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SAMB CHANDIGARH, SCO 60-61, Sector 17-B, Chandigarh, PIN 160017
Telephone No.: 0172-5040788 & 796, E-Mail: zs8340@pnb.bank.in

E-AUCTION/ SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of Rule 8(6) & 6(2) 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 (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"**, & **"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) & 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 the Branch / Name of the Account / Name & addresses of the Borrower/Guarantors Account	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 / Outstanding Amount / Date of Possession / Nature of Possession	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction
1.	**SAMB, CHANDIGARH** **M/s D Vansh Enterprises** **M/s D Vansh Enterprises,** Opp. Kumar Filling Station, Fazilka, Abohar-152116, **Sh. Amit Doda S/o Sh. Nanak Chand Doda,** R/o 165/1990, street no.15, Ward No 29, Near Bus Stand Abohar-152116, **Smt. Neeta Doda W/o Sh. Joginder Pal Doda** R/o 80, FF, Anand Vihar, Pitampura, Saraswati Vihar, North West Delhi, **Sh. Ramnish Mahindroo S/o Sh. Hakumar Rai,** R/I 17/III C Dharam Pura Colony, Batala Punjab**, Sh. Aseem Mahindroo S/o Sh. Hakumar Rai,** R/I 17/III C Dharam Pura Colony, Batala Punjab, **Sh. Mukesh Kumar S/o Sh. Ashok Kumar** R/o Street No. 2, Ekta Colony, Abohar Punjab-152116**, Sh. Sumit Doda S/o Sh. Nanak Chand** R/o 165/1990, Street No.15, Ward No. 29, Near Bus Stand, Abohar- 152116	Residential house measuring 990.00 Sq. Feet situated at, Kothi No. 20, New Model Town Ferozepur city, Vide RTD No. 2738 Dated 14.07.2011 owned by Sh. Amit Doda S/o Sh. Nanak Chand Doda. Bounded By East- Street, West- Kuldeep Singh, North- Street and, South- Surinder Bajaj. (Owned by: Amit Doda)	13.03.2020 **Rs. 17,83,06,888.82** with interest and costs incurred from 01.08.2020 21.01.2021 SYMBOLIC POSSESSION	R.P.: Rs. 47,20,787/- EMD: Rs. 4,72,079/- Bid Increase amount: Rs. 1,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM
		Residential house measuring 2840.00 Sq. Feet situated at, Street No. 2, Ekta Colony, Abohar (Punjab) Vide RTD No. 5030 Dated 07.02.2000 owned by Sh. Mukesh Kumar S/o Sh. Ashok Kumar. Bounded By : East- Gurmeet Singh, West- Street, North- Street and , South- Street. (Owned by: Mukesh Kumar)		R.P.: Rs. 78,00,280/- EMD: Rs. 7,80,028/- Bid Increase amount: Rs. 1,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM
		Residential Flat measuring 1450 Sq. feet situated at C-605 (Block C), 6th Floor, Tower No. 3, Hamilton Towers, Nakodhar Road, Jalandhar, vide RTD No. 1656 dated 03.06.2011 owned by Sh. Amit Doda S/o Nanak Chand Doda. Bounded by: East; Open, West: Flat No. 604, North: Passage, South: open.		R.P.: Rs. 33,89,000/- EMD: Rs. 3,38,900/- BIA: Rs. 1,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM
		Residential Flat No. 80, First Floor C.U-92, Anand Vihar Pitampura, Delhi measuring 183.34 Sq yards vide Sale Deed No. 11024 dated 04.08.2006 in the name of Mrs. Neeta Doda W/o Mr. Joginder Pal Doda		R.P.: Rs. 1,78,50,000/- EMD: Rs. 17,85,000/- BIA: Rs. 1,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM
2.	**SAMB, CHANDIGARH** **M/S SATLUJ SPINTEX LTD.** **M/s Satluj Spintex Limited,** Regd. Address- Office Post Office Bazar, Near Post Office, Bathinda, **Also at**: Work address- Village Gehle Talwandi Sabo Road, Mansa-151505, **Sham Lal Goyal S/o Sh. Hem Raj Goyal, (Promoter Director)** Address W. No. 14, House No. 233-A, Sodhi Street, Near ICICI Bank, Water Works Road, Mansa- 151505, **Rohit Kumar Goyal S/o Sh. Sham Lal Goyal, (Promoter Director)** Address W. No. 14, House No. 233-A, Sodhi Street , Near ICICI Bank, Water Works Road, Mansa- 151505, **Pushpa Devi W/o Sham Lal (Mortgagor/ Guarantor)** Address W. No. 14, House No. 233-A, Sodhi Street, Near ICICI Bank, Water Works Road, Mansa - 151505	**1.