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E-AUCTION/ SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) & 6(2) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s), mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/ hypothecated/charged to the Secured Creditor, the constructive/ physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/ Secured Creditor, will be sold on **"As is where is", "As is what is", & "Whatever there is"** on date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) & guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF SALE OF THE SECURED ASSETS

Lot. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/Guarantors Account	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 / Outstanding Amount / Date of Possession / Nature of Possession	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction
1.	**BO: SAMB: CHANDIGARH** **M/S DASHMESH RICE MILLS** **M/s Dashmesh Rice Mills,** Mohkam Arain Road, Jalalabad (West) District Ferozepur, Punjab -152024, **Mr. Raman Sidana (Partner)** S/o Mr. Kishan Chand R/o House No. 917, Near State Bank of Patiala, Ward No. 08, Jalalabad (w), Fazilka, Punjab -152024, **Mrs. Vandana Sidana (Partner)** W/o Mr. Raman Sidana R/o House No. 917, Near State Bank of Patiala, Ward No. 08, Jalalabad (w), Fazilka, Punjab- 152024, **Sh. Ashwani Kumar,** R/o Near Darpan Dharm Kanda, 2/18 Bagh Colony Jalalabad West, District Fazilka, Punjab -152024, **Ranju Sidana (Guarantor),** R/o Near Darpan Dharm Kanda, 2/18 Bagh Colony Jalalabad West, District Fazilka, Punjab -152024.	All parts & parcels of the property of Vacant Plot measuring 9 Marla situated at Mohkam Arian Road Jalalabad West, Punjab RTD No. 5382 dated 15.01.1999 owned by M/s Dashmesh Rice Mills. East: M/s Jagdish Rice Mills, West: Rasta, North:Mr. Jagdish Rai, South: M/s Dashmesh Rice Mills.	15.04.2021 **Rs. 33,91,39,355.73** with interest and costs incurred from 01.04.2021 & less recovery if any untill payment in full 19.12.2025 PHYSICAL POSSESSION	R.P.: Rs. 5,75,000/- EMD: Rs. 57,500/- Bid Increase amount: Rs. 10,000/-	26/11/2026 From 11.00 AM to 4.00 PM
2.	**BO: SAMB: CHANDIGARH** **M/S JAGTAR SINGH PRABH DYAL** **M/s Jagtar Singh Prabh Dyal (Borrower)** Muktsar Road, Jalalabad (West) District Fazilka, Punjab-152024, **Sh. Rakesh Grover (Partner)** S/o Sh. Mohan Lal Grover Address House No. 123/2, Prabh Dyal Street, Jalalabad (West) Punjab-152024, **Sh. Yuvraj Grover (Partner)** S/o Sh. Ashok Grover Address:- House No.123, Ward No. 11, Grover Street, Jalalabad (West) Punjab-152024, **Sh. Ashok Kumar** (Partner and Legal Heir of Vidyawanti) S/o Sh. Prabh Dyal Grover Address:- House No. 123, Ward No. 11, Grover Street, Jalalabad (West) Punjab-152024, **M/s R.B. Rice Industries (Guarantor)** Address:- Focal Point, FF Road, V.P.O. Rana , District Fazilka Punjab-152123, **Sh. Harish Kumar Grover (Guarantor)** S/o Sh. Prabh Dyal Grover Address- House No. 123, Ward No. 11, Grover Street, Jalalabad (West) Punjab-152024, **Smt. Pinky Devi** (Legal Heir of Vidyawanti) W/o Late Sh. Vinod Kumar R/o-Krishna Street, Fazilka Punjab-152123, **Smt. Geeta** (Legal Heir of Vidyawanti) W/o Sh. Satish Kumar Address- House No. 123, Ward No. 11, Grover Street, Jalalabad (West) Punjab-152024, **Smt. Nirdosh** (Legal Heir of Vidyawanti) W/o Sh. Satish Gumber Address:- House No. 123, Ward No. 11, Grover Street, Jalalabad (West) Punjab-152024, **Smt. Parveen** (Legal Heir of Vidyawanti) W/o Sh. Ashu Arora Address- House No. 123, Ward No. 11, Grover Street, Jalalabad (West) Punjab-152024.	Shop cum Flat No. 18 measuring 20x80 at New Grain Market Fazilka RTD No. 5223 dated 12.02.2008 read with Tatima Nama No. 1655 dated 13.06.2011 in the name of M/s R.B. Rice Industries	11.10.2017 **Rs. 5,90,80,169.30** as on 30.09.2017 plus further interest & other expenses at contracted rate until payment in full. 17.07.2018 SYMBOLIC POSSESSION	R.P.: Rs. 39,81,000/- EMD: Rs. 3,98,100/- Bid Increase amount: Rs. 1,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM
