



Proprietor: Mr. Adarsh Kumar  
 Seghal S/o Sh. Hukam Chand  
 Sehgal. Co-Borrower(s):- Mr. Adarsh Kumar Seghal S/o Sh. Hukam Chand Sehgal.  
 Guarantor(s):- Mrs. Madhu W/o Sh. Adarsh Kumar.  
 Tehsil Barwala, Distt. Panchkula, interest upto to 05:00 P.M. Rs. 50,00/- OF BANK  
 Haryana. Property land comprised in 31.07.2024) and further interest thereon at the contractual rate plus cost, Khewat / Khatauni No. 37/43, Khra No. 14/110/1(5-16), Kitte 1, Tadadi 5 Kanal 16 Marla, out of which 16/116 share Bakdar 1 Kanal 11 Marla in the name of Smt. Madhu W/o Sh. Adarsh Kumar. Bound as under:- North: Other's Property, West: NH 73; East: Other's Property; South: Other's Property - (SYMBOLIC POSSESSION)

11:00 A.M. to 05:00 P.M. (With prior appointment only)

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**NAME OF THE CONTACT PERSON AND CONTACT NUMBER: MS. MEGHA, CHIEF MANAGER, M: 97111-12810**  
**LAST DATE OF SUBMISSION OF EMD: 05.03.2025 UPTO 05:00 P.M.**  
**DATE AND TIME OF COMMENCEMENT OF E-AUCTION: 06.03.2025 FROM 01:00 P.M. TO 05:00 P.M. MODE OF PAYMENT OF EMD: NEFT / E-PAYMENT GETWAY**  
**Terms & Conditions of Sale:-**  
 (a) Property is in Symbolic Possession and Bidder is purchasing the property in Symbolic Possession at his / own risk & responsibility.  
 (b) Bank will hand over the possession of property symbolically only and Successful Auction bidder / purchaser will not claim physical possession from the Bank.  
 (c) Bank will not be responsible or duty bound for handing over of Physical Possession.  
 (d) Successful Auction Purchaser will not be entitled to claim any interest, in any Case of return of money.  
 (e) Successful Auction Purchaser has to submit the Declaration cum Undertaking Confirming the above terms & condition immediately after E-Auction.  
 (f) Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the Bid EMD amount will be forfeited.  
 For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://Baanknet.com>.  
**IT MAY BE TREATED AS STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT 2002**  
 Date: 01.02.2025 Place: Chandigarh **AUTHORISED OFFICER**

**PUNJAB & SIND BANK** (A GOVT. OF INDIA UNDERTAKING)  
 Assets Recovery Branch, SCO 84-91, Bank Square, Sector 17-B, Chandigarh  
**E-AUCTION NOTICE OF SECURED ASSETS ON 28.02.2025 FROM 11.00 AM TO 12.00 NOON**  
**E-AUCTION SALE NOTICE**

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE ASSETS**

**LAST DATE & TIME OF SUBMISSION OF EMD & DOCUMENTS (ONLINE) ON/BEFORE 27.02.2025 UPTO 05:00 PM**

**Salve Notice For Sale of IMMEDIATELY MOVABLE/MOVABLE Assets under the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002**  
 Notice is hereby given to the public in general and in particular to the borrower(s), mortgagee(s) and guarantor(s) that the below mentioned immovable property, movable assets charged to the secured creditor, possession of which has been taken by the Authorized Officer of Punjab & Sind Bank, Secured Creditor will be sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS", "WHAT EVER THERE IS BASIS" for realization of Bank's dues and interest as detailed hereunder in below mentioned account. The details of borrower/mortgagee/guarantor(s)/secured asset(s)/Dues/Reserve Price/E-auction date & time, EMD and Bid increase amount are mentioned below. Sale will be done by the undersigned through E-Auction platform provided at the web portal website <https://baanknet.com>

