punjab national bank

...the name you can BANK upon !

SAMB CHANDIGARH, SCO 60-61, Sector 17-B, Chandigarh, PIN 160017
Telephone No.: 0172-5040788 & 796, E-Mail: zs8340@pnb.bank.in

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",** and **"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) 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 SALE OF THE SECURED ASSETS

Lot. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/Guarantors Account	Description of Movable/ 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.	**SAMB: CHANDIGARH** **M/S MAHADEV INDUSTRIES** **1. M/s Mahadev Industries (Borrower)** Makhu Road, Mallanwala Khas Distt. Ferozepur, Punjab-152021, **2. Sh. Vikas Kumar (Partner cum Guarantor)** S/o Sh. Mangat Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab- 152021, **3. Sh. Ajay Kumar (Partner cum Guarantor)** S/o Mangat Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab - 152021, **4. Sh. Jatinder Dhawan (Partner cum Guarantor)** S/o Sh. Kulbhushan Dhawan, R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, **5. Sh. Kulbhushan Dhawan (Partner cum Guarantor)** S/o Sh. Ronki Ram R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab-152021, **6. Sh. Chand Dhawan (Partner cum Guarantor)** S/o Sh. Kulbhushan Dhawan R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, **7.Sh.Mangat Ram (Guarantor/Mortgagor)** S/o Sh. Gurbaksh Lal R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab 152021, **8.Sh. Ramesh Rani (Guarantor/Mortgagor)** W/o Sh. Mangat Ram R/o- Ward No. 7, Mallanwala Khas District Ferozepur, Punjab-152021, **9. Sh. Kulbhushan Lal (Guarantor/Mortgagor)** S/o Sh. Raunki Ram R/o Ward No. 7, Mallanwala Khas. Distt. Ferozepur, Punjab -152021, **10. Smt. Indu Bala (Guarantor/Mortgagor)** W/o Kulbhushan Lal R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, **11. Smt.Geeta (Guarantor/Mortgagor)** W/o Chand Dhawan R/o Ward No. 7, Mallanwala Khas District Ferozepur, Punjab -152021, **12. Smt. Usha Devi (Guarantor/Mortgagor)** W/o Gopal Krishan Chawla LR of Late Sh. Ram Rachpal S/o Raunki Ram Dhannu Mal Street Kotakpura, District Faridkot, Punjab-151204, **13. Sh. Chandan Dhawan (Guarantor/ Mortgagor)** S/o Late Sh. Om Parkash Sharma LR of Late Sh. Ram Rachpal S/o Raunki Ram R/o 453, Hira Mandi, Distt. Ferozepur Punjab- 152021, **14. Sh. Dinesh Dhawan (Guarantor/Mortgagor)** S/o Late Sh. Om Parkash Sharma LR of Late Sh. Ram Rachpal S/o Raunki Ram #Jai Maa Laxmi Enclave, Distt. Ferozepur Punjab- 152021, **15. Smt. Sita Devi, alias Saveena Rani/ Saveena Chawla (Guarantor/Mortgagor)** W/o Yashpal Chawla R/o 7/232, Bansal Street, Kotkapura Distt. Faridkot, Punjab -151204, **16. Sh. Kunal Dhawan (Guarantor/Mortgagor)** S/o Rajinder Kumar R/o Ward No. 7, Mallanwala District Ferozepur, Punjab- 152021, **17. Sh. Kapil Kumar (Guarantor/ Mortgagor)** S/o Rajinder Kumar R/o House No. 399, Sector- 4C, Mandi Gobindgarh Pin- 147301, **18. Sh. Satnam Singh (Guarantor/Mortgagor)** S/o Gurbax Singh R/o Ward No. 7, Mallanwala District Ferozepur, Punjab- 152021, **19. Smt. Sukh Chain Rani (Guarantor/Mortgagor)** Sh. Ram Lubhaya R/o Ward No. 7, Mallanwala District Ferozepur, Punjab- 152021, **20. Ajay Kumar (Guarantor/ Mortgagor)** S/o Kahan Chand R/o Ward No. 7, Mallanwalla, District Ferozepur-Punjab -152021.	**Property 1.