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 notices on the date mentioned against accounts for the recovery of sum plus interest w.e.f mentioned in each account from the borrowers/gurantors/mortgagors (herein referred to as borrowers). Further, In exercise of powers contained in the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken the possession of the under mentioned secured assets which are held as securities in respect of Loan/credit facilities granted to below mentioned borrowers.

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 described herein below with further interest + other expenses (minus any recovery received in the account). The General Public is in bid either personally or by duly authorised agent." It is open to the Bank to appoint a representative and to make self-bid and participate in the auction

Sr. No	Name of Account/ Borrower /Gurantor	Description of properties along with name of mortgagors (Owner of property/ property ID	Reserve Price / EMD amount / Last Date to deposit EMD / Bid Increment amount	Date & Time of Inspection / Date & Time of E Auction	Date of Possession U/S 13(4) of SARFAESI Act 2002 / Nature of Possession / Details of encumbrances known to the Secured Creditor	Amount outstanding
1.	**(1)** Mahavir Singla, Jawahar Nagar, Near Balaji Mandir, WN 8, Uklana, Haryana-125113. **A/c No.12876011000392 A/cNo12871099000000016 B/o Uklana, Distt Hisar**	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	Rs. 60,70,000/- / Rs. 6,07,000/- / 21.12.2026 / Rs. 25,000/-	18.12.2026 10.00 AM- 04.00 PM / 22.12.2026 10:00 AM-04:00 PM	01-09-2025 / Physical Possession / Nill	Rs. 58,41,156.65/- (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
2.	Parveen Trading Company through prop. Mahavir Singla, Pinki Singla (Guarantor), vpo Kallar Bhaini, Hisar Chandigarh Road, Barwala-125121 **A/c No 12874011000268 B/o Uklana, Distt Hisar**	**(1.)** EQM of residential property measuring 151.00 sq.yards situated at 2223 MC unit 889 old property 32/8 New property ID No 8JGM6WF6 Ward No 8, Jawahar Nagar, Balaji colony near Govt primary school Purani Anaj Mandi, Uklana Mandi Distt Hisar acquired through sale deed no 679 dated 04.06.2019 standing in the name of Mahavir Singla s/o Sh Om Parkash: East : House of Mahavir Singla, West: House of Jatti Ram, North: Gali 17ft, South Gali 10Ft **(2.)** EQM of residential property measuring 194.00 sq.yards situated at MC unit 889, WN 8, Jawahar Nagar, Uklana Mandi Distt Hisar acquired through sale deed no 393 dated 14.05.2019 standing in the name of Smt Pinki Singla w/o Sh Mahavir Singla; East: Gali 25ft, West: house of Mahavir Singla, North : Gali 17ft. South: Gali 10ft	Property 1 Rs. 50,50,000 / Property 2 Rs. 69,10,000 / Property 1 Rs 50,5000 / Property 2 Rs.69,1000 / Property 1 21.12.2026 / Property 2 21.12.2026 / Property 1 Rs. 25,000/- / Property 2 Rs. 25,000/-	18.12.2026 10.00 AM- 04.00 PM / 22.12.2026 10:00 AM-04:00 PM	01-09-2025 / Physical Possession / Nill	Rs.4,10,25,903.59 (Rupees four crore ten lac twenty five thousand nine hundred three and paisa fifty nine only) as on 18.06.2025 with further interest plus other charges minus recovery until payment in full

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

1. First Bid Should Start at Amount higher than the Reserve Price.
2. The properties are being sold on **''AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and " WHATEVER THERE IS BASIS"**
3. 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.
4. The Sale is to be confirmed by the secured creditor through e-auction platform provided at the **Website https://www.baanknet.com** as given above.
5. For detailed term and conditions of the sale, please refer **www.baanknet.com**
6. Successfull Bidder will contact the Authorised Officer for depositing remaining amount of bid.
7. EMD & KYC will be done online through portal **https://baanknet.com**

Date: 17.11.2026 **Place : Hisar**

Authorized Officer, Punjab National Bank
Circle office SAM Centre, Hisar. M-8295910054

OFFICE OF THE RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)
First Floor SCO 33-34-35 Sector-17A, Chandigarh (Additional space allotted on 3rd & 4th Floor also)