** Equitable mortgage of Residential plot measuring 3 Kanal 14-1/2 marla i.e., 149/1340 share of land measuring 33 kanal 10 marla mustil & killa no. 62//6/2 (3-2) 7/2(3-2) 14/1(3-0) 14/2(2-8) 14/2min (2-12) 15/2(4-13) 17/2/1(2-16) 18/1(7-0) 13/2(4-11) 61//10/2 (0-6) khewat/ Khata No. 75/163-164-166, jamabandi year 2003-04 having measurements and boundaries as North- Sham Lal & Pushpa Devi side 191 feet, South- Madhe Moge Wale side 191 feet, East- Street side 106 feet, West- Not known side 106 feet situated at N.M. College Road, Near Singhal Stars School, Backside Maruti-Suzuki Showroom Mansa, Tehsil & District Mansa, vide Registered Title Deed No. 3930 dated 14.12.2007, owned and possessed by **Sh. Rohit Kumar son of Sh. Sham Lal son of Sh. Hem Raj** R/o Sodhian Wali Gali, Water Works Road, Mansa, Tehsil & District Mansa.	22.02.2023 **Rs. 370,14,74,168.52** plus future Interest w.e.f. 01.02.2023 + Other Charges less recoveries if any. **Symbolic**	R.P.: Rs. 1,10,18,550/- EMD: Rs. 11,01,855/- Bid Increase amount: Rs. 1,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM
		2. Equitable mortgage of Vacant Plot measuring 17.89 M i.e., 1789/9000 share of 4K-10M mustil & killa No. 62//12/3 (2-10) 18/2/1(0-15) 19/1(1-05) Khewat/ Khata no. 455/126/1 Jamabandi for the year 2008-2009 Mansa Kalan. The property is in shape of two plots, the boundaries of one plot are as:- North: 18' Street Thuthianwali road, South: 40' Owner, East: 47' Sham Lal & Others, West: 47' Balwant Singh, The boundaries of another plot are: North: 28'-6" Owner, South: 28'-6" Kulwant Rai, East: 115' Sham Lal & Others, West: 115' Kulwant Rai & Others, Situated at Thuthianwali Road, Backside Arvind Nagar, Near Gurudwara, Mansa, Tehsil & District Mansa, Standing in the name of **Sh. Rohit Kumar S/o Sh. Sham Lal** R/o Sodhi Street, Water Works Road, Mansa, Tehsil & District Mansa, Vide Registered title deed 5693 dated 28.01.2013.		R.P.: Rs. 27,37,170/- EMD: Rs. 2,73,717/- Bid Increase amount: Rs. 50,000/-	26/11/2026 From 11.00 AM to 4.00 PM
		Note: SA in this account has been filed by directors/mortgagors, Titled as Sham Lal Goyal Vs. PNB SANo. 255/2023 & Pushpa Devi Vs. PNB SA No. 76/2025 before DRT-III Chandigarh against the SARFAESI Proceedings of the bank. Next date of Hearing in Sham Lal Goyal Vs. PNB is 09/11/2026 and in Pushpa Devi Vs. PNB is 09.11.2026			
3.	**SAMB, CHANDIGARH** **M/S AKASH AGRO INDUSTRIES** **M/s Akash Agro Industries**, Dabwali Road, Village Jagmalwali Kalanwali Distt Sirsa (Haryana)-125201, **Sh. Mangat Raj S/o Sh. Hans Raj**, Jawaharke Road, Near Shaheed Bhagat Singh Chowk, Mansa- 151505, **Smt. Laxmi Devi W/o Sh. Satpal** Ward No. 1 Bhikhi-151504, **Sh. Sham Lal S/o Sh. Hem Raj**, Sodhi Street, Near ICICI Bank Water Works Road, Mansa-151505	Factory Land and building measuring 12K-5Marla situated at Village Jagmalwali, Dabwali Road, Tehsil Dabwali Bearing RTD No. 288 dated 20.04.2017 and EM of leasehold rights 2735 dated 17.08.2017 owned by Sh. Sham Lal	15.07.2021 **Rs. 12,59,71,054.68** plus further interest w.e.f. 01.06.2021 and other expenses less recoveries until payment in full. 15.05.2023 SYMBOLIC POSSESSION	R.P.: Rs. 1,71,83,600/- EMD: Rs. 17,18,360/- Bid Increase amount: Rs. 1,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM
4.	**SAMB, CHANDIGARH** **M/S WALIA TRADERS LIMITED** **M/s Walia Traders Limited, Regd. Office:** K.C.Tower, Chandigarh Road, Nawanshahr, Distt SBS Nagar (Punjab)-144514, **M/s Walia Traders Limited, Regd. Office:** KC Residency, SCO-377-378, Sector 35D, Chandigarh-160022, **Sh. Hitesh Gandhi s/o Sh. Prem Pal Gandhi,** H. No. B- 5/622/1, Bhatti Colony, Chandigarh Road, Nawanshahr-144514, **Smt. Kamal Gandhi** (since deceased) through her legal heirs: **1. Ms. Sonika Gandhi, 2. Ms. Monika Gandhi, 3. Sh. Prem Pal Gandhi, 4. Sh. Hitesh Gandhi,** All at H. No. B- 5/622/1, Bhatti Colony, Chandigarh Road, Nawanshahr-144514, **Sh. Harish Gandhi s/o Sh. Subhash Chand Gandhi,** B-2/180, Teacher Colony, Nawanshahr-144514, **M/s KC Land & Finance Ltd. Regd. Office:** K.C.Tower, Chandigarh Road, Nawanshahr, **Sh. Prem Pal Gandhi s/o Sh. K.C.Gandhi,** H. No. B- 5/622/1, Bhatti Colony, Chandigarh Road, Nawanshahr-144514.	Equitable mortgage of vacant Land Measuring 83.475 Kanal (10.43 acres approx.) at Village Mahlon, Near Dream land Resort,Tehsil & Distt. Nawanshahar, New Distt. Shahed Bhagat Singh Nagar. Wasika No. 1882, 1883 & 1884 dated 05.07.2006. Owned by Sh. Prem Pal S/o Sh. Khushal Chand, Sh. Hitesh S/o Sh. Prem Pal & M/s KC Land & Finance Ltd. **(IP is not demarcated)**	14.05.2015 **Rs. 1,22,32,29,135.10** as on 17.04.2015 with interest debited upto 31.03.2015 plus interest and other charges w.e.f. 01.04.2015 at contracted rate until payment in full 15.05.2023 SYMBOLIC POSSESSION	R.P.: Rs. 4,34,57,610/- EMD: Rs. 43,45,761/- Bid Increase amount: Rs. 1,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM
5.	**BO: SAMB, CHANDIGARH** **M/s GAGAN WINE TRADE & FINANCERS LTD** **M/s Gagan Wine Trade & Financers Ltd.** Doda Farm, 1-B, Osho Drive, Gadaiopur, New Delhi-110030, **Smt. Suhani Doda W/o Sh. Gagan Doda,** H. No. 6, Ward No. 30, Civil Hospital Abohar-152116, **Sh. Shiv Lal Doda S/o Sh. Chhabeel Dass,** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Gagan Doda S/o Sh. Shiv Lal Doda,** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Avinash Doda**, Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Rajinder Arora**, Street No. 3, New Suraj Nagari, Abohar- 152116, **Smt. Veena Arora**, Street No. 3, New Suraj Nagari, Abohar- 152116, **Smt. Sunita Doda**, Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **M/s Gagan Vasu Cinelink Pvt. Ltd.** Opp. Kumar Filling Station Fazilka Road, Abohar-152116, **Sh. Joginder Pal Doda S/o Sh. Chhabeel Dass**, H. No. BV/195, Street Nirankari Bhawan, W. No. 12, Abohar-152116, **Sh. Inder Mohan S/o Sh. Kalu Ram** R/o St. No. 1 Nanak Nagari, Abohar-152116.	Commercial building measuring 6 Kanal 10 Marla situated at Old Fazilka Road, Near Friends Colony, Abohar, bearing Kewat No. 449, Khatoni No. 594 & Sale Deed No. 3703 dated 05.10.2007 and 3879 dated 16.10.2002. owned by M/s Gagan Vasu Cinelinks Pvt. Ltd. **Note: Property is undermarketed**	05.12.2018 **Rs. 16,31,16,779.33** with interest and costs incurred from 01.11.2018 25.02.2019 SYMBOLIC POSSESSION	R.P.: Rs. 5,60,68,750/- EMD: Rs. 56,06,875/- Bid Increase amount: Rs. 1,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM
		Residential cum commercial building measuring 8.375 Kanal bearing Khasra no.238 registered with Sub Registrar Abohar , situated at "L-1" New Fazilka road, opp Kumar filling station, Abohar (Punjab) bearing RTD no. 987 dated 01.06.95 (Sh. Joginder Pal Doda), 2113 dated 21.08.1996, 416 dated 26.04.99 (Sh. Shiv Lal Doda) and 1017 dated 05.06.95 dated 05.06.95 (Sh. Avinash Doda) **Note: Property is un-demarcated**		R.P.: Rs. 11,38,00,000/- EMD: Rs. 1,13,80,000/- Bid Increase amount: Rs. 5,00,000/-	26/11/2026 From 11.00 AM to 4.00 PM

Contact Person: Ms. Anu Bala, Authorised Officer, SAMB Chandigarh, Mobile: 9872635041

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 shall 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 e-KYC 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.

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.

a. https://baanknet.com, b. 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. 10 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 10 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. The secured asset will only be sold at a price higher than the reserve price fixed for the property with at least one incremental Bid. The Bidder, at the time of commencement, shall give a minimum of one Bid increment at least greater than and over & above the reserve price fixed for the property. The property will not be sold and auction will not be confirmed, in case failed to fetch the price higher than 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 confirmation of sale through **NEFT/RTGS/IMPS** in **account no. 834000317118A, IFSC Code: PUNB0834000, PUNJAB NATIONAL BANK, SAM BRANCH, CHANDIGARH** OR 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 **(SUNDRY NPA SARFEASI AUCTION RELATED)** Payable at Chandigarh . 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. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

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 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 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: 03.11.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, SAMB, CHANDIGARH