** Vacant residential plot measuring 16 Marla (484 sq. yards) situated at Kamalwala Road, Guru Nanak Nagari, Mallanwala vide RTD No. 5062 dated 25.02.2004 in the name of **Mangat Ram & Ramesh Rani**	**20.06.2022** **Rs. 34,84,77,920.95** plus future interest w.e.f. 01.05.2022 plus other charges less recovery if any. **Symbolic Possession**	R.P.: Rs. 18,50,000/- EMD: Rs. 1,85,000/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		Property 2. Residential house measuring 18 marla situated at Kamal Wala Road, Mallanwala bearing RTD No. 4015 Dated 28.02.1997 in the name of **Kulbhushan Lal**		R.P.: Rs. 55,26,000/- EMD: Rs. 5,52,600/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		Property 3. Vacant residential plot measuring 22 Marla situated at Makhu Road, Mallanwala vide RTD No. 3581 dated 17.11.2011 in the name of **Geetu W/o Chand Dhawan**		R.P.: Rs. 8,53,000/- EMD: Rs. 85,300/- Bid Increase amount: Rs. 50,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		Property 4. Residential house measuring 7 Marla (211.75 sq. yards) situated at Guru Nanak Nagri, Mallanwala vide RTD No. 2562 dated 13.10.2006 in the name of **Mangat Ram S/o Gurbaksh Lal**		R.P.: Rs. 30,38,000/- EMD: Rs. 3,03,800/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		Property 5. Residential house measuring 5 Marla (151.55 Sq. Yards) situated at Kamalwala Road Mallanwala vide RTD No 5061 dated 25.02.2004 in the name of **Sukhchain Rani W/o Ram Lubhaiya**		R.P.: Rs. 14,24,000/- EMD: Rs. 1,42,400/- Bid Increase amount: Rs. 50,000/-	03/12/2026 From 11.00 AM to 4.00 PM
2.	**BO: SAMB, CHANDIGARH** **M/s DODA WINES** **M/s Doda Wines**, Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Shiv Lal Doda S/o Sh. Chhabeel Dass,** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Smt. Sunita Doda** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Smt. Neeta Doda W/o Sh Joginder Pal Doda**, R/o 80 FF Anand Vihar, Pitampura, Swaraswati Vihar Nort West Delhi, Dehli-110034, **Sh. Gagan Doda S/o Sh. Shiv Lal Doda,** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Rahul Wadhwa S/o Sh. Ravi Wadhwa** R/o Street No. 4, Green Avenue, Abohar- 152116, **Smt. Arushi Doda W/o Sh. Amit Doda** R/o 185/1990 Ward No. 25, Abohar-152116, **Ms. Shivangi Doda D/o Sh. Shiv Lal Doda**, R/o Opp. Kumar Filling Station Fazilka Road, Abohar-152116	**PROPERTY 1:-** Residential Land measuring 2 Kanals 4 Marlas situated at New Fazilka Road, Opp. Kumar Filling Station, Abohar, Fazilka, Punjab within revenue estate of Abohar-I Tehsil Abohar bearing RTD No. 3875 Dated 25.09.2013 Owned by Shivangi Doda D/o Shiv Lal. **(Under Symbolic Possession) (IP not demarcated)**	**15.04.2021** **Rs. 17,95,58,103.22** plus further interest w.e.f. 01.04.2021 and other expenses less recoveries until payment in full. **23.12.2021** **SYMBOLIC POSSESSION**	Reserve Price: Rs. 2,37,58,350/- EMD Rs. 23,75,835/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 2:- Residential Land measuring 2 Kanals 4 Marlas situated at New Fazilka Road, Opp. Kumar Filling Station, Abohar, Fazilka, Punjab within revenue estate of Abohar-I Tehsil Abohar bearing RTD No. 3876 Dated 25.09.2013. Owned by Neeta W/o Joginderpal. **(Under Symbolic Possession) (IP not demarcated)**		RP: Rs. 2,14,95,650/- EMD: Rs. 21,49,565/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 3:- Residential Plot measuring 2 Kanals 0 Marlas Situated at New Fazilka Road, Opp. Kumar Filling Station, Abohar, Fazilka, Punjab bearing RTD No. 2006 Dated 26.06.2013 Owned by Shivangi Doda D/o Shiv Lal. **(Under Symbolic Possession) (IP not demarcated)**		RP: Rs. 2,15,98,500/- EMD: Rs. 21,59,850/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 4:- Commercial Land measuring 10 Kanal 18 Marla situated at Village Burj Muhar, Abohar, Fazilka, Punjab bearing RTD No 2139 Dt 15.10.2015. Owned by M/s A.V.R. Kinnow Waxing Plant (Prop. Arushi Doda) **(Under Symbolic Possession)**		RP: Rs. 1,00,06,200/- EMD: Rs. 10,00,620/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 5:- Residential Plot measuring 2 kanals 4 marlas situated at New Fazilika Road, Opp.Kumar Filing Station , Abohar, Fazilika, Punjab bearing RTD No. 3871 dated 25.09.2013 owned by Rahul Wadhwa **(Under Symbolic Possession) (IP not demarcated)**		RP: Rs. 2,14,95,650/- EMD: Rs. 21,49,565/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
