



ZONAL OFFICE, AMRITSAR

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ZONAL OFFICE, AMRITSAR

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
MEGA E-AUCTION ON 31-07-2024**

LAST DATE AND TIME OF SUBMISSION OF EMD THROUGH DEMAND DRAFT AND DOCUMENTS (HARDCOPY) ON / BEFORE 29-07-2024 UPTO 05.00 PM OR THROUGH ONLINE / NEFT / RTGS PAYMENTS & DOCUMENT (ONLINE) ON / BEFORE 30-07-2024

DATE, TIME FOR INSPECTION OF PROPERTIES ON 18-07-2024 WITH CONCERNED BRANCH FROM 10.00 AM TO 04.00 PM

SALE OF THE IMMOVABLE PROPERTIES MORTGAGED WITH THE BANK UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (NO. 54 OF 2002)

Whereas, the Authorized Officer of the Punjab and Sind Bank had taken possession of the following properties pursuant to the notice issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 in following loan accounts with right to sell the same on "As is where is basis" and "As is what is Basis" and "Whatever there is basis" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property. The sale will be done by the undersigned through e-auction platform provided at the website.

NAME OF ACCOUNT : NEFT INWARD STP PARKING ACCOUNT Account no. (EMD Collection) : 80015040070003 IFSC Code : PSIB0008001

