ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

पंजाब एंड सिंध बैंक
(भारत सरकार का उपक्रम)

ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

PUNJAB & SIND BANK
(A GOVT. OF INDIA UNDERTAKING)

REGIONAL OFFICE : JALANDHAR — **Where Service is a way of life** — **REGIONAL OFFICE : JALANDHAR**

LAST DATE AND TIME FOR SUBMISSION OF EMD AND DOCUMENT (ONLINE) ON/BEFORE 17-11-2026.

DATE OF E-AUCTION 18-11-2026 SALE NOTICE (SALE THROUGH HTTPS//:BAANKNET.COM E-AUCTION ONLY)

Sale of immovable assets charged to the Bank under the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act,2002.Whereas,the Authorized Officer of Punjab & Sind Bank had taken possession of the following property/ies pursuant to the notice issued under section 13(2) on dates mentioned against each account, read along with the Security Interest (Enforcement) Rules, 2002 in the following loans account with right to sell the same on **"AS IS WHERE IS BASIS, "AS IS WHAT IS BASIS", AND "WHATEVER THERE IS BASIS"** for realization of Bank's dues and interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of powers conferred under section 13(12) of said Act proposes to realize the Bank's dues by the sale of the said properties. The sale will be done by the undersigned through E Auction platform provided at the web portal website **https://baanknet.com.**