Name of the Borrower/ Guarantor	Description of Property	Demand Notice Date & Outstanding Amount Mentioned therein	RESERVE PRICE		Date & Time of E-auction	Name & Contact Details of Authorized Officer	Encumbrance	QR Code for Property Image	QR Code for Property Location	QR Code for Service Provider	
			EMD	BID INCREASE AMOUNT							
M/s Hari Kewal P. Ltd and the Guarantors Sh. Bhagwan Dass S/o Sh. Hari Ram, Smt. Santosh Goel W/o Sh. Bhagwan Dass, Sh. Rameshwar Das son of Sh. Ved Parkash, Sh. Ved Parkash son of Sh. Hari Ram, Smt. Janki Devi wife of Sh. Kewal Kishan, Sh. Girdhari Lal son of Kewal Krishan, Sh. Lachman Dass son of Sh. Hari Ram, Smt. Darshna Devi Wife of Sh. Lachman Dass, Smt. Banto Dey W/o Sh. Ved Parkash, Smt. Reema (Legal heir) D/o Sh. Lachman Dass, Smt. Happy (Legal heir) D/o Sh. Lachman Dass, Sh. Kewal Krishan son of Sh. Hari Ram, Smt. Niwas son of Sh. Lachman Dass, Sh. Shiv Kumar son of Sh. Lachman Dass, Smt. Kusum (Legal heir) D/o Ved Parkash, Sh. Shridhar Goyal son of Sh. Ved Parkash, Sh. Jagdish Rai son of Sh. Kewal Krishan, Sh. Raghuvar Dayal son of Sh. Kewal Krishan.	1. Property measuring 5 kanal 12 marla & building thereon situated on Jakhla Road at Sunam Distt Sangrur comprising of Land measuring 1 kanal 18 marlas comprising of mustali & killa no.286/16/2(1-18) vide sale deed no. 3704 dt 05.03.1970 & Land measuring 3 kanal 14 marlas comprising of mustali & killa no.287/20/2(3-14) vide sale deed no. 2136 dated 07.01.1971 belonging to Sh. Ved Parkash, Sh. Bhagwan Dass, Sh. Lachman Dass & Sh. Kewal Krishan S/o Sh. Hari Ram. Under Physical Possession.	Rs. 7,64,76,821.68 (as per demand notice dated 01.09.2009) plus future interest accrued/uncertified/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. till the date of full & final payment due	Rs. 252.00 Lakhs	Rs. 25.20 Lakh	28.02.2025, 11.00 AM to 12.00 Noon	Sh. Sharad Chandra (Chief Manager) M: 9833141390, Ph: 0172-2922099 Email: c0737@psb.co.in	NIL				
			Rs. 703.00 Lakhs	Rs. 70.30 Lakh							
			Rs. 2.00 Lakh								
2. Industrial Property measuring 68 kanal 11/2 marla & building thereon situated on Jakhla Road at Sunam Distt Sangrur comprising of a. Land measuring 4 kanals comprising of mustali & killa no. 482/24 min(4-0) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 3056 dated 12.03.1984 b. Land measuring 1 kanal 12 marlas comprising of mustali & killa no. 492/25/1 min(1-12) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 3058 dated 12.03.1984 c. Land measuring 4 kanals comprising of mustali & killa no. 482/23 min(4-0) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 3057 dated 12.03.1984 d. Land measuring 18 kanal 16-1/2 marlas e. 11 kanals 4-1/2 marlas being 1/2 share out of 22 kanal 9 marlas comprising of mustali & killa no. 482/11/2 min(0-14), 17/2 min(5-13), 18 min(7-11), 19 min(7-3), 16/2(1-8) and 7 kanal 12 marlas comprising of mustali & killa no. 482/22/7-12 situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 1392 dated 09.06.1988 e. Land measuring 8 kanals 12 marlas comprising of mustali & killa no. 494/1 min(1-12), 495/5/2 min(7-0) situated at Sunam belonging to Smt Janki Devi & Smt Banto Devi vide sale deed no. 1694 