PROCLAMATION OF SALE

PROCLAMATION OF SALE UNDER RULES 37,38 AND 52 (1), (2) OF SECOND SCHEDULE OF THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCUY ACT, 1993 AS AMENDED FROM TIME TO TIME

The Auction sale will be "Online E-Auction" through website: https://www.bankeauctions.com

Tittle of Case & R.C. No.	Recoverable Amount	Date of Inspection / Last Date of Deposting EMD	Date & Time of E-Auction
BANK OF BARODA V/S ASA RAM AND ANOTHER RC No. 200/2018	Rs.30,01,112/- jointly and severally, with costs of Rs.68,010/-, current and future simple interest @9.00% p.a. w.e.f. 01.12.2015 till the date of realization of the amount due to the Applicant Bank/Certificate Holder from the Certificate Debtors.	On Request / 15.12.2026 upto 05:00 P.M.	16.12.2026 between 14:00 PM to 15:00 PM by auction and bidding shall take place Online through the website: https://www.bankeauctions.com.

To:
(CD-1) Sh. Asa Ram Son of Sh. Sharwan Dass Resident Of VPO Madhosinghana, Tehsil And District Sirsa, Haryana-125055
(CD-2) Sh. Krishan Lal Son of Sh. Goma Ram, Guarantor Resident Of VPO Madhosinghana, Tehsil And District Sirsa, Haryana-125055

Details of property	Reserve Price (In Rs.)	EMD Amount (in Rs.)	Bid Increase in the multiple of (in Rs.)
Agriculture land measuring 32 Kanal 13 Marla. detail as: land measuring 7 Kanal 12 Marla comprised in khewat No.74 khatoni No.178 sq. No.93 killa no.16(7-12) & 1 Kanal 16 marlas being 1/24 share of land measuring 44 kanal 0 marla comprised in khewat No.39 khatoni No.129, no.84 killa No.21, 22/1 (16-0), Sq. no. 84 Killa No. 21,22,(16-0), sq. No. 85 Killa No. 16/2(4-0) , 25(8-0), sq. no. 93 Killa No. 1,2(16-0), & 3 Kanal 19 Marla being 1/4 share of 15 kanal 19 Marlas comprised in Kheawat No.41 khatoni No. 131 sq. no. 96 killa No.19(8-0), 22(7-19) & 19 Kanal 6 Marla being 386/3344 share of Land measuring 197 kanal 4 marla comprised in Khewat no.42 khatoni No.132 sq.no.92 killa No.5(8-0), 6(8-0), 14 to 17(32-0), 24, 25 (16-0), Sq. no.93 killa No.11(8-0), 20, 21(16-0), Sq. no.96 killa No.1(8-0) 10(8-0), 11(0-0), 20, 21(16-0), sq. No.97 killa No. 4 to 7(32-0), 14/1 (3-2), 14/2(4-18) 15(8-0), 16(8-0), 25(8-0), sq. No.104 killa No.5(3-2), sq. no.105 killa No.1(2-2) as per jamabandi for the year, 2007-08 and mutation no. 1337, 1307 and 1153 Situated in Village Liwalwali Tehsil & Distt. Sirsa, vide Jamabandi for the year 2007-2008.	Rs. 79,76,000/-	Rs. 7,97,600/-	Rs. 2,00,000/-

Whereas Recovery Certificate, i.e. RC No. 200/2018 in O.A. No.538/2017 was issued for recovery of sum of Rs.30,01,112/- jointly and severally with costs of Rs. 68,010/-, current and future with simple interest of @9% p.a. from 01.12.2015 till the date of realization of the amount due to the Applicant Bank/Certificate Holder from the Certificate Debtors.

Whereas the undersigned has ordered the sale of the Mortgaged/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate. Notice is hereby given that in absence of any order of postponement, the said property(s) shall be sold on 16.12.2026 between 14:00 PM to 15:00 PM by auction and bidding shall take place Online through the website: https://www.bankeauctions.com

The details of authorised contact person for auction service provider are Name: Mr. Mithalesh Kumar-Assistant Manager, Website- www.c1india.com Plot No. 68, 3rd Floor, Sector-44, Gurgaon-122003, Haryana (India) https://www.bankeauctions.com Direct:0124-4302000| Mobile: +917080804466| E-mail: delhi@c1india.com C1 India: 2nd mail I'd - mithalesh.kumar@c1india.com

The details of authorised bank officer for auction service provider is Name: Sh. Anup Parjapati, Advocate Mobile No. 88725-75728.