3.	**BO: SAMB, CHANDIGARH** **M/s REHAN WINE** **M/s Rehan Wine,** Near New Grain Market, Backside HP Petrol Pump, Talwandi Bai, Distt. Firozpur, Punjab-142049, **M/s Rehan Wine,** Opposite. Kumar Filling Station Abohar District Fazilka Punjab 152116, **M/s Rehan Wine,** Village Samalsar Punjab 142049, **Sh. Sumit Doda S/o Sh Nanak Chand Doda,** House No. 165/1990, Street No.15, Ward No. 29, Near Bus Stand Abohar Fazilka, Punjab-152116, **Sh. Amit Doda S/o Sh Nanak Chand Doda,** Resident of 165/1990, Street No.15, Ward No. 29, Near Bus Stand Abohar Fazilka, Punjab-152116, **Smt Sunita Doda W/o Sh. Shiv Lal,** Opposite Kumar Filling Station, Old Fazilka Road, Abohar Firozpur Punjab 152116.	**PROPERTY 1:-** Commercial Building measuring 1200 Sq. Ft. situated at Vaan Bazar, Fazilka bearing RTD No. 3134 dated 28.10.2013. Owned by Sh. Amit Doda. **(Under Symbolic Possession)**	**31.05.2022** **Rs. 11,55,74,621.35** plus further interest w.e.f. 01.05.2022 & other expenses less recoveries until payment in full. **05.09.2022** **SYMBOLIC POSSESSION**	Reserve Price: Rs. 1,17,76,410/- EMD: Rs. 11,77,641/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 2:- Shop measuring 450 Sq. Ft. situated at Thana Road, Near Dhingra Motor, Bus Stand, Abohar, bearing RTD No. 3754 dated 14.01.2015 Owned by Sh. Amit Doda. **(Under Symbolic Possession)**		Reserve Price: Rs. 54,06,000/- EMD: Rs. 5,40,600/- Bid Increase amount: Rs. 50,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 3:- Shop no. SCF 2, Maharana Partap Market, Ganganagar Road, Abohar measuring 816.75 Sq. Ft. RTD No. 7222 dated 11.03.2014. Owned by Sh. Sumit Doda. **(Under Symbolic Possession)**		Reserve Price: Rs. 40,27,300/- EMD: Rs. 4,02,730/- Bid Increase amount: Rs. 50,000/-	03/12/2026 From 11.00 AM to 4.00 PM
4.	**BO: SAMB, CHANDIGARH** **M/S VALLABH STEELS LIMITED** **M/s Vallabh Steels Limited** through Directors **1st Address:** Village Pawa. Near Texla Electronics, GT Road, Sahnewal, Ludhiana-141120, **2nd Address:** Village Nandpur, Adjoining Bombay Metals, GT Road, Sahnewal Ludhiana-141120, **Sh. Kapil Jain,** 27-A, Rakh Bagh, Civil Lines, Ludhiana-141001, **Sh. Vijay Kumar Sharma,** H. No. 7, 8-B Sherpur Kalan, Moti Nagar Ludhiana-141009, **Hind Leasing & Finance Ltd.** through its directors Sh. Shambu Sharan, Harvir Singh Garcha and Ravinder Kumar Nanda, **Regd Address:** AF 1 & 2, 1st Floor, 2 Jaisav Place, Hauz Qazi, Delhi-110006, **2nd Address**: Village Pawa, Near Texla Electronics, GT Road, Sahnewal, Ludhiana-141120, **Ms. Suman Jain,** Altos Nagar St. No. 3, Hambran Road, Near Soni Property Dealer, Ludhiana-141001, **Sh. Rahul Jain S/o Sh. Kapil Kumar Jain**, House No. 27-A, Rakh Bagh, Civil Lines, Ludhiana -141001, **Sh. Ajit Kumar Jha**, H. No. B-3/214, Nandpur, Bir Sahnewal, Ludhiana-141120, **Sh. Vikram Jain,** 27-A, Rakh Bagh, Civil Lines, Ludhiana, **Sh. Mohinder Jain S/o Sh.Lal Chand Jain**, House No. 436-B, College Road, Civil Lines Ludhiana-141001, **M/s Vardhman Industries Ltd**. NTH Complex, 4th Floor, A-2, Shaheed Jeet Singh Marg, Qutub Institutional Area, New Delhi -110067.	Factory land & building situated at Village Pawa, G.T. Road, Near Texla Electronics, Ludhiana bearing Sale Deed No. 1119 dated 26.05.1980 measuring 7K-2M (4296 Sq. Yards) in the name of Vardhman Industries Limited **(IP is not demarcated)**	**10.12.2019** **Rs. 41,38,24,468.428** plus interest w.e.f. 01.11.2019 and other expenses less recoveries until payment in full **12.03.2020** **SYMBOLIC POSSESSION**	R.P.: Rs. 5,63,75,350/- EMD: Rs. 56,37,535/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