dated 12.09.1980 f. Land measuring 8 kanals 12 marlas comprising of mustali & killa no. 494/1 min(1-12), 495/5/2 min(7-0) situated at Sunam belonging to Smt Janki Devi & Smt Banto Devi vide sale deed no. 1696 dated 12.09.1980 g. Land measuring 4 kanals 14 marlas comprising of mustali & killa no. 482/24 min(4-0), 495/5/2 min(0-14) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 2963 dated 17.02.1984 h. Land measuring 5 kanals comprising of mustali & killa no. 495/4/2 min(4-12), 495/5/1 min(0-8) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 2964 dated 17.02.1984 i. Land measuring 4 kanals 14 marlas comprising of mustali & killa no. 482/23 min(4-0), 495/5/2 min(0-14) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 2965 dated 17.02.1984 j. Land measuring 8 kanals comprising of mustali & killa no. 483/21 min(4-0), 482/25/2 min(4-0) situated at Sunam belonging to Smt Santosh Rani W/o Sh. Bhagwan Dass vide sale deed no. 2125 dated 18.09.1980. MRP: Rs. 680 Lakhs	Plant & Machinery Situated in the Premises of property no. 2. MRP: Rs. 23 Lakhs. Combined RP Rs. 703.00 Lakhs Both Under Physical Possession	Rs. 85.00 Lakhs	Rs. 8.50 Lakh	28.02.2025, 11.00 AM to 12.00 Noon	Sh. Sharad Chandra (Chief Manager) M: 9833141390, Ph: 0172-2922099 Email: c0737@psb.co.in	Nil					
		Rs. 2.00 Lakh									
		Rs. 417.50 Lakhs	Rs. 41.75 Lakh								
3. Property measuring 5 Kanal 17 Marla situated inside Jakhla Road at Sunam Distt. Sangrur comprising of 1 kanal 2 marla comprising of mustali and killa No. 300/2/2 min(1-2), situated at sunam belonging to Sh. Bhagwan Dass vide Sale Deed No. 1565 dt. 22.07.1977 and Land measuring 4 Kanals 15 Marlas comprising of mustali and killa no. 300/1/2(4-15), situated at Sunam belonging to Sh. Shridhar, Sh. Ram Niwas, Shiv Lal, Girdhari Lal Jagdish Rai, Raghuvar Dayal & Rameshwar Dass vide Sale Deed no. 1566 dt. 22.07.1977. Under Symbolic Possession	4. Property measuring 121 Kanal 11 Marla & building thereon situated inside Jakhla Road at Sunam Distt Sangrur comprising of Land Measuring 25 Kanal 16 Marlas comprising of mustali and killa No. 569/2/2(7-7), 3(8-0), 4(8-0), 9(12-9), situated at Sunam Belonging to Sh. Jagdish Rai & Raghuvar Dayal vide Sale Deed No. 649 dt. 19.05.1988, Land Measuring 32 Kanals comprising of mustali and killa No. 565/12/(8-0), 13(8-0), 14(8-0), 17(8-0), situated at Sunam belonging to Sh. Jagdish Rai & Sh. Ved Parkash, Smt. Darshana Devi & Sh. Bhagwan Dass Sale Deed No. 3127 dt. 30.12.1987, C Land Measuring 31 Kanals 15 Marlas comprising of mustali and killa No. 565/20/2(7-2), 22(8-0), 23(8-0), 24(8-0), 569/2/1 (0-13), situated at Sunam belonging to Sh. Ved Parkash, Lachman Dass & Bhagwan Dass Sale Deed No. 340 dt.06.05.1988 & (D) Land Measuring 32 Kanal comprising of Mustali and killa No. 565/9(8-0), 18(8-0), 19(8-0), 21(8-0), situated at Sunam belonging to Sh. Ved Parkash, Lachman Dass & Bhagwan Dass vide Sale Deed No. 467 dt. 12.05.1988. Under Symbolic Possession	Rs. 417.50 Lakhs	Rs. 41.75 Lakh	28.02.2025, 11.00 AM to 12.00 Noon	Sh. Sharad Chandra (Chief Manager) M: 9833141390, Ph: 0172-2922099 Email: c0737@psb.co.in	Nil					
										Rs. 2.00 Lakh	
										Rs. 1.00 Lakh	

