



Asset Recovery Branch
Kalras Building, First Floor, B-XV-295/B & B-XV-295/C, Near Oswal Street,
Miller Ganj, G.T. Road, Ludhiana-141003, Mob. No. 83760-02606

DATE & TIME OF E-AUCTION
ON 28.02.2025 BETWEEN 12:00 NOON TO 05:00 PM

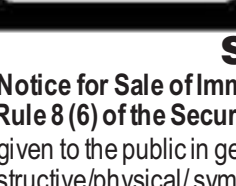
E-AUCTION
SALE NOTICE

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
DATE & TIME OF E-AUCTION ON 28.02.2025 FROM 12:00 NOON TO 05:00 PM (WITH 10 MINUTES UNLIMITED AUTO EXTENSIONS)
EMD SHALL BE DEPOSITED AND LINKED/MAPPED WITH THE PROPERTY ID BEFORE THE EXPIRY OF AUCTION TIME PRIOR TO PLACING THE BID.

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 9 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 constructive/Symbolic/Physical possession of which has been taken by the Authorized Officer of Union Bank of India/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.02.2025** for recovery of its dues mentioned below to the Union Bank of India/ 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. The online E-Auction will be held through web portal/website <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes.

Name of the Branch Account, Borrower/s/ Guarantor/s, etc		Outstanding Amount	Details of Properties	RESERVE PRICE		Name of the Branch Account, Borrower/s/ Guarantor/s, etc		Outstanding Amount	Details of Properties	RESERVE PRICE	
				EMD						EMD	
				BID INCREASE AMOUNT						BID INCREASE AMOUNT	
1. Borrower : a) M/s Admiral Engineering Co. through Prop. Sh. Gurwinder Singh S/o Sh. Makhan Singh (Deceased), R/o # 132-A, Focal Point, Abadi Allowal Batala, District Gurdaspur-143505. b) Late Sh. Gurwinder Singh S/o Sh. Makhan Singh through (Deceased) Through his Legal Heirs (i) Mrs. Ranjit Kaur (Wife). (ii) Mr. Gurjit Singh (Son). (iii) Mr. Parampal Singh (Son). District Gurdaspur-143505. Guarantors : 1. Mrs. Ranjit Kaur W/o Late Sh. Gurwinder Singh, R/O #132-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505. 2. Mr. Gurjit Singh S/o Late Sh. Gurwinder Singh, R/O #132-A Focal Point, Abadi Allowal Batala, Distt. Gurdaspur-143505.			Rs. 41,69,310/- Plus interest thereon	All part and parcel of property bearing Plot No. 132-A (P) measuring 917 Sq yards situated at Focal point, Batala District Gurdaspur in favour of Sh. Gurwinder Singh S/o Sh. Makhan Singh vide Vasika No. 1552 dated 11.07.2016. The Property is bounded as under: East: By Plot North: By Road, West: By Road South: By Plot. Type of Possession: Symbolic.	Rs. 55,00,000/- Rs. 5,50,000/- Rs. 55,000/-	16. Borrowers/Guarantors : 1. M/s Naina Devi Steels through its Partners: i). Mrs. Shashi Bala W/o Ram Sharan. ii). Mrs. Shivani Garg W/o Ramit Garg, Near Mansa Devi Mandir, Village Kakarwal, Tehsil Dhuri, Distt. Sangrur - 148024. Guarantors: a) Mr. Ramit Garg W/o Ram Sharan, Near Mansa Devi Mandir, Village Kakarwal, Tehsil Dhuri, Distt. Sangrur - 148024. b) Mrs. Shivani Garg W/o Ramit Garg, Near Mansa Devi Mandir, Village Kakarwal, Tehsil Dhuri, Distt. Sangrur - 148024. Also at: H.No 1070, Sector - 29 B, Chandigarh - 160030. c) Mrs. Shashi Bala W/o Ram Sharan, Near Mansa Devi Mandir, Village Kakarwal, Tehsil Dhuri, Distt. Sangrur - 148024.			Rs. 49,47,150/- Plus Intt. thereon	LOT : 1 All that part and parcel of residential vacant plot measuring 800 Sq.Yards, Situated at Near Mansa Devi Mandir, Village Kakarwal, Tehsil Dhuri, Distt Sangrur with boundaries as follows : North: Ashwani Kumar, South: Ashwani Kumar & Street, East: Pritibi Chaud, West: Seeman. Type of Possession : Symbolic Possession.	LOT : 1 Rs. 12,50,000/- Rs. 1,35,000/- Rs. 13,500/-
