टीट्यूशनल एरिया सेक्टर-32 गुरुग्राम-122001

Asset Recovery Management Branch (ARMB) Gurugram,
Plot No-5, Institutional Area, Sector-32, Gurugram-122001

ईमेल/e-mail : cs8230@pnb.bank.in

dc

ARMB/82300/Auction/Proclamation/2025-26/ 005 Date : 28/10/2026

PROCLAMATION OF SALE

Whereas under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, a notice dated 03/10/2016 for the recovery of sum of Rs.2,83,99,129.00 from The Managing Director,
Collage Estate Pvt Ltd
Sh. Sumit Khaneja
Sh. Amit Khaneja
(hereinafter referred to as 'the borrower') was issued to the borrower.

And whereas the secured assets mentioned in the schedule were taken in possession.

Whereas the sale of secured asset will be done on "As is Where is", As is What is" and Whatever there is" basis to recover the secured debt.

And whereas on the 26th day of Nov'2026 (the date fixed for the sale), there will be due under the secured debt, a sum of Rs.2,83,99,129.00 + Further interest and charges thereof as on 30/09/2016.

Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said property shall be sold by public auction at 11:00 AM on the said 26th day of Nov'2026 through Portal : https://Baanknet.com

The sale will be of the property of the borrower above named and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule against each lot.

The property will be put up for sale in the lots specified in the Schedule. If the amount to be realised by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down, amount due as aforesaid, interest and cost(including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid.

At the sale, the public generally is invited to bid either personally or by duly authorised agent. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.

If the Borrower pays the amount due to the Bank in full before the date of sale, auction is liable to be stopped.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:-

The particulars specified in the Schedule hereinbelow have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.

The Reserve Price, below which the property shall not be sold, is Rs.2,66,90,000.00.

The EMD will be Rs.26,69,000.00 and the amount by which the bidding is to be increased will be Rs.1,00,000.00.

In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once be again put up to auction.

The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorised Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

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For reasons recorded, it shall be in the discretion of the 'Authorised Officer' to adjourn/discontinue the auction.

The person declared to be the purchaser shall pay immediately after such declaration, a deposit of 25% of the amount of purchase money to the 'Authorised Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.

In case the initial deposit is made as abovesaid, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorised Officer' on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

SCHEDULE OF PROPERTY

	Description of property to be sold with the name/s of the owner/s	Revenue assessed upon the property or any part thereo	Details of any encumbrances, known to the Bank, to which the property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature & value
	Shop No LGF-7&8 (M/s Ninty Nine General Retail Ltd, store 99), M/s VIVA Collage Mall , Lower Ground Floor, Jalandhar Phagwara Road ,Jalandhar Punjab, Area: 455.94 sq.mt, Owner: M/s Collage Estate Private Limited, Boundaries- North: Railway Line, South: Road, East: Other's Property, West: Other's Property; Geographic Co-ordinates: Latitude: 31.286860N, Longitude: 75.663038E	Not Known	TA/1766/22 NDH07/12/2026	Not Known

Manoj Kumar Sharma, Chief Manager ARMB Head
(Name & Designation of Authorized Officer)
Punjab National Bank
Secured Creditor

Mail To, All 4 Address

Address :