**For detailed terms & conditions of sale, please refer and visit website "https://punjabandsindbank.co.in/module/sarfaesi-list and online auction portal <https://baanknet.com>**  
 This also be treated as statutory 15 days sale notice u/r 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.  
 Date: 01.02.2025 Place: Chandigarh **Authorised Officer, Punjab & Sind Bank**

Hindustan Times 02.02.2025

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Punjab & Sind Bank

B/o Asset Recovery Branch (C-0737)

S. C. O. 84-91, Mezzanine Floor, Sector 17B, Chandigarh Tel: 0172-2922099 Email: C0737@psb.co.in

**TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH E-AUCTION UNDER SARFAESI ACT 2002 in the Account of M/s Hari Kewal Private Limited**

E-Auction Sale Notice for Sale of Immovable Assets is issued under the Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) movable & 8(6) immovable of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, 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" basis for recovery of dues in below mentioned account/s. **The properties can be inspected on 25.02.2025 from 12 pm to 3 PM.** The details of Borrower(s)/Mortgagor(s)/Guarantor(s)/details of secured Assets(s)/Dues/Reserve price /e-Auction date & Time, EMD amount are mentioned in the table below.

**SCHEDULE OF THE SECURED ASSETS**

Name of the Borrower/ Guarantor	Description of Property	Demand Date & Outstanding Amount Mentioned therein	Notice	RESERVE PRICE EMD BID INCREASE AMOUNT	Date & Time of E-auction	Name & Contact Details of Authorized Officer	Encumbrance	
M/s Hari Kewal P. Ltd and the Guarantors Sh. Bhagwan Dass S/o Sh. Hari Ram, Sh. Hari Goel	1. Property measuring 5 kanal 12 marla & building thereon situated on Jakhhal Road at Sunam Distt Sangrur comprising of land measuring 1 kanal 18 marlas comprising of mustatil & killa no.286//16/2(1-18) vide sale deed no. 3704 dt 05.03.1970 & Land measuring 3 kanal 14 marlas comprising of mustatil & killa no.287//20/2(3-14) vide sale deed no. 2136 dated 07.01.1971 belonging to Sh. Ved Parkash, Sh. Bhagwan Dass, Sh. Lachman Dass & Sh. Kewal Krishan S/o	Rs. 7,64,76,821.68 (as per demand notice dated 01.09.2009) plus future interest/accrued	Rs. 252.00 Lakhs	Rs. 25.20 Lakh	Rs. 1.00 Lakh	28.02.2025, 11.00 AM to 12.00 Noon	Sh. Sharad Chandra (Chief Manager) M.: 9833141390, Ph.: 0172-2922099	Nil



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Punjab & Sind Bank

B/o Asset Recovery Branch (C-0737)

S.C.O. 84-91, Mezzanine Floor, Sector 178, Chandigarh Tel: 0172-2922099 Email: [C0737@psb.co.in](mailto:C0737@psb.co.in)

W/o Sh. Bhagwan Dass, Sh Rameshwar Das son of Sh. Ved Parkash, Sh. Ved Parkash son of Sh. Hari Ram, Smt. Janki Devi wife of Sh. Kewal Kishan, Sh. Girdhari Lal son of Kewal Krishan, Sh. Lachhman Dass son of Sh. Hari Ram, Smt. Darshna Devi wife of Sh. Lachhman Dass, Smt. Banto Devi W/o Sh. Ved Parkash, Smt. Reema (Legal heir) D/o Sh. Lachhman Dass, Smt. Happy (Legal heir) D/o Sh. Lachhman Dass, Sh. Kewal Krishan son of Sh. Hari Ram, Sh. Ram Niwas son	Sh. Hari Ram. Under Physical Possession	interest/ unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges etc. till the date of full & final payment due		Email: <a href="mailto:C0737@psb.co.in">C0737@psb.co.in</a>	





Punjab & Sind Bank

B/o Asset Recovery Branch (C-0737)

S.C.O. 84-91, Mezzanine Floor, Sector 17B, Chandigarh Tel: 0172-2922099 Email: [C0737@psb.co.in](mailto:C0737@psb.co.in)

<p>of Sh. Lachman Dass, Sh. Shiv Kumar son of Sh. Lachman Dass, Smt. Kusum (Legal heir) D/o Ved Parkash, Sh. Shridhar Goyal son of Sh. Ved Parkash, Sh. Jagdish Rai son of Sh. Kewal Krishan, Sh. Raghwar Dayal son of Sh. Kewal Krishan.</p>	<p>2. Industrial Property measuring 68 kanal 1/2 marla &amp; building thereon situated on Jakhai Road at Sunam Distt Sangrur comprising of a. Land measuring 4 kanals comprising of mustatil &amp; killa no. 482//24 min(4-0) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 3056 dated 12.03.1984 b. Land measuring 1 kanal 12 marlas comprising of mustatil &amp; killa no. 492//25/1 min(1-12) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 3058 dated 12.03.1984 c. Land measuring 4 kanals comprising of mustatil &amp; killa no. 482//23 min(4-0) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 3057 dated 12.03.1984 d. Land measuring 18 kanal 16-1/2 marlas i.e 11 kanals 4-1/2 marlas being 1/2 share out of 22 kanal 9 marlas comprising of mustatil &amp; killa no.482//16/2 min(0-14),17/2 min (5-13), 18 min (7-11), 19 min(7-3), 16/2(2(1-8) and 7 kanal 12 marlas comprising of mustatil &amp;</p>		<p>Rs. 703.00 Lakhs Rs. 70.30 Lakh Rs. 2.00 Lakh</p>	<p>28.02.2025, 11.00 AM to 12.00 Noon</p>	<p>Sh. Sharad Chandra (Chief Manager) M.: 9833141390, Ph.: 0172-2922099 Email: <a href="mailto:c0737@psb.co.in">c0737@psb.co.in</a></p>	<p>Charge of MARKFED and VAT noted in the Jamaband</p>
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B/o Asset Recovery Branch (C-0737)

