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

Recovery Section, Circle Office, ITI Chowk, Hisar-125001
Email ID-cohsrsamd@pnb.bank.in

E-AUCTION SALE NOTICE TO GENERAL PUBLIC/ UNDER RULE 8 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPOERTIES

Whereas under section 13(2) of the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has issued demand notice dated 25-06-2025 for the recovery of sum of Rs.5841156.65 (Rupees fifty eight lac forty one thousand one hundred fifty six and paisa sixty five only) as on 16/06/2025 with further interest from 01/06/2025 plus other charges minus recovery until payment in full, from the borrowers/guarantors/mortgagors (herein referred to as borrowers). Further, in exercise of powers contained in the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken possession of the under mentioned secured assets which are held as securities in respect of Loan/credit facilities granted to 1. Mahavir Singla Whereas sale of the secured asset/s is to be made through Public E-auction for recovery of the secured debt due to Punjab National Bank amounting of Rs.5841156.65 (Rupees fifty-eight lac forty-one thousand one hundred fifty-six and paisa sixty-five only) as on 16/06/2025 with further interest plus other charges minus recovery until payment in full. The General Public is invited to bid either personally or by duly authorized agent.

Name of Account/ Borrower/Guarantor	(Mahavir Singla, Jawahar Nagar, Near Balaji Mandir, WN 8, Uklana, Haryana-125113 A/c No. 12876011000392 B/O Uklana, Distt Hisar A/c No 1287109900000016 B/O Uklana, Distt Hisar
Description of properties along with name of mortgagors (Owner of property/ property ID	EM of residential house bearing no 889, measuring 190sq.yards situated at Jawahar Nagar, Uklana Mandi, Uklana. Distt Hisar-125113 (ownership in name of Sh Mahavir Singla s/o Om Parkash Singla vide Deed number 34 dated 04.04.2019 duly registered at Sub Registrar office, Uklana). **East**: House of other, **West**: House of other, **North**: Street **South**: Street

Reserve Price	EMD amount	Last Date to deposit EMD	Bid Increment amount
Rs.6070000	Rs.607000	21.12.2026	Rs. 25000/-

Date & Time of Inspection	Date & Time of E Auction
18.12.2026 - 10.00 AM - 04.00 PM	22.12.2026 - 10:00 AM-04:00 PM

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Date of demand notice U/S 13(2) of SARFAESI Act 2002	Amount outstanding
19-06-2025	Rs.5841156.65 (Rupees fifty-eight lac forty-one thousand one hundred fifty-six and paisa sixty-five only) as on 16/06/2025 with further interest from 01/06/2025 plus other charges minus recovery until payment in full

Date of Possession U/S 13(4) of SARFAESI Act 2002	Nature of Possession	Details of encumbrances known to the Secured Creditor
01-09-2025	Physical	Nil

TERMS AND CONDITIONS OF E-AUCTION SALE:

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

i. The secured assets will not be sold below the reserve price.
ii. The properties are being sold on 'AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
iii. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
iv. The sale is to be confirmed by the Secured Creditor through e-auction platform provided at the Website https://www.baanknet.com as per prescribed schedule as above.
v. The sale will be "online through e-auction" portal https://www.baanknet.com.
vi. The bidders are also advised to go through the portal for detailed terms and conditions for e-auction before submitting their bids and taking part in the e-auction proceedings.
vii. The intending Bidders/ Purchasers are requested to register on portal https://www.baanknet.com using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e- auction service provider (may take 2 working days), the intending Bidders/ Purchasers must transfer the EMD amount using online mode in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
viii. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/ Transfer (After generation of Challan from https://www.baanknet.com in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder must visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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.
ix. Platform https://www.baanknet.com for e-Auction will be provided by e Auction service provider (contact Phone & Toll-free Numbers 8291220220 & 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://www.baanknet.com This Service Provider will also provide online demonstration/ on e-Auction on the portal.

x. 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 these- Auction from https://www.baanknet.com

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

xii. During the e-auction bidders will be allowed to offer higher bids in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be in accordance with the table above. 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.

xiii. 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. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider https://www.baanknet.com Details of which are available on the e-Auction portal.

xiv. The sale is to be confirmed by Secured Creditor. Only a successful bidder will be informed by our above-mentioned service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider)

xv. 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 (Name of the A/C) 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 by 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.

xvi. 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.

xvii. 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.

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

xix. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

xx. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specifications before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.

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

xxii. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrance, 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.

xxiii. The bidder should ensure proper internet connection, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or contingency affecting the e-auction.

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xxiv. 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://www.baanknet.com

xxv. **The bidders may improve their offer in terms of details (Bid Increase amount) mentioned above**. In case a bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically be extended for 5 minutes.

xxvi. Auctions would commence at the reserve price and bidders should improve their offer as stated hereinabove. On closure of 'online auction', the highest bidder shall be declared as successful bidder.

xxvii. If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the borrowers or guarantors/s, at any time on or before the date fixed for sale, the sale of assets may be cancelled.

xxviii. The sale certificate shall be issued in the same name in which the Bid is submitted.

xxix. This publication is also a 15/30 day' notice to the above-mentioned borrower / mortgagor / guarantors.

xxx. In case the date of auction is declared as holiday then the auction shall be held on the following day.

xxxi. The bidders, who do not have access to the internet but are interested in participating in the e-auction, may contact Authorized Officer.

Date: 17.11.2026
Place : Hisar

Authorized Officer,
Punjab National Bank
Circle office SAM Centre, Hisar
M-8295910054
cohsrsamd@pnb.co.in