DESCRIPTION OF IMMOVABLE PROPERTY — **FOR ANY ENQUIRY CALL BRANCH MANAGER** — **DESCRIPTION OF IMMOVABLE PROPERTY**

SR. NO.	NAME OF ACCOUNT AND BANK BRANCH	DESCRIPTION OF THE SECURED ASSET	POSSESSION TYPE / DEMAND NOTICE DATE / OUTSTANDING AMOUNT	RESERVE PRICE(Rs.) / EMD (Rs.) / BID INCREMENT AMOUNT (Rs.)	LAST DATE & TIME OF EMD / E-AUCTION	AUTHORIZED OFFICER NAME & CONTACT NO.	QR Code for Service Provider
1.	**NAKODAR** **1) Sh. Gagandeep Singh** S/o Dilbagh Singh, Palahi Singh **(Borrower)** Village Akbarpur Kalan, Sub- Tehsil Nakodar, Jalandhar Pin code-144102. **2) Smt.Gurmit Kaur** W/o Sh. Gagandeep Singh **(Co-Borrower)** Village Akbarpur Kalan, Sub- Tehsil Nakodar, Jalandhar Pin code-144102.	All part and parcel of Residential property measuring 20 Marlas situated at Village Akbarpur Kalan, Tehsil Nakodar, Jalandhar Punjab, being 10/233 share from total land measuring 23 Kanal 06 Marlas covered under Khewat no, 110 Khatauni No. 132 bearing Khasra No. 31//24(7-8), 25/1(4-18), 40//4(8-0), 5(3-0) owned by Gurmit Kaur w/o Gagandeep Singh. On the basis of Regd sale deed no. 453 dt 22-01-2018. Entry for equitable mortgage made in the revenue records vide Rapat No. 05 dated 05-09-2019. On the North by Property of Gurdev Ram, On the South by Property of Gur Piyari,On the East by Road, On the West by Property of Gur Piyari.	SYMBOLIC 26-04-2022 Rs. 5,98,497.26	17,38,000.00 1,73,800.00 18,000.00	17.11.2026 till 4:00 p.m. / 18.11.2026 from 11:00 A.M to 3:00 P.M	SH. RAJINDER KUMAR, CHIEF MGR, MOB. 7087052067 rajinder.kumar@psb.bank.in	
			including interest applied upto 31-05-26 plus future interest, cost & charges less recoveries if any.				
2.	**GTB NAGAR JALANDHAR** **1. M/s Satyam VenturesThrough its Auth Signatory- Vishal Sharma** Village: Khalwara Road Chango, Jalandhar and Baljinder kaur, navtej singh Randhawa, Rajinder singh, Honey Sharma **(partners).**	All that part and parcel of property measuring 07 Kanal(140 Marlas of 182.25 sqft each), situated at Phagwara Sharki ,Tehsil Phagwara , District Kapurthala comprised in the revenue record under Khasra No's 5588/919, 928, 930, 920, 927, 937/1, 895/1, 2116/1, 904/1, 895/2, 904/2, 923 Hadbast No 73 ,Tehsil – Phagwara **Boundaries – East : Plot of Others, West : Plot Of Others, North:Road, South:Road.** Sale Deed bearing no. 1276 dated 11/07/2014 which was duly registered with the office of SR-Phagwara executed in the name of M/s Satyam Ventures.	PHYSICAL 06-09-2023 Rs. 2,80,30,660.57	4,75,00,000.00 47,50,000.00 4,75,000.00	17.11.2026 till 4:00 p.m. / 18.11.2026 from 11:00 A.M to 3:00 P.M	SH. RANJIT SINGH, CHIEF MGR, MOB. 94683 79193 ranjitsingh@psb.bank.in	
			including interest applied upto 31-08-23 plus future interest, cost & charges less recoveries if any.				
3.	**MOTA SINGH NAGAR JAL.** **1. (Borrower) Rakesh Kumar Gupta** Through Its Legal Heirs Geeta Gupta W/o Lt.rakesh Kumar Gupta R/o H.no. 1, Old Phagwara Road, Royal Estate, Deep Nagar, Nangal Karar Khan, Jalandhar. **(Guarantor) Geeta Gupta** W/o Lt. Rakesh Kumar Gupta. **2. Surya Gupta** S/o Lt. Rakesh Kumar Gupta R/o H.no. 1, Old Phagwara Road, Royal Estate, Deep Nagar, Nangal Karar Khan, Jalandhar. **(Guarantor) Vineet Aggarwal** S/o Ashok Kumar.**3. Chandani Gupta** D/o Lt.rakesh Kumar Gupta R/o H.no. 1, Old Phagwara Road, Royal Estate, Deep Nagar, Nangal Karar Khan, Jalandhar. **(Guarantor) M/s Raj K Colonizer Builder Pvt. Ltd.,**	**1)** Property area measuring 4 kanal comprised in Hadbast no.224 khasra no. 9//9/2/2/1,(0-4) 10/1(1-12), 10/2(6-8), 11/1(0-18), 11/3/2(0-4), 67(0-7), 12/2(3-0), 9//1(4-8), 9/1(2-7), situated at village Birring District Jalandhar is duly registered in the name of Mr. Rakesh Kumar vide pledge sale deed no.2285 dy.26.01.2001 SR- Jalandhar. **2)** Property area measuring 4 kanal comprised in Hadbast no.224 khasra no. 9//27, 207, 9//19/1/1, 18 min (west), 23 min (west), 18 min (east), 23 min (east), 12//3/2, 9//8, 13/1, 13/2, 9//22/3/2, 9//19/2/2, 20/3/2, 21/5, 22/1, 22/3/situated at village Birring District Jalandhar is duly registered in the name of Mr. Rakesh Kumar vide pledge sale deed no 8403 dt.27.12.2004SR- Jalandhar. **3)** Property area measuring 5 kanal 2 Marla comprised in Hadbast no.224 khasra no. 9//20/4/2, 9/2/2/2, 11/2/1, 11/3/1, 12/1, 20/5//1, 12//2/9, 3/1/1, 9//22/2, 9//22/2, 9//22/3/2, 12//3/1/2, 9//19/2/2, 20/3/2, 21/5, 22/1, 22/3/1, 9//19/2/1, 20/3/1, 9/17, 10//20/3, 10//11/2, 9//21/4, 9//21/3situated at village Birring District Jalandhar is duly registered in the name of Mr. Rakesh Kumar vide pledge sale deed no 4142 dt.11.08.2005SR Jalandhar. **4)** 4.Property area measuring 9 kanal 16 Marla 230Sq.Ft., comprised in Hadbast no.224 khasra no. 9//20/4/2(0-5), 9/2/2(0-12), 11/2/1(2-16), 11/3/1(5-1), 20/5/1(0-12) 12/1 situated at village Birring District Jalandhar is duly registered in the name of Mr. Rakesh Kumar vide pledge sale deed no 3192 dt.09.07.2004SR- Jalandhar. **5)** Property area measuring 2 kanal 10 Marla comprised in Hadbast no.224 khasra no. 8//6/3, 15/1, 68, 8//16/1, 25/2, 9//20/4/1, 21/1, 9//11/2/2, 20/5/1,12/1 situated at village Birring District Jalandhar is duly registered in the name of Mr. Rakesh Kumar vide pledge sale deed no 229 dt.08.04.2002 SR Jalandhar. **6)** Property area measuring 8 kanal 4 Marla comprised in Hadbast no.224 khasra no. 12/2/9(0-4), 3/1/1 (2-16), 9//22/3/2(0-15), 9//19/2/2(1-5), 20//3/2(0-3), 9//21/5(0-8), 22/1(3-17), 22/3/1(0-10), 12//3/1/2(1-4), 12//2/6(3-0), 12//2/3(0-1), 12//1/4(1-4), 2/5(0-11), 9(8-0), 10/1(2-8), 8/2 (6-0)situated at village Birring District Jalandhar is duly registered in the name of Mr. Rakesh Kumar vide pledge sale deed no 8717 dt.30.12.2005SR- Jalandhar . **7)** Property area measuring 4 kanal 13 Marla comprised in Hadbast no.224 khasra no. 9//8(1-7), 13/1(2-4), 13/2(2-10), 9//27(2-6), 19/1/1(2-8), 13min(4-0), 23(3-16),18min, 23 min, 12//3/2(4-0)situated at village Birring District Jalandhar is duly registered in the name of Mr. Rakesh Kumar vide pledge sale deed no 4560 dt.25.08.2004SR- Jalandhar . **ENCUMBRANCES :- SPECIAL NOTE VIDE RAPAT NO.675 DATED 04.08.2026, STATED TO RELATE TO AN ORDER CONCERNING THEFT OF MATERIALS BELONGING TO PUNJAB STATE POWER CORPORATION LIMITED (PSPCL).**	PHYSICAL 31-05-2024 Rs.3,95,86,143.89	15,32,66,000.00 1,53,26,600.00 15,33,000.00	17.11.2026 till 4:00 p.m. / 18.11.2026 from 11:00 A.M to 3:00 P.M	SH. SATINDER SINGH, CHIEF MGR MOB : 8447259771 satinder.singh2@psb.bank.in	
			including interest applied upto 09-05-25 plus future interest, cost & charges less recoveries if any.				
4.	**BASTI GUZAN JALANDHAR** **Borrower(s) Sh. Sukhwinder Singh** S/o Sh. Dalip Singh and **Sh. Satnam Singh** S/o Sh. Sukhwinder Singh both residents of 1, New Amar Nagar, Gulab Devi Hospital Road, Jalandhar and **Guarantors Sh. Jatinder Singh** S/o Sh. Sukhwinder Singh R/o 1, New Amar Nagar, Gulab Devi Hospital Road, Jalandhar and **Sh. Manav Chopra** S/o Sh. Rakesh Chopra R/o 402 New Jawahar Nagar, Jalandhar.	All that Part & Parcel Of Property a House in Village Nagra Jalandhar measuring 12 Marlas out of Khasra nos. 518, registered in the name of addressee no. vide Sale Deed no. 4066 dated 20.07.1992 before the Sub Registrar, Jalandhar; bounded as follows: East: Ajaib Singh, West: Sarwan Singh, North: Rani, South: Mohan Singh.	SYMBOLIC 08-10-2015 Rs. 6,63,532.00	45,40,280.00 4,54,028.00 46,000.00	17.11.2026 till 4:00 p.m. / 18.11.2026 from 11:00 A.M to 3:00 P.M	SH. ISHAN MAKKAR, CHIEF MGR, MOB. 988884414 ishan.makkar@psb.bank.in	
			including interest applied upto 30-09-15 plus future interest, cost & charges less recoveries if any.				

