पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

ARMB RANCHI (Address- S N Ganguly Road, Radheshyam Lane Ranchi, Ranchi - 834001
Ph: 9431427385, E mail: cs6794@pnb.co.in

Date:05.11.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 Authorised 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

Lot. No	Name of the Branch Name of the Borrower Name & addresses of the Borrower/ Guarantor s Account	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 as on demand date **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 d) Baanknet Id	Date/ Time of E-Auction	Details of the encumbrance s known to the secured creditors
1	**PNB-BO: Golmuri (Branch 304600)** **M/s ROUNAK ENTERPRISES** **M/s Rounak Enterprises (Prop. Deobrat Prasad)** **H.No. 1, New Tata Line Golmuri, Jamshedpur, East Singhbhum, Jharkhand 831003** **Sri Deobrat Prasad S/o Ram Chandra Prasad** **50, New Tata Line, Deven Bagan, Golmuri, Near Khalsa**	1. All that piece and parcel of raiyati land measuring 1.37.529 acres comprises with portion of plot Nos 259, 258, 260, 263, 264, 265 and 266 situated in Mouza Noyadih P.S. Dhalbhumgarh, Survey Thana No 460 in Halka No VI, District East Singhbhum, Sub registry office Ghatshila, District Sub- Registry office Jamshedpur recorder under khata no 137, finally published on 17.08.1964 vide sale deed no 3823/4634 dated 18.05.2010 in the name of Mrs. Manjula Devi W/o Mr. Deobrat Prasad. The property is bounded as a) Portion of Plot No 259 measuring 4.839 decimal of Gora- I land	**A) 19.05.2025** **B) Rs.83,55,950.04** + further interest **C) 12.08.2025** **D)** Symbolic	A) Rs 2,07,23,000.00 B) Rs 20,72,300.00 C) Rs 1,00,000.00 D) PUNBRGB55782336	26.11.2026 From: 11:00 AM to 04:00 PM	Any other encumbrance s known to the bank-is not known

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	Club Jamshedpur, Golmuri East Singhbhum, Jharkhand 831003 **Mrs. Manjula Devi W/o Deobrat Prasad** **Holding No 50,New Tata Line, Deven Bagan, Jamshedpur, Golmuri, East Singhbhum, Jharkhand 831003** **Mr. Dibesh Raj S/o Deobrat Prasad** **50, New Tata Line, Devan Bagan, Golmuri, Near Khalsa Club, Jamshedpur, Golmuri, East Singhbhum Jharkhand 831003**	North: Rest portion of plot no 259 South: Rest portion of plot no 272 East: Rest portion of plot no 263 West: Rest portion of plot no 260 b) Portion of Plot No 258, measuring an area 8.400 decimal of Gora- III land North: Village Road South: Portion of Plot No 264 East: Portion of Plot No 258 West: Portion of Plot No 258 c) Portion of Plot No 260, measuring an area 6.600 decimals of Gora- I land North: Portion of plot no 260 South: Portion of Plot No 262 East: Portion of Plot No 259 West: Road d) Portion of Plot No 263, measuring an area 73.040 decimal of Gora- I land North: Portion of Plot No 263 South: Kedar East: Portion of Plot No 264 West: Portion of Plot no 263 e) Portion of Plot No 264, measuring an area 28.150 decimals of Gora- I land North: Portion of Plot No 258 South: Pachi Bale East: Portion of Plot No 264, 265 and 266 West: Portion of Plot No 263 f) Portion of Plot No 265, measuring an area 8.00 decimals of Sahon vacant land North: Portion of Plot No 265 South: Pachi Bala East: Portion of Plot No 265 West: Portion of Plot No 264 g) Portion of Plot No 266, measuring an area 8.500 decimals of Gora-I land				

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		North: Portion of Plot No 264 South: Portion of Plot No 265 East: Portion of Plot No 266 West. Portion of Plot No 264 2. All that piece and parcel of raiyati land measuring area 70.05 decimals comprised with portion of Plot No 260, 259, 263, 258 recorded under khata no 137 survey thana no 460, situated in mouza Noyadih, P.S. Dhalbhumgarh, District Singhbhum East vide sale deed no 3824/4635 dated 18.05.2010 in the name of Sri Deobrat Prasad S/o Late Ram Chandra Prasad. The property is bounded as a) Portion of Plot No 260, measuring an area 33.50 decimals of Gora-I land North: Plot No 135 South: Portion of Plot No 260 East: Portion of Plot No 259 West: Road b) Portion of Plot No 259, measuring an area 17.25 decimals of Gora-I land North: Plot No 136 South: Portion of Plot No 259 East: Portion of Plot No 258 West: Portion of Plot No 260 c) Portion of Plot No 263, measuring 6.30 decimals of Gora- I land North: Portion of Plot No 260 South: Portion of Plot No 263 East: Portion of Plot No 264 West: Portion of Plot No 259 d) Portion of Plot No 258, measuring an area 13.00 decimals of Gora- III land North: Plot No 138 South: Part of Plot No 263				

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		East: Part of Plot No 258 West: Part of Plot No 259				

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.
   The auction sale will be "online through e-auction" portal **https://www.baanknet.com**

2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. 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.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, on 25-11-2026 by 16.00 hrs 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.

4. Platform (**https://baanknet.in**) 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.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.in This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. 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**
   (2) **www.pnbindia.bank.in**

6. 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).

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. 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.

9. 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.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the baanknet portal.

11. 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).

12. The secured asset will not be sold below the reserve price.



13. 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 (679400317118A) 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.

14. 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.

15. 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.

16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

17. The properties are being sold on "***AS IS WHERE IS BASIS***" and "***AS IS WHAT IS BASIS***" and "***WHATEVER THERE IS BASIS***".

18. 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.

19. 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 provide.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. 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.

22. 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 the e-auctions.

23. 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 & www.pnbindia.bank.in.

Date: 05.11.2026
Place: Ghatshila

CHIEF MANAGER
AUTHORISED OFFICER
PUNJAB NATIONAL BANK
ARMO: RANCHI
SN GANGULY ROAD
RADHE SHYAM LANE
RANCHI-834001

Authorized Officer
Punjab National Bank
Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) & 9(1) OF THE SARFAESI ACT, 2002