The sale will be of the properties of defendants/ CDs above named, as mentioned in the schedule below & the liabilities and claims attaching to the said properties so far as they been ascertained, are those specified in the schedule against each lot.

(1). The property will be put up for sale in the lot specified in the schedule if the amount to be realized is satisfied by the sale of portion of the property, the sale shall be immediately stopped with respect to the remainder.

(2).The sale will also stopped if, before any lot is knocked down the arrears mentioned in the said certificate+interest+costs (including cost of sale) are tendered to the officer conducting the sake or proof is given to his satisfaction that the amount of such certificate, interest and costs has been paid to the undersigned.

(3). The sale shall be subject to conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions :-

I. The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned shall not be answerable for any error, misstatement or omission in the proclamation. II. The Reserve Price below which the property shall not be sold is as mentioned in the schedule. III. The amount by which the bidding is to be increased. In the event of any dispute arising as to the amount bid or as to the bidder the lot shall at once be again put up for auction or may be cancelled. IV. The highest bidder shall be declared to be the purchaser of any lot provided always that he/she/they are legally qualified to bid and provided further the amount bid by him/her/them is not less that the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. V. Each intending bidders shall be required to pay Earnest Money Deposit (EMD) by 15.12.2026, 17:00 hrs by way of DD/Pay order in favour RECOVERY OFFICER-I, (DRT-2) CHANDIGARH, A/c R.C. No 200/2018 to be deposited with R.O, and with details of the property alongwith copy of PAN Card, address proof and identify proof, e-mail ID, Mobile No. and in case of the company or any other document confirming representation/attorney of the company arid the receipt/counter foil of such deposit. EMD deposited thereafter shall not be considered eligible for participation in the auction.

(4). EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder of obtain the said digital signature certificate, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.

(5). If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time for 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/ immovable property the price of each lost shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment the property shall forthwith be again put up for auction for resale.

(6). The successful/highest bidder shall have to pay **25%** of the sale proceeds after adjustment of EMD on being knocked down by next day in the said account/Demand draft/Banker Cheque/ Pay order as per detail mentioned above. If the next day is Holiday or Sunday, then or next first office day.

(7). The highest bidder/purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by the prescribed mode as stated above. In addition to the above, the highest bidder shall also deposit Poundage fee @ **2% upto Rs. 1,000/-** and @ **1%** on balance sale proceed amount immediately before **Recovery Officer-I, DEBTS RECOVERY TRIBUNAL-II, CHANDIGARH through DD in favor of Registrar, DEBTS RECOVERY TRIBUNAL-II CHANDIGARH.**

(8). In case of default of payment within the prescribe period, the deposit, after defraying the expenses of the sale may if the undersigned thinks fit shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

(9). Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer-I, **DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT-2).**

(10). The prospective buyer may inspect the site and may verify the details of the property on the basis of the revenue record and all support would be provided by the local commissioner when contacted well in advance for the same.

(11). The Recovery Officer-I, Debts Recovery Tribunal -II, Chandigarh is empowered to add any part or take out any part of the property from the auction proceedings at any stage.

(12). The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer-I, DRT-II, Chandigarh/CH Bank, immediately on closure of the e-auction sale proceedings. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.

(13). No request for inclusion/ substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction EMD Form shall be entertained unless it is absolutely reasonable and to the satisfaction of the Recovery Officer-I.

(14). In case of more than one items of property brought for sale, the sale of such properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

(15). NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy). The movable/immovable property is being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" AND "NO RECOURSE BASIS" and is subject to Publication charges, revenue and other Encumbrances as per rules.

(16). The undersigned reserves the right to accept or reject any or all bids, if found unreasonable or may postpone the auction at any time without assigning any reason.