2. Borrowers : 1) M/s Akshra Industrial Corporation Rep. by its Proprietor Mr. Suraj Sharma, Situated at 892/6, Street No. 1, Partap Nagar, Ludhiana -141003. 2) M/s Akshra Engineers (Regd.), 892/6, Street No. 1, Partap Nagar, Ludhiana - 141003 through its partners (1) Akshar Sharma S/o Late Sh. Ram Nath Sharma. (2) Ashwani Sharma S/o Late Sh. Ram Nath Sharma. (3) Late Sita Devi W/o Late Sh. Ram Nath Sharma. Mortgages & Guarantors: 1.) Mr. Suraj Sharma S/o Late Sh. Ram Nath R/o H. No. 45-L, Model Town, Ludhiana Punjab pin code 141002. 2.) Mr. Akshar Sharma S/o Late Sh. Ram Nath, R/O H. No. 45-L, Model Town, Ludhiana Punjab, Pin Code -141002. 3.) Mr. Ashwani Sharma S/o Late Sh. Ram Nath, R/O H. No. 45-L, Model Town, Ludhiana-141002. (iv) Mrs. Sita Devi W/o Late Sh. Ram Nath Sharma, R/O House No. 45-L, Model Town, Ludhiana, through her Legal heir:- (i) Mr. Suraj Sharma S/o Late Sh. Sh. Ram Nath Sharma R/O H. No. 45-L, Model Town, Ludhiana-141002. (ii) Mr. Akshar Sharma S/o Late Sh. Ram Nath Sharma, R/O House No. 45-L, Model Town, Ludhiana-141002. (iii) Mr. Ashwani Sharma S/o Late Sh. Ram Nath Sharma, R/O House No. 45-L, Model Town, Ludhiana-141002. (iv) Mrs. Akshra Sharma W/o Vipin Sharma, R/O House No. B-34-139, Bishan Enclave, Civil City, Street No. 4, Ludhiana, 141002.			Rs. 11,84,80,892.30 M/s Akshra Industrial Corporation Rs. 5,12,51,600.62 M/s Akshra Engineers (Regd.) Total Rs. 16,97,32,492.90 as on 30.06.2023 Plus Intt. thereon	LOT 1. Equitable mortgage of Factory- Industrial Urban land and Building admeasuring 586 Sq. yards, Situated at M.C No B-XXI-892/5 & 892/6, Street no.1, Mohalla Partap Nagar, Dholewal, B/Side Sangeet Cinema, Tehsil & District Ludhiana. (Possession Type: Symbolic) LOT 2. Equitable Mortgage of Industrial Urban Land & Building admeasuring 204.33 Sq. yards Situated at M.C No B-XXI-12160, Street No1, Pratap Nagar, Dholewal, Ludhiana and comprised of Khata No 863/1159 - Khasra No.855 entered in jamabandi 2009-10 and jointly owned by Mr. Akshar Sharma, Mr. Suraj Sharma & Mr. Ashwani Sharma. (Possession Type: Symbolic). The above Property is a Security of M/s Akshra Industrial Corporation & M/s. Akshra Engineers (Regd). LOT : 1 Rs. 1,71,00,000/- Rs. 17,10,000/- Rs. 1,00,000/- LOT : 2 Rs. 60,00,000/- Rs. 6,00,000/- Rs. 60,000/-	Rs. 24,00,000/- Rs. 2,40,000/- Rs. 24,000/-	17. Borrower : M/s Narinder Engineers Pvt. Ltd. Regd office: Plot No. 3, Focal Point Extn, Sua Road, Near Phase VIII, VPO Jugiana, Distt. Ludhiana. -141017. Through its Directors/ Guarantors: 1. Mr. Narinder Kumar Sharma S/o Late Sh. Ganpat Rai R/o House No. 522, Sector 39, Urban Estate, Distt. Ludhiana, Punjab. 2. Mr. Lalit Sharma S/o Narinder Kumar Sharma R/o House No. 1504, Phase 2, Jamalpur, Distt. Ludhiana, Punjab-141010. 2. Mr. Lalit Sharma S/o Narinder Kumar Sharma R/o House No. 1504, Phase 2, Jamalpur, Distt. Ludhiana, Punjab-141010. 3. Mrs. Ruchi Sharma W/o Lalit Sharma, R/o House No. 1504, Phase 2, Jamalpur, Distt. Ludhiana, Punjab-141010.			Rs. 5,48,09,648/- as on 30.04.2023 Plus Intt. thereon	EMG of Property measuring 1000 sq. yds. Situated at Village Raigarh, H.B. No. 243, Opposite Yarik International, Near Grewal Dhaba, Tehsil- Payal, Distt Ludhiana, in the name of Mr. Naninder Kumar Sharma. Bounded By: North: Open Plot (35'-0"), South: G T Road (41'-0"), East: Open Plot (268'-0"), West: Open Plot (246'-0"). (Type of Possession: Physical)	Rs. 4,20,000/- Rs. 42,000/-
