



PUBLIC NOTICE FOR E-AUCTION 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 provisions of Rule 8(6) 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/Symbolic (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.

Sr. No.	Name of the Borrower & Bank Branch Details	Name of Owner(s)/ Mortgagor(s) Property(ies)	Description of Immovable Mortgaged Property(ies) and Name of Owner(s) / Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 & amount as per demand notice 13(2), Nature of possession	Reserve Price		Date & Time of E-Auction.	Detail of the encumbrances known to the secured creditors
					EMD	Bid Incremental Amount		
1.	M/s Bhai Industries Pvt. Ltd. Moga GT Road (253000)	Sh. Sukhpal Singh S/o Sh. Jaswant Singh	All that is part & parcel of EM of IP 18.5M (5036.62sq. ft) being 166/2727 share of 15K-3M bearing Khasra no. 86/12/2(4-4)9/2(3-13)12(4-9)13/2(2-17) Khewat no. 545 Khatouni no 787	16.07.2020 Rs. 7,49,81,630.20 with interest as per Notice Dated 16.07.2020 plus Other costs Minus recovery if any . Secured assets are Under Symbolic Possession	Rs. 36,58,710/- Rs. 3,66,000/- Rs. 36,000/-		15.03.2024 11.00 AM TO 04.00PM	NOT KNOWN
as per Jamabandi for the year 2015-16 In the name of Sh. Sukhpal Singh(Director)/S/o Sh. Jaswant Singh at VPO Chugawan, bearing RTD No. 2418 Dated 21.07.1999.								
2.	M/s Bhai Industries Pvt. Ltd. Moga GT Road (253000)	Sh. Charan Singh (Guarantor) S/o Sh. Tara Singh	Residential Land & Building of EM 12M 8S (3509 sqft) being 1392/9936 Share of 4K-12M bearing Khasra no. 52/18/3/2(4-12) Khewat no. 1519 Khatouni no. 1727 as per jamabandi for the year 2012-13 situated at Moga Mehla Singh-11 Basti Gobindgarh, Moga In the name of Sh. Charan Singh (Guarantor) S/o Sh. Tara Singh bearing RTD No. 5615 dated 27.10.2005	16.07.2020 Rs. 7,49,81,630.20- with interest as per Notice Dated 16.07.2020 plus Other costs Minus recovery if any. Secured assets are Under Symbolic Possession	Rs. 59,73,980/- Rs. 5,98,000/- Rs. 59,000/-		15.03.2024 11.00 AM TO 04.00PM	NOT KNOWN
3.	M/s Bhai Industries Pvt. Ltd. Moga GT Road (253000)	M/s Bhai Industries Pvt. Limited.	All that is part & parcel of Factory, land & Building including Plant & machinery, measuring 9K9M bearing Khasra no. 86/9/1(4-7)10(3-6)11(1-16), Khewat no. 545 Khatouni no 784 as per Jamabandi for the year 2015-16 at Village Chugawan Bearing RTD No 7148 Dated 23.01.1998 In the name of M/s Bhai Industries Pvt Limited.	16.07.2020 Rs. 7,49,81,630.20- with interest as per Notice Dated 16.07.2020 plus Other costs Minus recovery if any . Secured assets are Under Symbolic Possession	Rs. 3,75,40,000/- Rs. 37,54,000/- Rs. 3,75,000/-		15.03.2024 11.00 AM TO 04.00PM	NOT KNOWN
4.	M/S Shubham Foods, B/o Basti Tankanwali (065400)	M/S Shubham Foods	Factory Land and Building and Block Assets situated on Talwandi Bhai-Khosa Dal Singh Road, Village Chhajjan Wali Tehsil Zira and District Ferozepur in the name of M/S Shubham Foods vide Wasika no. 1045 dated 07.06.2013.	26.05.2021 Rs. 2,48,05,845.22 Plus Future Interest w.e.f 01.06.2021 & Charges incurred by the bank Less recovery received, if any Secured assets are Under Physical Possession.	Rs. 78,62,000/- Rs. 7,86,200/- Rs. 78,000/-		15.03.2024 11.00 AM TO 04.00PM	NOT KNOWN
5.	M/s Surya Land Promoters Private Ltd B/o- Ferozepur Bagdadi Gate (345200)	M/s SURYA LAND PROMOTERS PRIVATE LTD	Commercial Shops no 1, Gillco view, Link Road to Moga road, Village Satiyawala , Ferozepur, having Booth area 300Sq. Ft.(10*30') Out of Title deed bearing wasika No's:- (1) Wasika no 4089 dated 03.10.2005 having land area 12 Kanal 13 Marla (2) Wasika no 4301 dated 14.10.2005 having Land area 8 Kanal 8 Marla (3) Wasika no 4602 dated 26.10.2005 having Land area 12 Kanal 13 Marla (4) Wasika no 4752 dated 31.10.2005 having Land area 13 Kanal 1 Marla (5) Wasika no 4968 dated 09.11.2005 having Land area 8 Kanal (6) wasika no 286 dated 24.04.2005 having Land area 16 Kanal 15 Marla	06.05.2021 Rs: 32852051.75 Plus Future Interest w.e.f 01.04.2021 & Charges incurred by the bank Less recovery received, if any Secured assets are under Physical Possession	Rs. 8,41,436/- Rs. 84,143/- Rs. 8,000/-		15.03.2024 11.00 AM TO 04.00PM	NOT KNOWN
6.	M/s Surya Land Promoters Private Ltd B/o- Ferozepur Bagdadi Gate (345200)	M/s SURYA LAND PROMOTERS PRIVATE LTD	Commercial Shops no 5, Gillco view, Link Road to Moga road, Village Satiyawala , Ferozepur, having Booth area 300Sq. Ft.(10*30') Out of Title deed bearing wasika No's:- (1) Wasika no 4089 dated 03.10.2005 having land area 12 Kanal 13 Marla (2) Wasika no 4301 dated 14.10.2005 having Land area 8 Kanal 8 Marla (3) Wasika no 4602 dated 26.10.2005 having Land area 12 Kanal 13 Marla (4) Wasika no 4752 dated 31.10.2005 having Land area 13 Kanal 1 Marla (5) Wasika no 4968 dated 09.11.2005 having Land area 8 Kanal (6) wasika no 286 dated 24.04.2005 having Land area 16 Kanal 15 Marla.	06.05.2021 Rs: 32852051.75 Plus Future Interest w.e.f 01.04.2021 & Charges incurred by the bank Less recovery received, if any Secured assets are under Physical Possession	Rs. 8,95,262/- Rs. 89,526/- Rs. 9,000/-		15.03.2024 11.00 AM TO 04.00PM	NOT KNOWN
7.	Sandhu Udyog B/o Talwandi Bhai (009710)	Jasvir Singh S/o Joginder Singh	Open Plot measuring 16 marla 6 sarsai (2253.62 square feet) being 1/3 share of land 2 kanal 10 marla bearing Rect No 26, Khasra no 1/3(2-10), khewat no 63, Khatoni no 147, as per Jamabandi year 2000-01 vide wasika no 2045 dated 08.07.2004 situated at Village Sandhuwala, Near Dhanna Sahib Road, tehsil Zira , Distt Ferozepur in the name of Jasvir Singh S/o Joginder Singh. North: Self Land, South: Road. East: Ajaib Singh, West: Passage.	05.07.2021 ₹.10,27,663.80- as on 31.08.2021 plus further interest + charges minus recovery if any Secured assets are under Symbolic Possession	Rs. 13,27,938/- Rs. 1,32,800/- Rs. 14,000/-		15.03.2024 11.00 AM TO 04.00PM	NOT KNOWN
8.	Swaran Kaur and Jagir Singh Bagdadi Gate Ferozepur (345200)	Swaran Kaur W/o Jagir Singh	Residential House Measuring 5 Marla 4 Sarsai (1500 Square feet) as: (i) 4 Marla 7 sarsai being 43/198 share of 5 kanal 2 marla out of rect no 139 killa no 5/1(5-2) (ii) 6 sarsai being 6/441 share of 2 kanal 9 marla out of Rect no 139 Killa no 5/1/2 (2-9) Vide Wasika No 7415 Dated 24.01.2012 situated at Kaccha Zira Road, Khu Kotian Wala, Ferozepur City in the name of SWARAN KAUR W/O JAGIR SINGH. Bounded as under : North: Vacant Plot, South: Street, East: Ajay Kumar West: Rasta.	16.11.2023 Rs. 855390.40 as on 16.11.2022 + Further Interest + Other Charges - recovery if any. Secured assets are under Symbolic Possession	Rs. 19,00,600/- Rs. 1,90,060/- Rs. 19,000/-		15.03.2024 11.00 AM TO 04.00PM	NOT KNOWN