Details of this Proclamation of sale can be viewed at the website **www.drt.gov.in.**

Schedule of Property

Sr. no.	Details of property	Revenue assessed upon the property or part thereof	Details of any encumbrances to which the property is liable	Claims if any, which have been put forward to the property and any other known bearing on its nature and value
1.	Agriculture land measuring 32 Kanal 13 Marla. detail as: land measuring 7 Kanal 12 Marla comprised in khewat No.74 khatoni No.178 sq. No.93 killa no.16(7-12) & 1 Kanal 16 marlas being 1/24 share of land measuring 44 kanal 0 marla comprised in khewat No.39 khatoni No.129, no.84 killa No.21, 22/1 (16-0), Sq. no. 84 Killa No. 21,22,(16-0), sq. No. 85 Killa No. 16/2(4-0) , 25(8-0), sq. no. 93 Killa No. 1,2(16-0), & 3 Kanal 19 Marla being 1/4 share of 15 kanal 19 Marlas comprised in Kheawat No.41 khatoni No. 131 sq. no. 96 killa No.19(8-0), 22(7-19) & 19 Kanal 6 Marla being 386/3344 share of Land measuring 197 kanal 4 marla comprised in Khewat no.42 khatoni No.132 sq.no.92 killa No.5(8-0), 6(8-0), 14 to 17(32-0), 24, 25 (16-0), Sq. no.93 killa No.11(8-0), 20, 21(16-0), Sq. no.96 killa No.1(8-0) 10(8-0), 11(0-0), 20, 21(16-0), sq. No.97 killa No. 4 to 7(32-0), 14/1 (3-2), 14/2(4-18) 15(8-0), 16(8-0), 25(8-0), sq. No.104 killa No.5(3-2), sq. no.105 killa No.1(2-2) as per jamabandi for the year, 2007-08 and mutation no. 1337, 1307 and 1153 Situated in Village Liwalwali Tehsil & Distt. Sirsa, vide Jamabandi for the year 2007-2008.	Not known	Not known	Not known

Note: The property is being sold on "AS IS WHERE IS BASIS", "WHAT IS WHERE IS BASIS" and before participating in the auction process, the Prospective Buyers are advised to inspect the property and also to read carefully all the general terms and condition of the auction attached herewith as Annexure 'A'

To ensure maximum competition, the Certificate Holder bank is directed to act promptly on the request by any potential bidders for inspection of the properties. However, in the event of any difficulty, the prospective bidders can approach this office through e-mail: drt2chandigarh-dfs@nic.in