4. M/s Balaji Bolts Through its Proprietor Shri Varun Garg S/O Lajpat Rai, R/O D-162, Phase-VI, Focal Point, Ludhiana Punjab-141010. Guarantor:- Shri Varun Garg S/O Lajpat Rai, 1st Address:- R/O C-407, Urban Estate, Phase-1, Jamalpur, Ludhiana, Punjab-141010. 2nd Address:- House No. 13*217 Near Venu Hotel Barnala, District Sangrur Punjab-148101.			Rs. 5,43,88,282.29 as on 30.06.2023 Plus Intt. thereon	Industrial plot/ Factory Land & Building no. D-162, Phase-VI, Measuring 885.50 Sq. Yards. Situated at Industrial Area, Focal Point, Ludhiana in the name of M/s Balaji Bolts through its Proprietor Mr. Varun Garg S/O Lajpat Rai vide lease deed bearing Wasika No.8463 Dated 11.10.2012 Registered with Sub Registrar Ludhiana Central. Boundaries:- (As per Valuation Report)- North: Road (85.0') South: Neighbor (85.0'), East: Vacate Plot No. (96.0') West: Asita Knitfab (96.0'). Type of Possession : Symbolic Possession.	Rs. 1,47,00,000/- Rs. 14,70,000/- Rs. 1,00,000/-	18. Borrower : M/S N.S. IRON PIPES & Fittings, Opposite, Bagh Wala Gurudwara Near Peer Khana, Sira Road, Moosa Chungi- Mansa, Punjab - 151505. Guarantors : 1. Mr. Ashok Kumar S/o Baboo Ram, Opposite, Bagh Wala Gurudwara Near Moosa Chungi- Mansa, Punjab - 151505. 2. Mr. Jimmy Kumar S/o Ashok Kumar, Opposite, Bagh Wala Gurudwara, Near Moosa Chungi- Mansa, Punjab-151505.			Rs. 31,06,659/- as on 30.09.2019 Plus Intt. thereon	All part and parcel of Residential House built on land measuring 17.05 marlas comprised in Khasra No. 781min/0-17.05 marlas) measuring 38 feet x122 feet, Situated at Opposite- Bagh Wala Gurudwara, Near Peer Khana Sira Road, Moosa Chungi, Mansa- 151505. Bounded as under: East: 122' Navnish Kumar, West: 122' Kewal Khanna, North: 38 Gali, South: 38 Ashok Kumar. Possession Type: Symbolic.	Rs. 39,50,000/- Rs. 3,95,000/- Rs. 39,500/-
5. (1) M/s. Shri Balaji Fastners Through its Proprietor Mr. Arun Garg S/o Lajpat Rai Having its office/ unit at E-777, Phase- VII, Focal point, Dhandari Kalan, Ludhiana- 141010. (Borrower/Mortgagor). (2) Mr. Arun Garg S/o Lajpat Rai, Address:- C-407, Urban Estate Phase-1, Jamalpur, Ludhiana-141010. (Borrower). (3) Mr. Varun Garg S/o Lajpat Rai, Address:- C-407, Urban Estate Phase-1 Jamalpur, Ludhiana-141010. (Guarantor).			Rs. 8,71,56,396.97 as on 31.03.2024 Plus Intt. thereon	Immovable property / Industrial plot Factory Land & Building Measuring 1000.70 Sq. Yards situated at E- 777, Phase -VII, Focal point Ludhiana stand in the name of M/S Shri Balaji Fastners through its proprietor Mr. Arun Garg on the basis of lease deed bearing Wasika no 576 dated 12.04.2007 registered with office of Sub Registrar Ludhiana West. Boundaries:- North: Narain International (140'-02''). South: Zebra Tools (140'-02''). East: Road (64'-03''). West: Factory (64'-03''). Possession Type: Symbolic.	