NOTE:-For all IPs Contact Person: Punjab National Bank, Authorized Officer: Sh. Suresh Kumar Chief Manager, Circle SASTRA, Moga, Mob.no.9955833997 & Details of account in which remaining amount after EMD is to be deposited through RTGS/NEFT at: Punjab National Bank, B.O.: Circle Sastra, A/c No.: 253000317118A IFSC Code: PUNB0253000.

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.

- The properties are being sold on AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through E-Auction platform provided at the Website <https://www.mstcecommerce.com> on 15.03.2024.
- The last date for submitting the bid is 14.03.2024 up to 4.00 PM.
- For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <https://www.mstcecommerce.com/>, <https://eprocure.gov.in/epublish/app&www.pnbindia.in>

STATUTORY 15+15 DAYS NOTICE UNDER RULE 8(6) THE SARFAESI ACT, 2002

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

*NOTE: IPs can be inspected from date 04.03.2024 to 07.03.2024 between 10:00 AM TO 4:00 PM.

DETAILED 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.

- The auction sale will be "online through e-auction" portal <http://www.mstcecommerce.com/>
- The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by one day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes 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 the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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.
- Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll-free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
(1) <https://www.ibapi.in> (2) <http://www.mstcecommerce.com/> (3) www.pnbindia.in
- 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-IBAPI portal (<https://www.ibapi.in>).
- The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
- Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- 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 minimum increase in the bid amount must be of as published in Newspaper to the last higher bid of the bidders. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed.
- 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. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<https://www.mstcecommerce.com/>). Details of which are available on the e-Auction portal.
- 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).
- The secured asset will not be sold below the reserve price.
- 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 favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at 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.
- 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.
- The Authorized 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.
- 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.
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- 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.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- 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.
- 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.
- Where the sale price of the property is Rs.50.00lacs and above the auction purchaser has to remit TDS to Income Tax Department as per Sec. 194 IA of Income Tax Act. The sale certificate will be issue only on receipt of Form no 26QB and challan for having remitted the TDS. Certificate of TDS on Form 16B is to be submitted to the Bank subsequently.
- It is open to the Bank to appoint a representative and make self-bid and participate in the auction.
- The borrower's /guarantor's /mortgagor's attention is invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

STATUTORY 15 + 15 DAYS (as Applicable) SALE NOTICE TO GENERAL PUBLIC AND IN PARTICULAR TO THE BORROWER(S), MORTGAGOR(S) AND GUARANTOR(S) UNDER RULE 6(2) & 8(6) READ WITH RULE 6 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULE 2002 OF SARFAESI ACT.