Annexure-A

1. The property shall be sold "AS IS WHERE IS BASIS" and "WHAT IS WHERE IS BASIS" shall be subject to other terms and conditions as published on the official website of the e-auction agency. All the payments shall be made through RTGS/NEFT in the account details of which are given in the sale notice.
2. Any person, unless disqualified, may submit bid which shall be accompanied by the earnest money not less than 10% the reserve price or as prescribed in auction sale notice as decided by the Recovery Officer and uploaded on the website. The amount in the case of the successful bidder shall be adjusted towards the consideration amount and in case of unsuccessful bidders, the same shall be returned at the close of the auction to all concerned through RTGS/NEFT in the same accounts from which transaction is made to deposit the EMD. The prospective bidders are also advised to give complete details of their accounts. The highest bid received shall become the base price auction for that particular property and bidders shall be allowed to increase the bids beyond that amount and the amount. The bid increase amount will be Rs.50,000/-.
3. The successful/highest bidder shall be at liberty to comply with the provisions of Section 194-IA of the Income Tax Act for paying the applicable TDS on the auction amount proposed to be deposited before this Forum. In such an event, the successful/highest bidder must produce the proof of having deposited the said amount before this Forum while paying the balance sale proceeds.
4. The bidders are advised to go through the portal https://www.bankeauction.com for detailed terms and conditions for e-auction sale before submitting their bids and taking part in the e-auction sale proceedings and/or contact is Name: Sh. Narendra Kumar, Manager, Bank of Baroda, Janta Bhawan Road, Sirsa, Mobile Number (9828532121), Email Id: sirsa@bankofdaroda.com
5. The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid, IMMEDIATELY after being declared as highest bidder (H1). As regards declaration as H1 is concerned, the concerned e-auction agency is directed to send an e-mail (if possible, auto-generated) immediately after completion of bid process as per schedule to the H1 that he is the highest bidder advising him to deposit 25% of bid money minus the amount paid as earnest money immediately. For the purpose of this provision, the meaning of word 'immediately' means same day but if bank timing is over, immediately means next bank working day by 4:00 P.M. through RTGS/NEFT in the account as mentioned in sale notice.
6. The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of the sale of the property.
7. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through RTGS/NEFT in the account as mentioned in sale notice. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold when amount of successful auction deposited in EMD account shall be make FDR till the date appropriate in loan account.
8. The purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs. 10) through DD in favour of The Recovery Officer-I, DRT-II, Chandigarh. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer-I, DRT-II, Chandigarh. The poundage fee Draft should be separately prepared in favour of 'The Recovery Officer-I, DRT-II, Chandigarh and payment of poundage fee will not be accepted through RTGS/NEFT in any circumstances.
9. In case of default of payment within the prescribed period, the deposit, after deduction of the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale.
10. The bidder shall give his full name and complete address and state clearly whether he is submitting bid for himself or on behalf of another and in the latter case furnish proper authority (in original) in that regard and the full name and complete address of such party his PAN/TAN Number and photocopy thereof. In case of proper authority, the decision of Recovery Officer taken at the time of confirmation of sale shall be final. The properties shall ordinary be sold in the same order in which they appear in the proclamation.
11. In case of stay of sale or Recovery Proceeding by any superior court of Competent Jurisdiction, the auction may either be postponed/cancelled in compliance of such order, without any further notice and the persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement/cancellation etc.
12. The property is sold on "as is where is/on what is" basis, Prospective bidders are advised to peruse/verify copies of title deeds/documents, if any available with concerned branch of CH Bank and may make, their own inquiries regarding encumbrances, search results and other revenue records relating to the property and shall satisfy themselves regarding the nature and description of property, condition, lien, charges, statutory dues, etc. before submitting the bid. In any circumstances, the property will not be sold below reserve price as specified in the Sale Proclamation/Sale Notice.
13. Anyone of the following documents alone will be accepted as ID proof, viz, (a) Voters ID Card/[Aadhaar Redacted] (b) PAN CARD; or (c) Ration Card carrying Photo and the name of the bidder(s); or (d) Valid Driving Licence with photo, (e) Passport or (f) any other Government ID carrying the photograph of the bidder(s). The duly filled-in bid form along with the relevant enclosure be submitted to the Recovery Officer-I, DRT-II, Chandigarh so as to reach on or before the last date prescribed for submission as specified in the sale notice published in the newspaper.
14. Incomplete/bids without proper EMD, bids not in conformity with the terms and conditions of sale and bids submitted after the stipulated date and time will be summarily rejected.[cite: 15]15. No bidder shall be permitted to withdraw the bid from the auction proceedings after submission of the bid form, till completion of auction.
16. In the event of postponement/cancellation of auction/sale after submission of the bids, on the EMD submitted by the bidders will be returned in their respective accounts for which no interest or charges will be paid. The Particulars of property given in the sale proclamation have been stated to the best of the information of the Recovery Officer thereafter the Recovery Officer shall not be answerable for any error or omission.
17. If for any reason the sale is not confirmed or is set aside, or stayed, the consideration money paid will be refunded to the auction purchaser. The purchaser shall be deemed to have purchased the property with full knowledge and subject to all the reservations/encumbrance, if any.
18. The sale, in normal circumstances, will be confirmed after expiry of 30 days from the date of auction sale, provided full bid amount and poundage fee is deposited as stipulated and there are no objections from any side. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid form shall be entertained. All expenses incidental thereto shall be borne by the auction purchaser.
19. The Recovery Officer has the absolute right to accept or reject a bid or to postpone/cancel the notified auction-sale without assigning any reasons.
20. The CDs are also given liberty to participate in the sale so as to fetch maximum value of the property.
21. All terms & conditions mentioned here in above shall be binding to the bidder/auction purchaser.

Given under my hand and seal on this date 02.11.2026

(Recovery Officer-I)DRT-II, Chandigarh

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD

ACRE MAKING ASSETS WORK

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019. **Tel:** 91-11-43115600
Corporate Office : Office 101, Kalpataru Infinia, Plot B, Near Grand Hyatt, Santacruz (East), Mumbai- 400055.
Tel.: 022 68643101; **E-mail :** acre.arc@acreindia.in; **Website:** www.acreindia.in; **CIN: U65993DL2002PLC115769**

APPENDIX IV-A SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of The Security Interest (Enforcement) Rules, 2002.