OTHER TERMS AND CONDITIONS:- a) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorized officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the authorized officer/Secured Creditors in this regard at a later date. b) In the event of any default in payment of any of the amounts, or if the sale is not completed by reasons of default on the part of the purchaser/ bidder within the aforesaid time limit, the bank shall be entitled to forfeit all monies paid by the purchaser/bidder till then and put up the secured asset(s) for sale again, in its absolute discretion. c) Auction/bidding shall be only through "Online Electronic Bidding" through the website https://baanknet.com Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. **d) The property can be inspected, on 17-11-2026 from 10.00 A.M to 4.00 PM .** e) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process. f) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of **(M/s PSB Alliance Pvt. Ltd.), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.baanknet@psballiance.com/** portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. i) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/ details on or before **17-11-2026 by 04.00 PM at Punjab & Sind Bank Regional Office Jalandhar** mentioned above by hand or by email. ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. iii) Bidders Name. Contact No. Address, E Mail Id. iv) Bidder's A/c details for online refund of EMD. g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest. h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of amount as mentioned above The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), by next working day on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again. j) For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank. k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. l) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

For detailed terms & conditions please refer to https://baanknet.com or https://www.punjabandsind.bank.in

30 DAYS (AS APPLICABLE) STATUTORY SALE NOTICE UNDER RULE 6(2), 8 (6), 9(1) OF THE SARFAESI ACT, 2002

ENCUMBRANCES NIL TO THE KNOWLEDGE OF THE AUTHORISED OFFICER FOR SR. NO. 1,2,4

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with upto dated 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.

DATE: 18.10.2026 — **PLACE: JALANDHAR** — **AUTHORISED OFFICER**