5.	**BO: SAMB, CHANDIGARH** **M/S JOGINDER PAL DODA** **M/s Joginder Pal Doda**, H. No. B-VIII/195, Street Nirankari Bhawan, Ward No. 12, Abohar-152116, **Sh. Anand Kumar S/o Sh. Ved Parkash** R/o Street No. 1, 3rd Crossing New Suraj Nagari Abohar-152116, **Sh. Shiv Lal Doda S/o Sh. Chhabeel Dass,** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Gagan Doda S/o Sh. Shiv Lal Doda,** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Anil Kumar S/o Sh. Lal Chand,** R/o H. No. 730, 1B, Abohar-152116, **Sh. Amit Doda S/o Sh. Nanak Chand Doda**, Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **M/s Gagan Distillers & Beverages Pvt. Ltd.**, 227, Dharan Kunj Apartment Sector 9, Rohini New Delhi-110085, **Late Sh. Sat Pal** through his L.R's Smt. Asha Rani & Sh. Neeraj Arora R/o H. No. 107, Ward No. 25, Patel Nagar, Abohar-152116, **Smt. Asha Rani W/o Sh. Sat Pal** R/o 107, Ward No. 25, Patel Nagar, Abohar-152116, **Late Sh. Sat Pal** through his L.R's Ms. Anupmam, Street No. 15, near Post Office, Abohar, Tehsil Abohar Distt. Fazilka- 152116 .	**PROPERTY 1:-** Equitable mortgage of Residential cum Commercial Plot Admesuring 2 Kanal 13 Marla situated at Old Fazilka Road, Friends Colony, Back Side of Karan Cinema, Abohar, Distt. Fazilka Owned by Sh. Gagan Doda S/o Shiv Lal Doda Vide RTD No. 4606 Dated 03.10.2008. **(Under Symbolic Possession)**	**16.04.2018** **Rs. 13,16,78,059.60** plus further interest and costs w.e.f. 01.04.2018 and other expenses less recoveries until payment in full. **17.09.2018** **SYMBOLIC POSSESSION**	R.P.: Rs. 1,27,50,000/- EMD: Rs. 12,75,000/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 2:- Equitable mortgage of Commercial Building at Kataria Market, Old Fazilka Road, Abohar. RTD 4122 dated 14.09.2011 (4083.75 Sq. ft) Owned by Anil Kumar S/o Lal Chand. **(Under Symbolic Possession)**		RP: Rs. 22,31,300/- EMD: Rs. 2,23,130/- Bid Increase amount: Rs. 25,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 3:- Equitable mortgage of Commercial Plot at Kataria Market, Old Fazilka road, Abohar. RTD No. 4123 dated 14.09.2011 (2994.75 Sq. ft) Owned by Anil Kumar. **(Under Symbolic Possession)**		RP: Rs. 16,36,000/- EMD: Rs. 1,63,600/- Bid Increase amount: Rs. 10,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 4:- Equitable mortgage of Shop Admeasuring 4560 Sq.Ft. situated at Malout Road, Near Flyover, Abohar, Distt. Fazilka Owned by Sh. Amit Doda s/o Nanak Chand Doda Vide RTD No. 693 Dated 05.05.2011. **(Under Symbolic Possession)**		RP: Rs. 65,88,800/- EMD: Rs. 6,58,880/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 5:- Equitable mortgage of vacant plot Admeasunng 1 Kanal 5.75 Marla or 7010.43 Sq. Ft. situated at Sriganganagar Road, Adjoining DPS School, Abohar. Distt. Fazilka Owned by Smt.sunita Doda W/o Shiv Lal Doda Vide RTD No. 3029 Dated 17.11.2014. **(Under Symbolic Possession)**		RP: Rs. 38,08,000/- EMD: Rs. 3,80,800/- Bid Increase amount: Rs. 50,000/-	03/12/2026 From 11.00 AM to 4.00 PM
		PROPERTY 6:- Equitable mortgage of Vacant Residential Plot Admeasuring 3 Kanal 12 Marla situated at New Fazilka Road, Near L-1, Opp. Kumar Filling Station, Abohar, Distt. Fazilka Owned by Smt. Sunita Doda W/o Shiv Lal Doda Vide RTD No. 5977 Dated 13.01.2014. **(Under Symbolic Possession)**		RP: Rs. 2,88,27,800/- EMD: Rs. 28,82,780/- Bid Increase amount: Rs. 1,00,000/-	03/12/2026 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. 834000317118A, 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: 13.11.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, SAMB, CHANDIGARH