

SASTRA Division, CO SAS Nagar, SCO 43, 2nd Floor, Phase 2, Mohali, E-mail: [cosasrecovery@pnb.co.in](mailto:cosasrecovery@pnb.co.in), M.: 7755005069, 8725008375

E-Auction / Manual Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 Punjab National Bank (The Secured Creditor) and Physical / Symbolic Possession of which has been taken by the Authorised Officer of the Punjab National Bank (The Secured Creditor) on the dates mentioned against them, will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER THERE IS BASIS" on 30.12.2020, Wednesday from 11:00 A.M. to 2:00 P.M., 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 mentioned in the table below against the respective properties.

**LAST DATE OF DEPOSIT OF AUCTION PARTICIPATION APPLICATION, KYC DOC, EMD: 24.12.2020, THURSDAY**  
**AUCTION DATE: 30.12.2020, WEDNESDAY TIME: 11:00 A.M. TO 02:00 P.M.**

Sr. No.	Name of Borrower including name of Prop. / Owner of Property	Detail of Property & Name of the Owner / Mortgager	Secured Debts (Rs. in Lacs)	Reserve Price (Rs. in Lacs)	Earnest Money Deposit	
			Date of Demand Notice		Incremental Bid (Rs. in Lacs)	
			Date of Possession			
1.	M/s Walia Traders, Prop.: Prem Pal Gandhi, B.O. - Phase-1, Mohali	Hotel Holiday Inn at Sec. 3, Panchkula measuring 1.6 Acre allotted by HUDA vide Letter No. EOP 2005/17448 dated 30.11.2005 - Multi Storied Five Star Hotel - Symbolic Possession.	7779 - PNB + 1527 - (eOBC)	15500.00	1550.00	
			14.05.2015			5.00
			11.08.2015			
2.	M/s Walia Traders Prop.: Prem Pal Gandhi, B.O. - Phase 1 Mohali	Hotel K.C. Residency at SCO 377-380, Sector 35-B, Chandigarh measuring 579.67 Sq. Yards - Symbolic Possession.	7779 - PNB + 1527 - (eOBC)	3108.00	310.80	
			14.05.2015			2.00
			11.08.2015			
3.	M/s Vishal Trading, Prop: Vishal Sood S/o Rajesh Sood B.O. - Kharar	Shop No. 373, Kharar Landra Road, Tehsil Kharar, Distt. SAS Nagar, Mohali comprises in Khata No. 2476/2717 New No. (2681/2909), Khasra No. 487(0-18) its 1/24 share i.e. 0.75 Marla = 22 Sq. Yards (18' * 11') Registered Vide Vasika No. 550 dated 04.05.2005 standing in the name of Smt. Usha Rani W/o Sh. Khushi Ram - Physical Possession.	22.66	26.40	2.64	
			01.10.2019			0.10
			09.12.2019			
4.	M/s Sri Balaji Enterprises, Prop. Satpal Singh Bains S/o Krishan Singh Bains, B.O. - Mohali, Phase 11	Part and Parcel of property comprised in Open Plot at Ranjit Avenue, Ward No. 14, Hadbast No. 339, Khewat No. 46, Khatauni No. 76, Khasra No. 8/2/2(6-10) of 23/130 Hissa Rakba 1 Kanal 3 Marla (=23 Marla) Hardochhani Road in the Revenue Estate of Village Naibpur, Distt. Gurdaspur owned vide Vasika No. 748 dated 24.05.2016 standing in the name of Sh. Satpal Singh Bains S/o Sh. Kishan Singh Bains - Symbolic Possession.	62.61	25.30	2.53	
			01.07.2019			0.10
			20.09.2019			
5.	Sh. Karamjit Singh S/o Narinder Singh & Harjinder Kaur W/o Karamjit Singh & Narinder Singh S/o Love Singh, B.O. - Sector 17-B, Chandigarh	Residential House constructed on land measuring 6 biswa comprising 6/69 share of 3 Bigha 9 Biswa Khata No. 38/61 Khasra No. 240(3-9) situated at Village Hashampur, Rajpura in the name of Karamjit Singh S/o Narinder Singh vide transfer deed no. 1303 dated 26.08.2015 - Symbolic Possession	31.53	37.00	3.70	
			01.05.2018			0.10
			31.07.2018			
6.	Sh. Harvinder Singh S/o Baljinder Singh, B.O. - Sector 17-B, Chandigarh	Residential House construction on the land comp Khata No. 38/61, Khasra No. 240(3-9) kitta 1 measuring 6 biswa being 6/69 share of 3 Bigha 9 Biswa situated at Village Hashampur Naugawan, Tehsil Rajpura, Distt. Patiala standing in the name of Harvinder Singh S/o Baljinder Singh vide Regd. Transfer Deed No. 1883, dt. 19.10.2015. - Symbolic Possession.	32.15	37.00	3.70	
			13.07.2017			0.10
			13.02.2019			
7.	Amandeep Kaur and Sharanpal Singh, B.O. - Gharuan	House No. 153A, Global Enclave, Morinda Measuring 3 marla 3 sarsahi being 30/864 share out of 4 Kanal 16 Marla comprised in khata no. 487/534, khasra no. 21/19/2(4-16) (As Per Jamabandi 2016-2017), Which is Bounded as:- East: Plot No. 152A; West: Road; North: Road; South: Pargat Singh - Physical Possession.	28.25	24.50	2.40	
			20.07.2018			0.10
			05.09.2019			
8.	Mrs. Monika Nayyar W/o Ashok Handa, B.O. - Zirakpur (Baltana)	Flat No. 104, Block F3, 1st Floor, Maya Garden City, Ambala Road, Zirakpur, PB - 140603 - Physical Possession.	45.72	32.00	3.20	
			10.12.2018			0.10
			20.12.2019			
9.	Miss Parva Devi D/o Kundan Lal B.O. - Dhakoli	Khewat / Khata No. 1/1 Khasra No. 407/274(4-18) 275(2-12), 276(3-9), 277(5-4) Kite 4 Land 16 Bigha 03 Biswa being 12/6460 share i.e. 00 Bigha 00 Biswa 12 Biswasi, Flat No. 1, 2nd Floor, Jagriti Homes, Near Dera Bassi Fly Over, Gurunanak Nagar, Bhankarpur - Symbolic Possession.	9.54	9.50	0.95	
			14.01.2019			0.05
			24.05.2019			
10.	Mr. Manpinder S/o Hakam Singh, B.O. - Dera Bassi	Land Description:- 05 marle (150 sq. yards) being 45/24462 share out of land measuring 135 Kanal 18 Marle bearing Khewat No. / Khatoni No. 149/196/150/197, 151/198, 352/496, 710/1038, 711/1039, 712/040, 713/1041, 714/1042, 715/1043, 799/1133, 799/1134, 852/1198-1201, 539	17.65	53.00	5.30	
			20.06.2019			0.25
			10.09.2019			
11.	M/s Varsha Roadlines, Prop. Sukh Varsha Bhalla, B.O. - Kurali Main	Commercial Land, Building and shed and as per fard zamabandi for the Year measuring 7 kanal 2 marla situated at Daburji wide hadbast number 26, Tehsil and District Roopnagar, measuring 4 K 12 M 4 Sar being 37-40 share out of 5 kanals is comprised in khata number 13/16, khasra number 20/201(5-0) and property measuring 1 K 14 M 5 Sar being 1/2 share out of 3K 9M is comprised in khata number 14/17, khasra number 21/16/1(3.9) and property measuring 9 M being 3/19 share out of 2 K 17 M is comprised in khata number 79/85 khasra number 20/12(2-17) and property measuring 6 M being 6/37 share out of 1 K 17M is comprised in khata number 80/86 khasra 20/19(1-17) and owner is Shrimati Sukhvarsha Bhalla W/o Seta Nath Bhalla R/o House No. 981 Sector 64, Phase-10, SAS Nagar Punjab - Symbolic Possession.	237.22	291.00	29.10	
			11.10.2019			2.00
			20.02.2020			

