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

Circle Office Fazilka Email: cofazilka@pnb.bank.in

Date: 27/11/2026

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) 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 symbolic/Physical/Constructive possession of which has been taken by the Authorized Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" Basis on the 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.

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 SARFESI ACT 2002 B) Outstanding Amount as on C)Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A)Reserve Price (In. Rs.) B)EMD(In. Rs.) C)Bid Increase Amount (In Rs.)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	Kotkapura main (027300) RAMESH KUMAR SO BABU RAM **1. Ramesh Kumar s/o Babu Ram** Address:- Adarsh Nagar,Back Side Tannery,Prem Nagar Near Tole Mele Di Hatti, Kotkapura-151204 **2. Ramesh Kumar s/o Babu Ram** C/o 7-Mile Stone, Mussorie, Uttrakhand, Mobile: 87557-78493 **3. Anita Kumar Kapila W/o Ramesh Kumar**	All that Part and Parcels of the Equitable Mortgage of Residential House measuring 04 marlas (120 Sq Yards) being 4/1674 share of 83k-14m murabba no.257, killa no.7/2/0-15, muraba no.313 killa no.1/8- 0,10/4-11, murabba no.314 killa no.5/8-0 and khasra no.2374/10-18, 2378 min /9-6, 2385 min/8-13, 2394/1-13,2387/8-0, murabba no.1257 killa no.7/3/1/0-15, 7/1/2-8,7/3/2/0-15, 7/3/3/0-17, 7/5/2-10, 3/1/1-5, 3/2/0-15, murabba no.314 killa	A) 09-06-2021 B) Rs 15,71,710.98/- as on 22.04.2021+ Further intt. & exp. C) 18.12.2021 D) Symbolic Possession	A) 19,31,000/- B) 1,93,100/- C)10,000	18.12.2026 11.00 AM TO 04.00 PM	Not known

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	Address:- Adarsh Nagar, Back Side Tannery, Prem Nagar Near Tole Mele Di Hatti ,Kotkapura **4. Anita Kumar Kapila W/o Ramesh Kumar** C/o 7-Mile Stone, Mussorie, Uttrakhand, Mobile: 87557-78493 **5. Aania Kapilla D/o Ramesh Kumar Kapilla**, Address:- Adarsh Nagar, Back Side Tannery, Prem Nagar Near Tole Mele Di Hatti ,Kotkapura **6. Aania Kapilla D/o Ramesh Kumar Kapilla**,C/o 7-Mile Stone, Mussorie, Uttrakhand Mobile: 87557-78493 **7. Rajjan Pubby S/o Madan Kishore Pubby,** Address:- 15-16 Azad Nagar,VPO-Babyal, Ambala Cantt	no 6/6-4, murabba no.257 killa no.3/3/1/2/0-9, 8/2/0-5, 3/3/1/1/2/0-18, 3/2/2/1-1, 3/3/1/1/2/0-18 khewat no.254. The property registered in the Sub Registrar office kotkapura in the name of Anita Kapila W/o Ramesh Kumar Vide Sale Deed No.2769 on dated 06.01.2015. Comprising plot no.8 ram lachman enclave sikhan wala road situated in street no.3 Adarsh nagar back side tendary agwar bazar kotkapura, district-Faridkot Punjab Bounded as under: North-Passage 16' South-Zero Point and right angle side 16' East-Self Side 56' West-Parveen Kumari side 85' Disclosure:-As per Sale deed,The applicant /borrower is owner of 120 sq yard,but as per latest revenue record jamabandi year 2019-20,the applicant/borrower is shown as owner of 114 sq yards				

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://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 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.

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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.
   (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 increment amount mentioned. 5 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 5 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.
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 in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, Punjab National Bank, or through online at BAANKNET Portal. 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.
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

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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, GST 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: 27/11/2026
Place: Fazilka

पंजाब नैशनल बैंक
For Punjab National Bank

Ashish Kumar,
Authorized Officer,
Punjab National Bank.

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002