Rs. 1,62,00,000/- Rs. 16,20,000/- Rs. 1,00,000/-	19. Borrower : 1. Ms. Om Knitwear/ (Through Its Proprietor Mr. Jagdeep Sharma), Address:- B-12/13/74/D/8 Street No. 10, New Kundanpur, Ludhiana, Punjab-141001. Borrower/ Mortgagor: Mr. Jagdeep Sharma S/o Sh. Om Prakash Sharma, Address:- B-12/13/74/D/8 Street No. 10, New Kundanpur, Ludhiana, Punjab-141001. Guarantor: Mrs. Mamta Sharma, Address:- B-12/13/74/D/8 Street No. 10, New Kundanpur, Ludhiana, Punjab-141001.			Rs. 50,64,689.37 on 31.03.2021 Plus interest thereon w.e.f. 01.04.2021	Land and Building Measuring 100.00 Sq. Yards Comprised in khasra No. 261, 262, 265, 16201/1315/287, 16211/1315/287, 1316/287, 1617/266, 1613/260, Khata No. 297/324, 328/337-332, As per Jamabandi for the year 2009-10, Situated in Revenue Estate of Mahal Bhagat, Ludhiana bearing Property No. B-1213/74/D/8 Street No. 10, New Kundan Puri, Tehsil District Ludhiana. Owned by Mr. Jagdeep Sharma S/o Sh. Om Prakash Sharma. Bounded by: North: Property of Neighbour South: Street (15.0' Wide), East: House of Neighbour, West: House of Neighbour. Possession Type: Symbolic.	Rs. 39,50,000/- Rs. 3,95,000/- Rs. 39,500/-
6. Borrower : 1. Mr. Balraj Singh S/o Mr. Kuldeep Singh, R/o House No. 4856, Block B-31-12, Mundia Kalan, Tehsil & Distt. Ludhiana, Punjab 141015. 2. Mrs. Sarbjit Kaur W/o Late Kuldeep Singh, R/o House No. 4856, Block B-31-12, Mundia Kalan, Tehsil & Distt. Ludhiana, Punjab, 141015. Guarantor : Mr. Kuldeep Singh S/o Sh. Gurmukh Singh, R/o Village Pithipuri, PO Panjta, Tehsil Kooal Kalan, Distt. Ludhiana Punjab 141120.			Rs. 1,09,93,847/- as on 31.01.2023 Plus Intt. thereon	EM of property measuring 1080 Sq Yards residential House, Situated at Adjoining to GK Estate, Near Police Station, Village Mundian Kalan, Tehsil & Distt. Ludhiana Vide Khata No. 217/3, 218/3, 219/3, 217/4, 218/2, 219/4, Khewat No. 593, 595, Khata No 632, 635, Jamabandi for year 2009-10, HB No. 179 in the name of Sh. Balraj Singh S/o Kuldeep Singh vide Wasika No 57681 dated 01.03.2011. East: Street 20' West: Vacant Plot, North: Avtar Singh, South: Vacant Plot. Possession Type: Symbolic.	Rs. 1,06,00,000/- Rs. 10,60,000/- Rs. 1,00,000/-	20. M/s Paramount Steels Ltd. B-56, Phase - VII, Focal Point, Ludhiana, 141010 (Through Directors Mr. Sudeh Kumar Bansal and Mr. Sudehshankar Kumar Bansal sons of Mr. Ram Prashad (Borrower / Mortgagor). 2. Sudehshankar Kumar Bansal S/o Ram Prashad, B-56, Phase - VII, Focal Point Ludhiana, 141010. Also at : House No 907/12-B, Tagore Nagar A, Civil Lines, Ludhiana, 141001. (Borrower / Guarantor). 3. Mr. Sudehshankar Kumar Bansal S/o Ram Prashad, B-56, Phase - VII, Focal Point, Ludhiana, 141010. Also at : House No B-19/436/1, College Road, Tagore Nagar A, Civil Lines, Ludhiana 141001. (Borrower / Guarantor). 4. Mr. Pankaj Bansal S/o Mr. Sudehshankar Kumar Bansal, House No. 907/12-B, Tagore Nagar A, Civil Lines, Ludhiana, 141001 (Guarantor). Mrs. Suman Bansal W/o Sudehshankar Kumar, House No. 907/12-B, Tagore Nagar A, Civil Lines, Ludhiana, 141001. (Guarantor).			Rs. 19,89,15,895.50 as on 30.06.2023 Plus Intt. thereon	EMG of Leasehold Factory land and building measuring 13093 Square Yards bearing No. B -56, M.C. Number B-XXX-2185/B-56 situated at Phase VII, Opposite Keshav Computer Kanda, Focal Point, Ludhiana in the name of M/s Paramount Steels Ltd. Property Bounded as under: East: Road, West: Road, North: Lovely Dying (Plot -55), South: Shree Ansh Ispat /Plot No 57. Type of Possession : Symbolic Possession	Rs. 11,05,00,000/- Rs. 1,10,50,000/- Rs. 1,00,000/-