NAME OF BENEFICIARY : PUNJAB AND SIND BANK, ZONAL OFFICE, AMRITSAR

Name of the Branch / NPA Account	Description of the Immoveable Properties	Demand Notice Date	Reserve Price
		Outstanding Amount	EMD Bid Increase Amt
JANDIALA GURU, DISTT. AMRITSAR	Property Built up measuring 2 Marla bearing Khana Shumari no. B-2/1763 and New S.N. No. 2840, situated within Municipal Limits Jandiala Guru, Tehsil and Distt. Amritsar owned by Navpreet Kaur W/o Sh. Baldev Singh (Symbolic Possession)	07-10-2021	Rs. 10 Lacs
(1) Smt. Navpreet Kaur W/o Sh. Baldev Singh and Sh. Baldev Singh S/o Sh. Mehar Singh and Guarantor Smt. Swarnjit Kaur S/o Sh. Satnam Singh		Rs. 6,62,688/81 as on 30-09-2021 + interest, other charges and less recovery if any, till date affected	Rs 1 Lac
			Rs. 10,000/-
(2) M/s A. S. Daily Needs, Jyotisar Colony, Main Road, Jandiala Guru, Distt Amritsar through the legal heirs of its Proprietor Sh. Hira Singh S/o Sh. Naranjan Singh i.e. (i) Smt. Dalbir Kaur (Mother) (ii) Smt. Paramjit Kaur (Wife) (iii) Mr. Ajay Raj Singh (Son) (iv) Miss Sarveen Kaur (Daughter) and Guarantors (i) Sh. Ranjit Singh S/o Sewa Singh (ii) Smt. Paramjit Kaur W/o Hira Singh	One Property Plot measuring 8.75 Marlas bearing Khasra no. 88/18 min, Khata Khatoni no. 713/861 as per Jamabandi Year 2005-2006 situated at Vakia Rakba Jandiala Guru, Tehsil and Distt Amritsar Registered vide Wasika no. 7224, Book no. 1, Jild no. 9062, Page no. 5 dated 14- 11-2003 and Document no. 456, Bahi no. 1, Jild no. 11, Page no. 92 dated 29-03-2012 in favour of Sh. Hira Singh S/o Sh. Naranjan Singh One Property Plot measuring 2.69 Marlas (as per 5.5 ft Karam) bearing Khasra No. 88/18 min Khata Khatoni no. 713/861 as per Indraj Jamabandi Year 2005-2006, situated at Vakia Rakba Jandiala Guru, Tehsil and Distt Amritsar Registered vide Document no. 274, Book no. 1, Jild no. 7, Page no. 9495 dated 23-02-2012, owned by Sh. Hira Singh S/o Sh. Naranjan Singh (Symbolic Possession)	14-06-2023	Rs. 35 Lacs
		Rs. 20,22,849/86 as on 31-05-2023 + Interest, other charges and less recovery if any, till date affected	Rs 3.50 Lac
			Rs. 10,000/-
(3) M/s Mehak Lehanga through its Prop. Sh. Baljit Singh S/o Sh. Shingara Singh and Guarantors (i) Smt. Balraj Kaur W/o S. Baljit Singh (ii) S. Ranjit Singh S/o S. Sewa Singh	Equitable Mortgage of Property Built up measurement 5.5 Marla bearing House no. 4537, situated at Wakia Rakba, New Abadi Jandiala Guru, Tehsil and Distt Amritsar, owned by Smt. Balraj Kaur W/o Sh. Baljit Singh (Physical Possession)	07-04-2022	Rs. 25 Lacs
		Rs. 16,39,437/33 as on 31-03-2022 + interest, charges w.e.f. 01-04-2022 and less recovery if any, till date affected	Rs 2.50 Lac
			Rs. 10,000/-
BRANCH : VERPAL, AMRITSAR	One House bearing Plot Private no. 13, having measurement towards East 28' 3/2" and West 28' 3", North 32' 8" and South 31 ft 1/2 inch, total area measuring 100 sq. yards to the extent of 1/2 share i.e. 50 sq. yards, corner side, Khawat / Khatoni no. 823/2144, Khasra no. 4907 min as per Jamabandi for the year 2010-2011 as per Sale Deed Khasra no. 4906, 4907 min, situated at Sultanwind Sub Urban, Taraf Mahal II, Abadi Davinder Nagar, Near Kot Mit Singh, Tehsil and District Amritsar vide Document no. 10318, Book no. 1, Volume no. 14493 at page 4142 entered on 01-03-2016, in the favor of Mrs. Sukhwant Kaur W/o Mr. Karaj Singh (Symbolic Possession)	09-01-2023	Rs. 11 Lakh
(4) (i) Mr. Balraj Singh S/o Mr. Karaj Singh and Smt. Sukhwant Kaur W/o Mr. Karaj Singh, (ii) Mr. Balraj Singh S/o Mr. Karaj Singh and Smt. Sukhwant Kaur W/o Mr. Karaj Singh and Guarantor (i) Mr. Sh. Balraj Singh S/o Mr. Lakhbir Singh (ii) Mrs. Balbir Kaur W/o Mr. Balraj Singh		(i) Rs. 4,45,672/- (ii) Rs. 6,00,388/- as on 31-12-2022 + Interest, other charges w.e.f. 01-01-2023 & less recovery if any, till date affected	Rs. 1.10 Lac
			Rs. 10,000/-
BRANCH : RAYYA, DISTT. AMRITSAR	Equitable Mortgage of Commercial Property measuring 5 Marla at Village Umra Nangal in the name of Sh. Hardip Singh S/o Sh. Inder Singh having Khasra no. Killa no. 22/11/1/6 min (Symbolic Possession)	05-04-2021	Rs. 19 Lakh
