पंजाब नैशनल बैंक punjab national bank
CO SAM ,REGENT HOUSE, THE MALL ROAD, SHIMLA – 171001,E-mail:COSML.SAMD@PNB.BANK.IN

Annexure – 53c
Date: 23.10.2026

To

M/s Aarav Regency (Prop.Smt. Shilpa Verma) **Address:** Near Petrol Pump,Kingal,Kumarsain, The. Kumarsain,Dist. Shimla HP-172029	**M/s Santosh Hardware (Prop. Smt. Shilpa Verma W/o Sh. Suresh Verma)** **Address:** Village Bharara , PO Kumarsain Tehsil Kumarsain District Shimla HP 172029
M/s Suresh Fruit Traders (Prop. Sh. Suresh Verma) **Address-**Near Petrol Pump VPO Kingal , Tehsil Kumarsain Distt Shimla H.P. 172029	**Smt.Shilpa Verma W/o Suresh Kumar (Proprietor in M/s Santosh Hardware, Proprietor in M/s Aarav Regency) and Guarantor in M/s Suresh Fruit Traders** **Address:** R/o VPO Shiwan,Tehsil Kumarsain & Dist. Shimla HP-172027
Sh. Suresh Verma S/o Hem Dass (Guarantor & Mortgagor in M/s Santosh Hardware and Guarantor and Mortgagor in M/s Aarav Regency and Mortgagor and Proprietor in M/s Suresh Fruit Traders) **Address:** R/o Village Shiwan,Teh & Dist. Kumarsain HP 172027	

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
अचल संपत्तियों के विक्रय हेतु विक्रय सूचना

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 **26.11.2026** 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
सुरक्षित परिसंपत्तियों की अनुसूची

Lot No.	Name of the Branch / Name of the Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 / B) Outstanding Amount	A) Reserve Price (Rs. in Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors

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	Name & addresses of the Borrower/ Guarantor s Account	property(ies)	C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical /Constructive	B)EMD C)Bid Increase Amount		
1	**BO: Kumarsain (074100)** **M/S Aarav Regency** (Prop. Smt. Shilpa Verma) Smt.Shilpa Verma W/o Suresh Kumar (Proprietor in M/s Santosh Hardware, Proprietor in M/s Aarav Regency) and Guarantor in M/s Suresh Fruit Traders Address: R/o VPO Shiwan,Tehsil Kumarsain & Dist. Shimla HP-172027 Sh. Suresh Verma S/o Hem Dass (Guarantor & Mortgagor in M/s Santosh Hardware and Guarantor and Mortgagor in M/s Aarav Regency and Mortgagor and Proprietor in M/s Suresh Fruit Traders) Address: R/o Village Shiwan,Teh & Dist. Kumarsain HP 172027	Prop. (1)) Hotel M/S Aarav Regency built on the Land comprised in khata khatoni no. 31/43, khasra no. 298 total measuring 00-04-61 hectares, situated in Mohal Kingal, P/c Zar, Hadbast No. 106, Tehsil-Kumarsain according to NakalJamabandi for the year 2012-13 in the name of Smt. Shilpa Verma W/o Sh. Suresh Verma. (Physical Possession has been taken on 26.07.2024	01.04.2023 Rs. 2,87,22,540.91 as mentioned in above notices with upto date interest and other cost & incidental charges untill payment in full, less recovery , if any. 09.08.2023 (Symbolic Possession) 26.07.2024 (Physical Possesion) Physical	Prop.(1) Rs. 375.00 Lakhs Prop.(1) Rs. 37.50 Lakhs Prop.(1) -Rs.1.00 Lakhs	**Date 26.11.2026** **Time 11:00AM to 4:00 PM**	Not Known

- **This property is also mortgaged as collateral security in M/s Santosh Hardware**

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Prop. Smt. Shilpa Verma

Lot No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/ Guarantors 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 / C) Possession Date u/s 13(4) of SARFAESI ACT 2002 / D) Nature of Possession Symbolic/Physical /Constructive	A) Reserve Price (Rs. in Lacs) / B)EMD / C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
2	**BO: Kumarsain (074100)** **M/S Aarav Regency** (Prop. Smt. Shilpa Verma) Smt.Shilpa Verma W/o Suresh Kumar (Proprietor in M/s Santosh Hardware, Proprietor in M/s Aarav Regency) and Guarantor in M/s Suresh Fruit Traders Address: R/o VPO Shiwan,Tehsil Kumarsain & Dist. Shimla HP-172027 Sh. Suresh Verma S/o Hem Dass (Guarantor & Mortgagor in M/s Santosh Hardware and Guarantor and Mortgagor in M/s Aarav Regency and Mortgagor and Proprietor in M/s Suresh Fruit Traders) Address: R/o Village Shiwan,Teh & Dist. Kumarsain HP 172027	Prop.(2)) Registered mortaged of IP under Kh/Kh No 32 min/78 min, khasra No. 719/210 and 722/211 kitta 2 measuring 00-02-40 Hectt at Village Bharara,Tehsil Kumarsain, Distt-Shimla, HP standing in name of Suresh Verma S/o Hem Dass. (Physical Possession has been taken on 17.09.2024	01.04.2023 Rs. 98,71,114.35 as on 04.04.2023 with further interest untill payment in full 09.08.2023 (Symbolic Possession) 17.09.2024 (Physical Possession) Physical	Prop.(2) Rs. 123.00 Lakhs Prop.(2) Rs. 12.30 Lakhs Prop.(2) -Rs.1.00 Lakhs	**Date 26.11.2026** **Time 11:00AM to 4:00 PM**	Not Known

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- **This property is also mortgaged as colletral security in M/s Santosh Hardware Prop. Shilpa Verma & M/s Suresh Fruit Traders Prop. Suresh Verma**

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 payment or challan mode. The EMD amount has to be linked with property before the EMD End 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 EMD End date time / auction.

3. Earnest Money Deposit (EMD) amount as mentioned above deposited in e-Wallet, shall be linked with property. Bidders, not linking the required EMD online before EMD end date time, 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.bannknet@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 .https://baanknet.com .

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).

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7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding. i.e 10% of Reserve Price .

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 **Rs.1,00,000/-. Ten 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 Ten minutes to the last highest bid, the e-auction shall be closed for each property.

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 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 by way of Transfer / NEFT / RTGS / 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 (Name of the A/C) Payable at (Place). 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.

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 paid 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.

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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 .

Note: Note: A Recovery Suit was filed before the DRT, Chandigarh-I, vide O.A. No. 827/2024, and a Recovery Certificate (RC) has been issued vide RC No. 698/2025 against the M/s Aarav Regency and O.A. No. 275/2026 against M/s Santosh Hardware and O.A. No. 274/2026 against the M/s Suresh Fruit Traders .

Further , The outstanding dues of Rs. 3,260/- as on 23.01.2026 are payable by M/s Santosh Hardware to HPSEBL.

Date: 23.10.2026

Place: Shimla (शिमला)

Yours faithfully,

For Punjab National Bank

(Rashmi Gahlot)
Chief Manager
मुख्य प्रबंधक
AUTHORISED OFFICER
प्राधिकृत अधिकारी

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