7. Borrowers : 1. M/s Dhalwal Khett Sewa Centre Through its Proprietor Sh. Sukhmander Singh, Village Rauke, Ludhiana, Tehsil Nihal Singh Wala, Distt. Moga, Punjab-142039. 2. Mr. Sukhmander Singh S/o Mohinder Singh, R/o Rauke Kalan, Tehsil Nihal Singh Wala, Distt. Moga, Punjab-142039. Guarantor : 1. Kulwant Kaur W/o Sukhmander Singh, R/o Rauke Kalan, Tehsil Nihal Singh Wala, Distt. Moga, Punjab-142039. 2. Gurmeet Singh Bhullar S/o Rudhu Singh, R/o Village Ram Garh, Barnala, Punjab-148100.			Rs. 35,66,796/- as on 05.02.2020 Plus Intt. thereon	LOT : 1. Land and building admeasuring 1 Kanal 05 marla being 25/1491 share of land 74 Kanal 11 marla bearing Khata No. 249/17 (8-0) 18(8-0) 19(8-0) 20(8-0) 21(8-0) 22(8-0) 23(8-0) 24(8-0) 25(8-0) 26(8-0) 27(8-0) 28(8-0) 29(8-0) 30(8-0) 31(8-0) 32(8-0) 33(8-0) 34(8-0) 35(8-0) 36(8-0) 37(8-0) 38(8-0) 39(8-0) 40(8-0) 41(8-0) 42(8-0) 43(8-0) 44(8-0) 45(8-0) 46(8-0) 47(8-0) 48(8-0) 49(8-0) 50(8-0) 51(8-0) 52(8-0) 53(8-0) 54(8-0) 55(8-0) 56(8-0) 57(8-0) 58(8-0) 59(8-0) 60(8-0) 61(8-0) 62(8-0) 63(8-0) 64(8-0) 65(8-0) 66(8-0) 67(8-0) 68(8-0) 69(8-0) 70(8-0) 71(8-0) 72(8-0) 73(8-0) 74(8-0) 75(8-0) 76(8-0) 77(8-0) 78(8-0) 79(8-0) 80(8-0) 81(8-0) 82(8-0) 83(8-0) 84(8-0) 85(8-0) 86(8-0) 87(8-0) 88(8-0) 89(8-0) 90(8-0) 91(8-0) 92(8-0) 93(8-0) 94(8-0) 95(8-0) 96(8-0) 97(8-0) 98(8-0) 99(8-0) 100(8-0) 101(8-0) 102(8-0) 103(8-0) 104(8-0) 105(8-0) 106(8-0) 107(8-0) 108(8-0) 109(8-0) 110(8-0) 111(8-0) 112(8-0) 113(8-0) 114(8-0) 115(8-0) 116(8-0) 117(8-0) 118(8-0) 119(8-0) 120(8-0) 121(8-0) 122(8-0) 123(8-0) 124(8-0) 125(8-0) 126(8-0) 127(8-0) 128(8-0) 129(8-0) 130(8-0) 131(8-0) 132(8-0) 133(8-0) 134(8-0) 135(8-0) 136(8-0) 137(8-0) 138(8-0) 139(8-0) 140(8-0) 141(8-0) 142(8-0) 143(8-0) 144(8-0) 145(8-0) 146(8-0) 147(8-0) 148(8-0) 149(8-0) 150(8-0) 151(8-0) 152(8-0) 153(8-0) 154(8-0) 155(8-0) 156(8-0) 157(8-0) 158(8-0) 159(8-0) 160(8-0)	Rs. 45,00,000/- Rs. 4,50,000/- Rs. 45,000/-	21. Borrowers : M/s Parker Pipes & Fittings, Opposite, Bagh Wala Gurudwara, Near Peer Khana, Sira Road, Moosa Chungi- Mansa, Punjab - 151505. Guarantors : 1. Mr. Ashok Kumar S/o Baboo Ram, Opposite, Bagh Wala Gurudwara Near Moosa Chungi- Mansa, Punjab - 151505. 2. Mr. Jimmy Kumar S/o Ashok Kumar, Opposite, Bagh Wala Gurudwara, Near Moosa Chungi- Mansa, Punjab-151505.			Rs. 6,61,22,809.12 Rs. 6,61,22,809.12 Rs. 2,87,23,073.95 Rs. 3,42,36,377.53 Plus Intt. thereon	LOT : 1. Prop. 1. Commercial Shop measuring 25.59 Sq. yards, Situated at Booth No. 41, New Grain Market, Sangrur, Tehsil & District Sangrur and belonging to Mr. Amandeep Kumar S/o Piaral Lal R/o Gali No. 3, Aggar Nagar, Sangrur. Purchased vide Sale Deed No. 1232 dt. 23.06.2006 & Tatima Deed No 2656 dated 07.11.2006 registered in the office of Sub-Registrar, Sangrur. Boundaries as per Sale Deed:- East: 8'-9" Booth No.29 Brij Lal, West: 8'-9" Baranda, North: 26'-3" Yard, South: 26'-3" Booth No.40 Annu Garg. Type of Possession : Symbolic Possession	LOT : 1 Rs. 57,00,000/- Rs. 5,70,000/- Rs. 57,000/-
8. Borrow											