(5) M/s Dhaliwal Motors Parts through its Prop. Sh. Hardip Singh and Guarantor (i) Sh. Balkar Singh S/o Sh. Mohinder Singh (ii) Sh. Sukhpal Singh S/o Sh. Darshan Singh		Rs. 5,54,273/73 as on 31-03-2021 + interest, charges w.e.f. 31-03-2021 and less recovery if any, till date affected	Rs. 1.90 Lac
			Rs. 10,000/-
(6) M/s New Amrit Dairy through its Prop. Sh. Jagjit Singh S/o Sh. Sukhdev Singh and Sh. Jagjit Singh S/o Sh. Sukhdev Singh, Sh. Amritpal Singh S/o Sh. Jagjeet Singh and Mortgagors (i) Sh. Sukhdev Singh S/o Sh. Dalip Singh (ii) Sh. Sukhjinder Singh S/o Sh. Sukhdev Singh (iii) Smt. Harjit Kaur W/o Sh. Sukhjinder Singh (iv) Paramjit Kaur W/o Jagjit Singh	(i) Equitable mortgage of Property measuring 7 Sarsai, situated at Rayya, Pherumaan Road, Tehsil Baba Bakala, Distt. Amritsar vide Document no. 1001, Book no. 1, Volume no. 2294, Page no. 9193 dated 16-06-2011 (Symbolic Possession) (ii) Equitable mortgage of Property measuring 5.50 Marla, situated at Rayya, Pherumaan Road, Tehsil Baba Bakala, Distt. Amritsar vide Document no. 767, Book no. 1, Volume no. 2588, Page no. 2124 dated 29-05-2013 (Symbolic Possession)	17-01-2023	(i) Rs. 11 Lakh
		(i) Rs. 9,50,690/60 (ii) Rs. 1,19,445/99 as on 31-12-2022 + Interest, other charges w.e.f. 01-01-2023 and less recovery if any till date affected	Rs. 1.10 Lac
			Rs. 10,000/-
BRANCH : KHALCHIAN, DISTT. AMRITSAR	One Property / House bearing Khasra no. 632, total area measuring 6 Marla being 6/120 share of Land Measuring 6 Kanals, situated at Village Bhorshi, Rajputtan-1, Tehsil Bakala and Distt. Amritsar vide Sale Deed dated 09-09-2015 duly Registered with the Office of Sub-Registrar, Baba Bakala, Distt. Amritsar vide Document no. 1315, Jild Bahi no. 1, Jild no. 2946, Page 20, standing in the name of Sh Avtar Singh S/o Sh Basant Singh. (Symbolic Possession)	15-07-2017	Rs. 9 Lakh
(7) Sh Avtar Singh S/o Sh Basant Singh and Guarantors (i) Sh Gurmeet Singh S/o Sh Arjan Singh (ii) Sh Baljinder Kaur W/o Sh Avtar Singh (iii) Sh Manjit Singh S/o Sh Avtar Singh		Rs. 2,27,088/25 as on 15-07-2017 + Interest, charges and less recovery if any, till date affected	Rs. 90,000/-
			Rs. 5,000/-
BRANCH : KOT MANGAL SINGH, AMRITSAR	Residential Property bearing khasra no. 181 measuring 200 sq. ft. situated at Guruwali Amritsar, Hadbast no. 277 as per Jamabandi for year 2016-17, owned by Smt. Daljeet Kaur W/o Sh. Jarnail Singh vide Sale Deed duly Registered with the Office of Sub-Registrar, Amritsar II vide Document no. 2019-20/93/1/9894, Book no. 1 dated 16-10-2019, in favour of Smt. Daljit Kaur W/o Sh. Jarnail Singh (Symbolic Possession)	05-10-2023	Rs. 20 Lacs
(8) Sh. Simarjit Singh S/o Sh. Jarnail Singh and Smt. Daljit Kaur W/o Sh. Jarnail Singh and Guarantor (i) Sh. Gurmeet Singh S/o Sh. Balbir Singh (ii) Sh. Gural Singh S/o Sh. Sarabjit Singh.		Rs. 9,00,016/70 as on 30-06-2023 Interest, other charges w.e.f. 01-07-2023 and less recovery if any, till date affected	Rs. 2 Lac
			Rs. 10,000/-
BRANCH : SHARIFPURA, AMRITSAR	One House bearing Plot Private no. 84, total area measuring 191.60 sq. yards bearing Khasra no. 29/24/2 min, Khata Khatoni no. 2336/625 as per Jamabandi year 2008-2009, situated at Village Wadali Guru, Sub Urban, Abadi San Sahib Road, Tehsil & District Amritsar, Owned by (i) S. Inderjit Singh S/o S. Santokh Singh (Half share) vide sale deed no. 30798, Book no. 1, Volume no. 5495 at page 8687 dated 28-03-2013 and (ii) Mrs. Balwinder Kaur W/o S. Inderjit Singh (Half share) vide sale deed no. 30797, Book no. 1, Volume no. 5495 dated 28-03-2013 (Symbolic Possession)	05-04-2017	Rs. 32 Lakh
(9) S. Inderjit Singh S/o S. Santokh Singh and Mrs. Balwinder Kaur W/o S. Inderjit Singh and Guarantor S. Surat Singh S/o S. Jagdev Singh		Rs. 25,93,053/95 as on 03-04-2017 + Interest, other charges and less recovery if any, till date affected	Rs 3.20 Lakh
			Rs. 10,000/-