S.C.O. 84-91, Mezzanine Floor, Sector 17B, Chandigarh Tel: 0172-2922099 Email: [C0737@psb.co.in](mailto:C0737@psb.co.in)

<p>Killa no. 482//22(7-12) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 1392 dated 09.06.1988 e. Land measuring 8 kanals 12 marlas comprising of mustatil &amp; killa no.494//1 min(1-12), 495//5/2 min(7-0) situated at Sunam belonging to Smt Janki Devi &amp; Smt Banto Devi vide sale deed no. 1694 dated 12.09.1980 f. Land measuring 8 kanals 12 marlas comprising of mustatil &amp; killa no. 494//1 min(4-0),495//5/2 min(0-12), 492//25/1 min (4-0) situated at Sunam belonging to Smt Santosh Rani &amp; Smt Darshana Devi vide sale deed no. 1696 dated 12.09.1980 g. Land measuring 4 kanals 14 marlas comprising of mustatil &amp; killa no.482//24 min(4-0),495//5/2 min(0-14) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 2963 dated 17.02.1984 h. Land measuring 5 kanals comprising of mustatil &amp; killa no. 495//4/2 min(4-12),495//5/1 min(0-8) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 2964 dated 17.02.1984 i. Land measuring 4 kanals 14 marlas comprising of mustatil &amp; killa No. 482//23 min(4-0),495//5/2 min(0-14) situated at Sunam belonging to M/s Hari Kewal Pvt Ltd. vide sale deed no. 2965 dated 17.02.1984 j. Land measuring 8 kanals comprising of mustatil &amp; killa no.483//21 min(4-0),482//25/2 min(4-0) situated at Sunam belonging to Smt Santosh Rani W/o Sh.Bhagwan Dass vide sale deed no. 21 dated 18.09.1980. MRP: Rs. 680 Lakhs</p> <p>Plant &amp; Machinery Situated in the premises of property No. 2. MRP: Rs. 23 Lakhs. Combined RP Rs. 703.00 Lakhs <b>Both Under Physical Possession</b></p>		Rs. 85.00 Lakhs	28.02.2025, 11.00 AM	Sh. Sharad Chandra (Chief Manager)	Nil
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Punjab & Sind Bank

B/o Asset Recovery Branch (C-0737)

S.C.O. 84-91, Mezzanine Floor, Sector 17B, Chandigarh Tel: 0172-2922099 Email: [c0737@psb.co.in](mailto:c0737@psb.co.in)

	comprising of mustatili and killa no. 300//1/2(4-15), situated at Sunam belonging to Sh. Shridhar, Sh. Ram Niwas, Shiv Lal, Girdhari Lal Jagdish Rai, Raghunwar Dayal & Rameshwar Dass vide Sale Deed no. 1566 dt. 22.07.1977. Under Symbolic Possession		Rs. 8.50 Lakh	to	12.00 Noon	M.: 9833141390, Ph.: 0172-2922099 Email: c0737@psb.co.in		
	4Property measuring 121 Kanal 11 Marla & building thereon situated inside Jakhla Road at Sunam Distt Sangrur comprising of Land Measuring 25 Kanal 16 Marlas comprising of mustatili and killa No. 569//2/2(7-7), 3(8-0),4(8-0), 9/1(2-9), situated at Sunam Belonging to Sh. Jagdish Rai & Raghunwar Dayal vide Sale Deed No. 649 dt. 19.05.1988, Land Measuring 32 Kanals comprising of mustatili and Killa No. 565//12/(8-0), 13(8-0),14(8-0), 17(8-0), situated at Sunam belonging to Sh. Jagdish Rai & Sh. Ved Parkash, Smt. Darshana Devi & Sh. Bhagwan Dass Sale Deed No. 3127 dt. 30.12.1987, (C ) Land Measuring 31 Kanals 15 Marlas comprising of mustatili and Killa No. 565//20/2(7-2), 22(8-0), 23(8-0), 24(8-0), 569//2/1 (0-13), situated at Sunam belonging to Sh. Ved Parkash, Lachman Dass & Bhagwan Dass vide Sale Deed No. 340 dt.06.05.1988 & (D) Land Measuring 32 Kanal comprising of Mustatili and Killa No. 565//9(8-0), 18(8-0), 19(8-0), 21(8-0), situated at Sunam belonging to Sh. Ved Parkash, Lachman Dass & Bhagwan Dass vide Sale Deed No. 467 dt. 12.05.1988. Under Symbolic Possession		Rs. 417.50 Lakhs Rs. 41.75 Lakh Rs. 1.00 Lakh	28.02.2025, 11.00 AM to 12.00 Noon		Sh. Sharad Chandra (Chief Manager) M.: 9833141390, Ph.: 0172-2922099 Email: c0737@psb.co.in		Nil