Capital Small Finance Bank Ltd. 	
HO:- MIDAS Corporate Park, 3rd Floor, 37, G.T. Road, Jalandhar-144001, Punjab, India	
PROPERTY SALE NOTICE	
<p>The Undersigned as Authorized Officer of CAPITAL SMALL FINANCE BANK LIMITED has taken over possession of the following property u/s 13(4) of the SARFAESI Act.</p> <p>Public at large is informed that sale in the below mentioned case for recovery of amount outstanding against NPA accounts plus future interest and other charges shall be held on 05.03.2025 by the Bank.</p>	
Name of the account	Mrs. Rajwinder Kaur W/o Sikander Singh R/o Asmanpur, Beharampur Zimidar, Rupnagar, Punjab-141008 Mr. Sikander Singh S/o Mohinder Singh R/o Asmanpur, Beharampur Zimidar, Rupnagar, Punjab-141008 (Borrowers) Mr. Amarjit Singh S/o Ram Chand R/o Beharampur, Rupnagar Zimidar, Punjab-141018 (Guarantor)
Outstanding Amount Hbl/109611000002	Rs. 56,99,409.67 (and future interest w.e.f 01.02.2025)
Description of the property	Immovable property measuring 1 Kanal 13 Marlas 3 Sarsahi situated at Village Beharampur, Hadbast No. 219, Tehsil and District Rupnagar owned by Mrs. Rajwinder Kaur W/o Sikander Singh vide Sale Deed bearing Document Number 198-19/35/413 dated 16-05-2018.
Reserve Price	Rs. 49.13acs (Rupees Forty Nine Lacs Only)
EMD (Earnest Money)	Total EMD (Earnest Money) is 25% of reserve price shall be paid by the successful bidder on 05.03.2025 through Demand Draft in favour of Capital Small finance Bank Ltd. payable at Jalandhar. Tender Forms EMD be sent to Authorised Officer, Capital Small Finance Bank Ltd. H.O:- Midas Corporate Park, 3rd Floor, 37 G.T. Road, Jalandhar.