Notice of **15 days for serial no.1 to 2 and 30days for 2 to 4** is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] ("Secured Creditor"),** the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on **"as is where is", "as is what is" and "whatever there is"** basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:

DETAILS OF SECURED ASSETS

Sr. No.	Loan Account No. / Acre Trust Name	Name of Borrower(S)/ Co-Borrower(S)/ Mortgagor(S)/ Guarantors	Total Outstanding Dues INR as on	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Date & Time of Auction	Bank Account Details for EMD Payment
1.	**610239211369260**/ ACRE-178-TRUST	**RANJIT SINGH AND MANJEET KAUR**	**Rs.19,86,089/-** (Rupees Nineteen Lakh Eighty-six Thousand Eighty-Nine Only) as on **31.10.2025** +further interest + other charges thereon	**Rs. 12,50,000/-** (Rupees Twelve Lakh Fifty Thousand Only)	**Rs. 1,25,000/-** (Rupees One Lakh Twenty-Five Thousand Only)	**08th December 2026 from 02:30 P.M. to 03:30 P.M.**	Beneficiary Name: **ACRE-178-Trust**, Bank Name: **IDBI BANK LTD,** Bank Account No. **0901102000042617**, IFSC code: **IBKL0000901**
	DETAILS OF SECURED ASSETS: ALL THE PIECE AND PARCEL OF NON-AGRICULTURAL PROPERTY HOUSE SITUATED AT NEW SARAIN PATTI, KAHANGARH, TEHSIL SAMANA DISTT PATIALA AREA MEASURING 0-4.2/5 MARLAS I.E. 132 SQ.YDS., COMPRSED IN KHEWAT KHATONI NO. 59/96, KHASRA NO. 109//7(8-0), 8/1(6-1), KITE 2 TOTAL AREA 14 KANAL 1 MARLA OUT OF WHICH 22/1405 SHARE I.E. 0-4.2/5 MARLAS LE. 132 SQ.YDS BOUNDED AS UNDER:- EAST:- ROAD SIDE 22, WEST:- AGRICULTURAL LAND SIDE 22', NORTH: - VACANT PLOT SIDE 54' SOUTH: - VACANT PLOT SIDE 54'						
2.	**610139211520300**/ ACRE-178-TRUST	**LAL BAHADUR, GULSAN AND USHA**	**Rs.29,62,725/-** (Rupees Twenty-Nine Lakh Sixty-Two Thousand Seven Hundred Twenty-Five Only) as on **31.10.2025** +further interest + other charges thereon	**Rs. 18,83,000/-** (Rupees Eighteen Lakh Eighty-Three Thousand Only)	**Rs. 1,88,300/-** (Rupees One Lakh Eighty-Eight Thousand Three Hundred Only)	**08th December 2026 from 02:30 P.M. to 03:30 P.M.**	Beneficiary Name: **ACRE-178-Trust**, Bank Name: **IDBI BANK LTD,** Bank Account No. **0901102000042617**, IFSC code: **IBKL0000901**
	DETAILS OF SECURED ASSETS: ALL THE PIECE AND PARCEL OF THE PROPERTY HOUSE MEASURING 200 SQ YARDS, COMPRISED IN KHASRA NO-21//17, KHATA NO-64/70, PAGE NO-133, AS PER JAMABANDI FOR THE YEAR 2008-09, SITUATED AT VILLAGE-BHAMIAN KALAN, ABADI KNOWN AS GURU NANAK NAGAR, NEAR GURUDWARA SAHIB, TAJPUR ROAD, TEHSIL & DISTRICT-LUDHIANA AS PER SALE DEED BEARING WASIKA NO-2023-24/106/1/20868 DATED 20-12-2023 RECORDED IN THE NAME OF USHA W/O LAL BAHADUR. BOUNDED AS UNDER: - EAST-NEIGHBOUR, WEST-VACANT PLOT, NORTH-NEIGHBOUR, SOUTH-STREET.						
3.	**16500002659 and 16500002799** / ACRE-174-TRUST	**MANINDER SINGH SAINI AND KIRANDEEP KAUR SAINI**	**Rs.29,90,318.35/-** (Rupees Twenty-Nine Lakh Ninety Thousand Three Hundred Eighteen and Paisa Thirty-Five Only) as on **13.11.2026** +further interest + other charges thereon	**Rs. 28,50,000/-** (Rupees Twenty- Eight Lakh Fifty-Thousand Only)	**Rs. 2,85,000/-** (Rupees Two Lakh Eighty-Five Thousand Only)	**28th December 2026 from 02:30 P.M. to 03:30 P.M.**	Beneficiary Name: **ACRE-174-Trust**, Bank Name: **IDBI BANK LTD,** Bank Account No. **0901102000042103**, IFSC code: **IBKL0000901**