3.	**SAMB: CHANDIGARH** **M/S ARORA KNIT FAB PVT. LTD.** **M/s ARORA KNIT FAB PVT. LTD.** Registered Office at: HA 51, Phase VI, Focal Point, Ludhiana - 141010, **Sh. Mohinder Singh Arora S/o Sh. Harnam Singh** Director M/s Arora Knit Fab Pvt. Ltd. HA 51, Phase VI, Focal Point, Ludhiana 141010, **Mrs. Neena Arora W/o Sh. Mohinder Singh Arora** Director M/s Arora Knit Fab Pvt. Ltd. HA 51, Phase VI, Focal Point, Ludhiana 141010, **Sh. Mohinder Singh Arora S/o Sh. Harnam Singh,** R/o H. No. 13, Shakti Nagar, Pakhowal Road, Ludhiana 141112 – Guarantor/Mortgagor, **Smt. Neena Arora W/o Sh. Mohinder Singh Arora** R/o House No. 13, Shakti Nagar, Pakhowal Road, Ludhiana (Punjab) 141112 Guarantor/Mortgagor, **Sh. Harsimran Deep Singh Arora S/o Sh. Ravinder Pal Singh,** R/o House No. 7 A , Model Town Extension, Ludhiana, 141001 - Guarantor, **Sh. Harsimran Deep Singh Arora S/o Sh. Ravinder Pal Singh,** (in the capacity of legal heir of deceased director Sh. Ravinderpal Singh) R/o House No. 7 A , Model Town Extension, Ludhiana, 141001 – Guarantor, **Smt. Navneet Kaur ,** (in the capacity of legal heir of deceased director Sh. Ravinderpal Singh) R/o 535 A, Model Town Extension, Ludhiana, **Smt. Simrat Arora W/o Sh. Harsimran Deep Singh Arora,** R/o House No. 7 A , Model Town Extension, Ludhiana, 141001 - Guarantor/ Mortgagor, **M/s Arora Fabrics (P) Ltd.** (Guarantor/ Mortgagor), Registered Office at : Sardar Nagar, Basti Johewal, Rahon, Road, Ludhiana. Guarantor/ Mortgagor through its Directors, **M/s Arora Industries** (Guarantor), Registered Office: Village Rayian, Kohara-Machhiwara Road, Ludhiana - 141112 through partners Mohinder Singh Arora and Ravinder Pal Singh Guarantor	**(A)** Lease hold rights in respect of plot and building situated at HA-51, Phase VI, Focal Point, Ludhiana Wasika No. 14544 dated 26.03.2001 measuring 3100 sq.yds. in the name of M/s Arora Knit Fab P. Ltd. (on 99 years lease from PSIDC) **(B)** Lease hold rights in respect of plot and building situated at HA-52, Phase VI, Focal Point, Ludhiana Wasika No. 975 dated 16.04.2004 measuring 3100 sq. yds. in the name of M/s Arora Knit Fab P. Ltd. (on 99 years lease from PSIDC) **(C)** Lease hold rights in respect of plot and building situated at HA-53, Phase VI, Focal Point, Ludhiana Wasika No. 9892 dated 14.08.2003 measuring 3100 sq.yds. in the name of M/s Arora Knit Fab P. Ltd. (on 99 years lease from PSIDC) **- Lease for HA-51 was executed on 23.01.2001 for 99 years** **- Lease for HA-52 was executed on 16.04.2004 for 99 years** **- Lease for HA-53 was executed on 14.08.2003 for 99 years**	29.08.2023 **Rs. 67,92,23,590.36 plus 12,61,000/-** of NFB with interest and costs incurred from 01.08.2023 plus further interest and other expenses at contracted rate until payment in full, less recovery if any. 03.03.2026 SYMBOLIC POSSESSION	R.P.: Rs. 15,72,00,000/- EMD: Rs. 1,57,20,000/- Bid Increase amount: Rs. 10,00,000/-	01/12/2026 From 11.00 AM to 4.00 PM

Contact Person: Ms. Anu Bala, Authorised Officer, SAMB Chandigarh, Mobile: 9872635041

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 shall be "online through e-auction" portal **https://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 e-KYC is to be done through Digi locker. 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, 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.com)** 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.com** 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.
a. https://baanknet.com, b. www.pnbindia.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. The secured asset will only be sold at a price higher than the reserve price fixed for the property with at least one incremental Bid. The Bidder, at the time of commencement, shall give a minimum of one Bid increment at least greater than and over & above the reserve price fixed for the property. The property will not be sold and auction will not be confirmed, in case failed to fetch the price higher than 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 confirmation of sale through **NEFT/RTGS/IMPS** in **account no. 8340000317118A, IFSC Code: PUNB0834000, PUNJAB NATIONAL BANK, SAM BRANCH, CHANDIGARH** OR 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 **(SUNDRY NPA SARFEASI AUCTION RELATED)** Payable at Chandigarh . 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 Authorised 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. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

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.in.

Date: 23.10.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, SAMB, CHANDIGARH