FOR ANY PROPERTY RELATED ENQUIRY CONTACT BELOW MENTIONED AUTHORISED OFFICER

Mr. J. S. Bhatia (Chief Manager) (M) 98143-16243	Email : j0120@psb.co.in	For Sr. No. 1 to 7
Mr. S. S. Chauhan (Chief Manager) (M) 94683-79193	Email : zo.amritsar@psb.co.in	For Sr. No. 8
Mr. Chander Pal (Chief Manager) (M) 89684-19996	Email : zo.amritsar@psb.co.in	For Sr. No. 9

***NOTE : THE MEASUREMENT OF ABOVE PROPERTIES, HOWEVER, BE VERIFIED BY THE BIDDERS AT SITE AND ALSO FROM THE RECORDS OF THE REVENUE AUTHORITIES PRIOR TO PARTICIPATING IN AUCTION**

TIME OF E-AUCTION ON DATED 31-07-2024 FOR SALE OF PROPERTIES

FOR SR. NO. 1 TO 3	: FROM 10:30 AM TO 11:30 AM	WITH AN EXTENSION OF 10 MINUTES (UNLIMITED)
FOR SR. NO. 4 TO 6	: FROM 11:45 AM TO 12:45 PM	WITH AN EXTENSION OF 10 MINUTES (UNLIMITED)
FOR SR. NO. 7 TO 9	: FROM 01:00 PM TO 02:00 PM	WITH AN EXTENSION OF 10 MINUTES (UNLIMITED)

Statutory 30 Days Sale Notice under Rule 6(2) & 8(6) Read with Rule 6 & 9 of the Security Interest (Enforcement) Rules 2002 of the SARFAESI Act

Terms & Conditions : (1) The e-Auction is being held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" without recourse, by inviting tenders. However the moveable items such as Wood / Marble / Other Raw material / fixture / Machineries / Household Goods etc. will not be part of sale and the bidder will not have any right on such items (2) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any properties. However, the intending bidders should make their own independent inquiries with all the relative / concerned authorities connected with the subject regarding the encumbrances, title of properties put on auction & claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues of whatsoever nature (3) It shall be the responsibility of the bidders to inspect and satisfy themselves by all ways & means about the properties & specification before submitting their Bid. The inspection of properties put on auction will be permitted to interested bidders as mentioned above (4) The interested bidders shall submit their EMD through Demand Draft / NEFT / RTGS / Online as mentioned above. Please note that the Cheques shall not be accepted as EMD amount (5) After Registration by the bidder in the Webportal, the intending bidder / purchaser is required to get the copies of the following documents uploaded in the Web portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT / RTGS Challan or Demand Draft ii) Copy of PAN Card; iii) Proof of the Identification / Address Proof (KYC) viz. Self-attested copy of Voter ID Card / Driving License / Passport etc. (iv) Copy of Proof of address; without which the Bid is liable to be rejected. Uploading scanned copy of Annexure - II & III (mentioned in the Tender Notice) After duly filled up and signing (6) The interested bidders who require assistance in creating Login ID, Password, uploading data, submitting bid, training on e-bidding process etc, may contact M/s. C1 India Pvt. Ltd., Udyog Vihar, Phase-2, Gulf Petrochem Building no. 301, Gurgaon, Haryana Ph. 0124-4302000, e-mail ID: support@bankeauctions.com and Mr. Ashok (M) 098138-87931 & for any properties related query may contact above mentioned Authorized Officers in office hours during the working day (7) Only buyers holding valid User ID / Password and confirmed payment of EMD through NEFT / RTGS shall be eligible for participating in the e-Auction process (8) The interested bidder has to submit their bid Documents [EMD (not below the 10% of the Reserve Price as specified above) and required documents (mentioned in Point no. 4)] on / before 29-07-2024 upto 05:00 PM by way of hardcopy to Authorised Officer. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorised Officer, can submit their Bid Documents through online mode (which is open from date of publishing e-Auction Event on Web portal : <https://www.bankeauctions.com>) on / before 30-07-2024 after going through the Registering Process (One Time) & generating User ID / Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) &/ or approval of the Authorised Officer (9) During the Online Inter-se Bidding, Bidder can increase their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (Unlimited Extensions of 5 minutes duration till the closure of Inter-se Bidding) The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer / Secured Creditor (10) The Earnest Money Deposit (EMD) of successful bidder shall be retained onwards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and properties shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the properties / amounts (11) The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of the e-Auction. Neither the Authorised Officer / Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event (12) The purchaser shall bear all the applicable stamp duties / additional stamp duty / transfer charges, fees etc. & also all the statutory / non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody (13) The Authorised Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof (14) The bidders are advised to go through the detailed Terms and Conditions of e-Auction Process available on the Web Portal of M/s. C1 India Pvt. Ltd., i.e. <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction (15) Special Instructions : Bidding in the last moment should be avoided. Neither Bank nor Service provider will be responsible for any technical lapse / power / internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation & are able to participate in Online Inter-se Bidding, successfully (16) The sale certificate will be issued in favour of the purchaser (as per Bid form) only, after payment of entire sale price amount. (17) As per Section 194-IA of the Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs. 50,00,000/- (Rs Fifty Lakhs) and above. The successful bidder / purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the Income Tax department in Form No. 16-B, containing the Bank's name and the PAN No. AAACP1206G .