	DETAILS OF SECURED ASSETS: ALL THE PIECE AND PARCEL OF THE PROPERTY BEING HOUSE NO. 5 RAKBA (AREA) 7 MARLA 29 SQ. FT. I.E.1478 SQ. FT. THE PROPERTY COMPRISES THE FOLLOWING KHASRA NUMBERS: 1846/861 MIN, 1854/864, 1865/2, 890/1, 880/2, 891, 900, 881, 882, 889, 890/2, 883, 886, 887, 885, 917/3, 1848/863, 1849/863, 1850/863, 1851/863, 1852/863, 1853/863, 1847/863, 904/1, 905/1, 905/3 AND 906/4. THE PROPERTY IS STATED TO BE OWNED AND POSSESSED UNDER A REGISTERED SALE DEED BEARING REGISTRATION NO. 504 DATED 16.04.2010, REGISTERED AT THE OFFICE OF THE SUB-REGISTRAR, JALANDHAR AS: EAST: OTHER; WEST: ROAD; NORTH: ROAD; SOUTH: OTHERS KHASRA NOS. AT JALANDHAR TEHSIL AND DISTRICT JALANDHAR-144001.						
4.	**30403464000114** / ACRE-196-TRUST	**MR. SAUARAV MEHRA S/O SH. RAVINDER KUMAR, SMT. KIRAN W/O SH. RAVINDER KUMAR AND MR. RAVINDER KUMAR S/O SH. SOHAN LAL**	**Rs.32,76,099.70/-** (Rupees Thirty-Two Lakh Seventy-Six Thousand Ninety-Nine and Paisa Seventy Only) as on **13.11.2026** +further interest + other charges thereon	**Rs. 26,00,000/-** (Rupees Twenty- Six Lakh Only)	**Rs. 2,60,000/-** (Rupees Two Lakh Sixty Thousand Only)	**28th December 2026 from 02:30 P.M. to 03:30 P.M.**	Beneficiary Name: **ACRE-196-Trust**, Bank Name: **INDIAN OVERSEAS BANK LTD,** Bank Account No. **054302000052351**, IFSC code: **IOBA0000543**
	DETAILS OF SECURED ASSETS: ALL THE PIECE AND PARCEL OF THE PROPERTY EQUITABLE MORTGAGE OF RESIDENTIAL PROPERTY MEASURING 02 MARLA 256 SQ.FT. (EACH MARLA 272 SFT), SITUATED AT HOUSE NO. 42, PALLI HILLS, VILL- SALEMPUR MUSALAMANA, JALANDHAR, TEH & DIST JALANDHAR, VIDE SALE DEED NO 2021-22/187/1/1637 DT. 21.05.2021 SR JAINDHAR IN THE NAME OF MR. SAUARAV MEHRA S/O RAVINDER KUMAR, COMPRISED IN KHASRA NOS. 15//14,15/1,16/2, 17/1 AS PER JAMABANDI FOR THE YEAR 2017-18, BOUNDED BY- EAST - PLOT NO 45 TO 49, WEST-ROAD, NORTH - PLOT NO.41, SOUTH- PLOT NO.43						

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a Trustee of various Trust mentioned clearly in column provided above.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS		
1	EMD Payment through Demand Draft/RTGS/NEFT shall be made in favor of the Bank Accounts mentioned in respective column(s).	
2	Last date of submission of EMD	**One working day prior to date of auction and on or before 06:00 P.M.**
3	Place for submission of BIDs	14TH Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019
4	Web Site for Auction and Helpline No.	**https://www.bankeauctions.com/ and +91-99481-82222**
5	Contact Details	**Toll-Free No.: 1800-209-2989 - E-mail: auction.support@acreindia.in**
6	Date & time of Inspection of the Property	As per prior appointment
7	For detailed terms and condition of the sale, please visit the website **www.acreindia.in or https://www.bankeauctions.com**	

Date: 19.11.2026, Place: PATIALA, LUDHIANA, JALANDHAR (PUNJAB) **Sd/- Authorized Officer, Assets Care & Reconstruction Enterprise Ltd.**

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"IMPORTANT"

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