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Punjab & Sind Bank

B/o Asset Recovery Branch (C-0737)

S.C.O. 84-91, Mezzanine Floor, Sector 17B, Chandigarh Tel: 0172-2922099 Email: [C0737@psb.co.in](mailto:C0737@psb.co.in)

### TERMS AND CONDITIONS OF E-AUCTION SALE

1. The online E-auction shall be held through auction platform i.e. <https://baanknet.com> on the date and time provided. The intending bidders/purchasers are required to register through <https://baanknet.com> by using valid email ID and mobile number. The intending bidders/purchasers are further required to upload their KYC documents and Bank details. Registration and uploading formalities should be completed well in advance.
2. EMD Payment: 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 Digilocker and after completion of KYC verification, the intending bidders/Purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating challans and by depositing the amount in the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with <https://baanknet.com> Auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidders, bidder has to seek the refund online from e-auction service provider by logging in <https://baanknet.com> and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest.
3. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and /or bidder can directly enter property ID. For queries contact number-8291220220 & email id – [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com). For registration, Login and Bidding Rules, please refer Buyer Manual link provided in the home page of <https://baanknet.com>.
4. Bidder's e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding.
5. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quote and the increase in the bid amount must be of increment amount mentioned. 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.
6. It is the responsibility of intending Bidders(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/email registered with the service provider.
8. The secured asset shall not be sold below the reserve price.
9. The success auction Purchaser/Bidder shall, have to deposit 25% (twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorized officer on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall 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.





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10. Default of payment: Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and /or 75% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised officer and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
11. For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS under Section 194-1A of Income Tax act 1961 at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
12. 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 deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
13. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only
14. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate, shall be entertained. The sale certificate shall be issued only in the name of the successful bidder.
15. The Authorised Officer reserve the right to accept any or reject any/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 not be issued pending operation at any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against issue of sale certificate. Further, no interest shall be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, shall be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale shall be entertained. In case of stay of further proceeding by DRT/DRAT/High Court or any other court, the auction may either be deferred or cancelled and persons participating in the same shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer/Bank.
17. The intending purchaser can inspect the property on date and time mentioned above or as communicated by the Bank at their expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact concerned branch of Punjab & Sind Bank during office hours.
18. The properties are being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/other Statutory authorities regarding the encumbrances and claims/rights/dues/charges of any authority such as Sale tax, Excise/GST/Income Tax beside the Bank's Charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitted their bids. The e-auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Bank. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale for charges/encumbrances, over the property or on any other matter etc. shall be entertained after submission of the online bid.
19. The bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale. The Authorised Officers/Secured creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society or any other



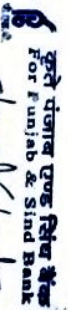
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Punjab & Sind Bank

B/o Asset Recovery Branch (C-0737)

S.C.O. 84-91, Mezzanine Floor, Sector 17B, Chandigarh Tel: 0172-2922099 Email: [C0737@psd.co.in](mailto:C0737@psd.co.in)

20. 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 glitches or reason/contingencies affecting the e-auctions.
21. If Property is in symbolic possession of Bank and bidder is purchasing the property in symbolic possession then same shall be at their own risk and responsibility.
22. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidder are required to contact the concerned Authorised Officer of the concern branch only.
23. The Sale is subject to confirmation by the Secured Creditor Bank.
24. The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the Authorised Officer on Tel No/Mobile No.0172-2922099/9833141390.

  
शरद क्लोडरा  
अधिकृत अधिकारी / Authorised Officer

Authorised Officer  
Punjab & Sind Bank

Date: 01/02/2025  
Place: Chandigarh