**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 main conditions:- (1) The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". (2) The particulars of Secured Assets specified in the schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be responsible for any error, misstatement or omission in this proclamation. (3) This auction will be conducted "online through E-Auction / Manual" (<https://www.mstcecommerce.com/>). The bidders are advised to go through the portal [www.ibapi.in](http://www.ibapi.in) for detailed terms and conditions for E-Auction / Manual before submitting their bids and taking part in the E-Auction / Manual or Contact - MSTC Help Desk 033-22901004 / 18001025026 / 011-41106131 or E-mail at [ibapiop@mstcecommerce.com](mailto:ibapiop@mstcecommerce.com) or [ibapiffin@mstc.com](mailto:ibapiffin@mstc.com) or for detailed terms and conditions of the sale, please refer [www.ibapi.in](http://www.ibapi.in), <https://www.mstcecommerce.com>, <https://eprocure.gov.in/epublish/app>, [www.pnbindia.in](http://www.pnbindia.in), or Contact Circle Office at 7755005069, 8725008375. (4) The intending Bidders/purchasers are requested to register on the portal (<https://www.mstcauction.com/auction/auctionhome/ibpi/index.jsp>) using their mobile and E-mail ID. (5) Bidders Global wallet should have sufficient balance (EMD amount) at the time of bidding (6) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through three mode i.e NEFT / Cash / Transfer (after generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD wallet. NEFT Transfer can be done from any Scheduled Commercial Bank, however for Cash/Transfer Bidder has to visit Punjab Nation Bank with their Challan. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the E-Auction/Manual. The Earnest Money Deposited shall not bear any interest. (7) 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 and binding. (8) Auction would commence at the reserve price on the time given above and bidders shall improve their offer in multiple of the amount stated above, & extension of 10 minutes will be given, if necessary. On closure of 'online auction', the highest bidder shall be declared as successful bidder and such sale shall subject to confirmation by the Secured Creditor. (9) The successful bidder shall have to deposit 25% of successful bid within 24 hours of bidding into the Account No. 1155002100023693, IFSC - PUNB0115500 in the name of Authorised Officer Branch, Phase I, Mohali. Account mentioned above. In case of default in payment of the remaining 25% of the bid amount within the prescribed period, the amount deposited will be forfeited and secured asset will be resold. (10) Rest 75% of the successful bid amount must be deposited within 15 days from the date of Successful bidding. In case of default in payment of the remaining 75% of the bid amount within the prescribed period, the amount deposited will be forfeited and the default purchaser shall forfeit all claims to the property or to any parts of the sum for which it may be subsequently sold. 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. (11) 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 at any time on or before the date fixed for sale, the sale of asset may be cancelled. (12) All statutory dues/attendances/charges/other dues including registration charges, stamp duty, taxes etc shall have to be borne by the purchaser. (13) The sale certificate shall be issued in the same name in which the bid is submitted. (14) The authorised 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-Auction/Manual. The intending bidders are advised to make their own independent enquiries regarding any encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues, etc. (15) For Inspection of the properties, interest bidder may contact to branch head on their mobile no given above. (16) Details of the property, as mentioned above is to be duly verified by the intending bidder on their level before depositing EMD.

**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI**