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

आस्ति वसूली प्रबंधन शाखा गुरुग्राम,
प्लॉट नं.-5, इन्स्टीट्यूशनल एरिया सेक्टर-32 गुरुग्राम-122001

Asset Recovery Management Branch (ARMB) Gurugram.
Plot No-5, Institutional Area, Sector-32, Gurugram-122001

ईमेल/e-mail : cs8230@pnb.bank.in

ARMB/82300/Auction/Proclamation/2026-27/ 001 **Date : 10/11/2026**

PROCLAMATION OF SALE

Whereas under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, a notice dated 01/12/2025 for the recovery of sum of Rs.4,934,055.96 from Mr Kuldeep Chaudhary S/o Mr Mukhtair Singh (Prop & Guarantor) (hereinafter referred to as 'the borrower') was issued to the borrower.

And whereas the secured assets mentioned in the schedule were taken in possession.

Whereas the sale of secured asset will be done on "As is Where is", As is What is" and Whatever there is" basis to recover the secured debt.

And whereas on the 3rd day of Dec'2026 (the date fixed for the sale), there will be due under the secured debt, a sum of Rs.49,34,055.96 + Further interest and charges thereof as on 30/11/2025.

Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said property shall be sold by public auction at 11:00 AM on the said 3rd day of Dec'2026 through Portal : https://Baanknet.com

The sale will be of the property of the borrower above named and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule against each lot.

The property will be put up for sale in the lots specified in the Schedule. If the amount to be realised by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down, amount due as aforesaid, interest and cost(including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid.

At the sale, the public generally is invited to bid either personally or by duly authorised agent. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.

If the Borrower pays the amount due to the Bank in full before the date of sale, auction is liable to be stopped.

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

The particulars specified in the Schedule hereinbelow have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.

The Reserve Price, below which the property shall not be sold, is Rs.33,81,000.00.

The EMD will be Rs.3,38,100.00 and the amount by which the bidding is to be increased will be Rs.50,000.00.

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 to auction.

The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorised Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

For reasons recorded, it shall be in the discretion of the 'Authorised Officer' to adjourn/discontinue the auction.

The person declared to be the purchaser shall pay immediately after such declaration, a deposit of 25% of the amount of purchase money to the 'Authorised Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.

In case the initial deposit is made as abovesaid, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorised Officer' on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

SCHEDULE OF PROPERTY

	Description of property to be sold with the name/s of the owner/s	Revenue assessed upon the property or any part thereo	Details of any encumbrances, known to the Bank, to which the property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature & value
	All that part and parcel of the property consisting of Flat No. /Plot No/House No - property bearing khasra no. 193(1-0), 100//17/1(0-16), 101//3/1(0-4), 8/2(3-16), 9/1(1-3), 10/1(0-1), 257(1-10), Mauja Sihi, Distt Faridabad now known as property bearing No. 1945/1657A, Shyam Colony, Near Bridge of Sector-3, Ballabgarh, Tehsil-Ballabgarh Faridabad, Haryana in the name of Sh. Kuldeep Chaudhary S/O Shri Mukhtiyar Singh Boundaries- North: Gali, South: Property of Sh Umrav, East: Property of Sh Mukhtiar Singh, West: Property of Sh Mukhtiar Singh; Geographic Co-ordinates: Latitude: N 28.352581, Longitude: E 77.340819	No	No	No

कृते पंजाब नैशनल बैंक
For Punjab National Bank

Manoj Kumar Sharma, Chief Manager
(Name & Designation of Authorized Officer)
Punjab National Bank
Secured Creditor

प्राधिकृत अधिकारी / Authorised Officer
आस्ति वसूली प्रबन्धन शाखा, गुरुग्राम
Asset Recovery Management Branch, Gurugram

Authorized Officer shall have the liberty to conduct a fresh
shall not have any claim over the forfeited amount and the
successful bidder to the bank will be subject to TDS
is to be made by the successful
deposit of BID

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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.

1. The auction sale will 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 mobile number and email-id. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD 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-400034 (Helpdesk Number +91 8291220220, E mail ID: support.ebkray@psballiance.com). The intending Bidder/ 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.
   (1) https://baanknet.com
   (2) 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 incremental amount mentioned. Five 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 Five 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 e-Auction 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.
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 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.
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 inspect 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**

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी / Authorised Officer
Asset Recovery Management Branch, Gurugram

Date: 10.11.2026

(Manoj Kumar Sharma)
Authorized officer
(Punjab National Bank)

STATUTORY SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SARFAESI ACT,2002