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**CIRCLE SASTRA CENTRE Chandigarh, PNB House, 2nd Floor, Sector 17-B,
Chandigarh -160017, Telephone No.: 0172-5065219, Email:- cs8214@pnb.co.in**

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 properties mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** 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.

SCHEDULE OF SALE OF THE SECURED ASSETS

Lot No.	Name of Branch	Name of Owner(s) / Mortgagors of Property(ies)	Description of Immoveable Mortgaged Property and Name of Owner(s)/ Mortgagors	a) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002	Reserve Price	Date and Time of E-Auction
	Name of Account			b) Outstanding Amount	Earnest Money Deposit (EMD)	
	Name & addresses of the Borrower/Guarantors			c) Possession Date u/s 13(2) of SARFAESI ACT 2002 d) Nature of Possession Symbolic/ Physical/Constructive	Bid Increase Amount	
1.	Branch:- Sector 9, Chandigarh Account- M/s Rdesco Agro Foods, Regd. Office: Flat # C-42, 4th Floor, Uppal Marble Arch, Manimajra, Chandigarh, Works: Focal Point, Malout Road, Abohar (P); through Proprietor Smt. Anupam Garg, R/o Flat # C-42, 4th Floor Uppal Marble Arch, Manimajra, Chandigarh, Sh. Umesh Garg S/o Sh. Ram Dayal Garg, R/o Flat # C-42, 4th Floor Uppal Marble Arch, Manimajra, Chandigarh, Sh. R.D. Garg S/o Sh. Manohar Lal, R/o Flat # C-42, 4th Floor Uppal Marble Arch, Manimajra, Chandigarh.	Smt. Anupam Garg W/o Sh. Ram Dayal Garg	Land & Building measuring 11 Kanal and 15 Marlas comprised in Rect. No. 103 Killa No. 21/1(2)-01/4 222/1 (2-9) Rect. No. 125 Killa No. 2/1 (8-0) 3/1/1 (0-1-2) Khewat No. 391 Khatoni No. 614 as per Jamabandi for the year 2010-2011 (New Khewat No. 396 Khatoni No. 614 as per Jamabandi for the year 2015-16) and bound by the boundaries as towards East: property of Vishu Kamboj, West: Rama Dyal, North: Malout Road, South: Ram Dyal) situated at Village Balluana Tehsil Abohar owned by Sh. Umesh Garg vide Transfer Deed No. 4876 dated 16.03.2016 registered at Sub-registrar Abohar.	13(2): Dated 21.09.2021 Rs. 9,07,59,401.37 plus further interest w.e.f. 01.09.2021 plus costs incurred, less recovery if any. 13(4) Dated: 27.01.2022 Physical Possession Date: 06.08.2024	RP: Rs. 1,10,37,000/- EMD: Rs. 11,03,700/- Bid increase amount Rs. 1,11,000/-	06.03.2025 11:00 AM to 4:00 P.M.

Details of any encumbrances, known to the Bank, to which the property is liable: CS No. 356/2024 cited as Gautam Sharma vs Ramesh Chander & Ors is pending before the Court of ACJ (SD) Jalandhar, Distt. Fzokla. However, there is no litigation/stay from the court for an adjoining certificate.

Further, some portion of the land has been acquired by NHAI vide Gazette of India - extra ordinary

NOTE:- For IP's Contact Person: Punjab National Bank, Authorized Officer: Sh. Rajeev Minhas, Chief Manager, Circle SASTRA, Chandigarh, Mobile No. 7018498637

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 herein above 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.
- The auction sale will be "online through e-auction" portal <https://baanknet.com>.
- For detailed term and conditions of the sale, please refer <https://baanknet.com> and www.pnbindia.in.

Note:- Interested participants can visit our office for any clarification pertaining to the above mentioned assets on 03.03.2025 between 10 AM to 4 PM

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

Date: 11.02.2025

Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, CIRCLE SASTRA, CHANDIGARH

JANA SMALL FINANCE BANK <small>a subsidiary of Jana Small Finance Bank Limited</small>		Registered Office: The Fairway, Ground & First Floor, Survey No.10/11, 11/2 & 12/2B, Off Domlur, Koramangala Inner Ring Road, Next to ICICI Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: 16/12, 2nd Floor, W.E.A. Arya Samaj Road, Karol Bagh, Delhi-110005.							
DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.									
Whereas you the below mentioned Borrower/s, Co-Borrower/s, Guarantor/s and Mortgagors have availed loans from Jana Small Finance Bank Limited , by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as Non performing Asset , whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued DEMAND NOTICE calling upon the Borrower/s, Co-Borrower/s, Guarantor/s, Mortgagors as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.									
Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs. as on				
1	1) Mr. Harbans Singh, S/o. Miha Singh (Applicant), 2) Mrs Gurjeet Kaur, C/o. Ram Karam (Co-Applicant)	Loan Account No. 4649963000089 4649941000092 Loan Amount: Rs.13,00,000/- Rs.5,00,000/-	Details of Secured Assets: Mortgaged Immovable Property - Schedule Property - Property Detailed: Plot/ House Rakba 6-20/30 Marle Property Bakdar 200/4800 Part Min Jumla 8 Kanal Property Comprised Khawat Khata Number 205/243, Khasra Number 211/13(8-0) Kitta 1 Baka Mouja Pind Shamdo (Plot on 202-A), Tehsil Rajpura Dist. Patiala. Documents No.2716 Dated 22, 10.2013. Owned by Gurjeet Kaur, W/o. Harbans Singh. Bounded as East: Vacant Plot, West: Built up Shed, North: Road, South: Vacant Plot.	Date of NPA: 01.01.2025 Demand Notice Date: 08.02.2025	Rs.17,96,044/- (Rupees Seventeen Lakh Ninety Six Thousand Forty Four Only) as on 06.02.2025				
2	1) Mr. Sourav Perbhakar, /o. Paritpal (Applicant), 2) Mr. Gaurav Perbhakar, S/o. Pritpal (Co-Applicant), 3) Mrs. Urmila, W/o. Pritpal (Co-Applicant)	Loan Account No. 4527942000070 Rs.20,00,000/-	Details of Secured Assets: Mortgaged Immovable Property - Schedule Property - Property Detailed: All that piece and parcel of the Immoveable property Residential Flat 2BHK No.101-A. First Floor, Block A Sukhmani Enclave Tadaodi 01 Kanat 0-3/4 Marle Comprised Khawat/ Khatoni No.260/306, Khasra Number 21/202, (3-16), 21/1, (3-6) Kitta 2, Rakba 7 Kanal, 2 Marle Da 3/568 Hissa Bakdar 0 Kanat 0-3/4 Marla, Wakiya Rakba Chajju Marla Hadbast No.33. Tehsil Kharar Dist. Sahiwalda Ajit Singh Nagar (S.A.S) Jambandari for the Year 2017-2018. Document No.2021-22/151/7661. Dated 02.09.2021. Owned by Mr. Sourav Perbhakar and Gaurav Perbhakar, S/o. Pritpal.	Date of NPA: 01.02.2025 Demand Notice Date: 06.02.2025	(Rupees Twenty Lakhs Thirty Seven Thousand Nine Hundred and Eight Only) as on 04.02.2025				
3	1) Ms. Ridhi Pari Creation, Represented by its Partner Mr. Rahul Khurana, S/o. Des Raj Khurana (Borrower), 3) Mrs. Kanchan Khurana, W/o. Rahul Khurana (Guarantor), 4) Des Raj Khurana, S/o. Sohna Ram (Partner/ Guarantor), 5) Des Raj Khurana, S/o. Sohna Ram (Partner/ Guarantor), 6) Ridhi Pari Fashion (Guarantor) Through Its Proprietor Ms Kanchan	Loan Account No. 45858640001641 Loan Amount: Rs.1,14,40,000/-	Details of Secured Assets: Mortgaged Immovable Property - Schedule Property - Property Detailed-1: Plot/ House No.270 Rakba 250 Sq Gaj =0-10marle Bakiya Rakba Urban Estate Phagwara Dist. Kapurthala, Constructing A Single Story House (A Bedroom, Kitchen and Bathroom) Covered Area 3000 Sq.ft, Waskia No.619 Dated 11/05.2016. Owned by Mr. Rahul Khurana, S/o. Des Raj Khurana. Bounded as East: Plot, West: Road, North: Plot No.271, South: Plot No.269. Property Detailed-2: A Property Agaji 6-1/2 Marle Bakdar 13/112 Hissa Agaji 28 Kanal 1 Marla Comprised Khasra Number 284(3-12) (285 (9-7), 286(10-12), 287(2-4)10) Kitta 4 Khawat Number 120/114, Khatoni Number 1384, Bakiya Pind Hazipur, Tehsil Phagwara Dist. Kapurthala. Waskia Number 2386 Dated 11/10/2017. Owned by Rahul Khurana, S/o. Des Raj Khurana. Bounded as East: Property Owner Paimsha 35'-6", West: Rasta Paimsha 30'-0", North: Property Paimsha 54'-0", South: Rasta 54'-0".	Date of NPA: 01-02-2025 Demand Notice Date: 06.02.2025	Rs.1,13,76,848/- (Rupees One Crore Thirteen Lakh Seventy Six Thousand Eight Hundred and Forty Eight Only) as on 04.02.2025				
Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as in the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower/s/ Co-Borrower/s/ Guarantor/s/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.									
Date: 12.02.2025, Place: Punjab			Sd/- Authorised Officer, For Jana Small Finance Bank Limited						