



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 Movable/ Immovable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 & Amount as per Demand Notice 13(2) Nature of Possession & Date	Reserve Price Earnest Money Deposit (EMD) Bid Increase Amount	Date and Time of E-Auction
1.	BO: SAMB, CHANDIGARH M/S R.B. RICE INDUSTRIES M/s R.B. Rice Industries (Borrower) Address- V.P.O. Rana, District Fazilka Pin-152024, Sh. Deepak Kumar; Partner/ Guarantor/ Mortgagor/ Legal Heir S/o Late Sh. Vinod Kumar Address- Krishna Street, District - Fazilka Pin- 152123, Smt. Promila Rani; Partner/ Guarantor/ Mortgagor/Legal Heir W/o Sh. Ashok Kumar Address H. No. 123, Ward No.-11, Grover Street Jalalabad (West), District - Fazilka, Punjab- 152024, Sh. Parveen; Partner/ Guarantor/ Mortgagor/ Legal Heir S/o Sh. Ashu Arora House No. 123, Ward No. 11, Grover Street Jalalabad (West), District Fazilka, Punjab- 152024, Smt. Nirdosh; Partner/ Guarantor/ Mortgagor/Legal Heir W/o Sh. Satish Gumber Address House No. 123, Ward No. 11, Grover Street Jalalabad (West), Distt. Fazilka, Punjab- 152024, Sh. Ashok Kumar; Partner/ Guarantor/ Mortgagor/Legal Heir S/o Sh. Prabh Dayal Address -H.No. - 123, Ward No.-11, Grover Street Jalalabad (West), Distt. Fazilka, Punjab- 152024, Smt. Neha; Partner/ Guarantor/ Mortgagor/ Legal Heir W/o Sh. Supneet Kumar Address- R/o Krishna Street, Fazilka, Punjab - 152024, Sh. Yuvraj Singh; Partner/ Guarantor/ Mortgagor/ Legal Heir S/o Sh. Ashok Kumar Address- H. No. 123, Ward No.11, Grover Street, Jalalabad (West), Distt. Fazilka- 152024, Smt. Pinky Devi; Partner/ Guarantor/ Mortgagor/Legal Heir W/o Late Sh. Vinod Kumar Address- R/o Krishna Street, Fazilka, Punjab - 152024, Smt. Geeta; Partner/ Guarantor/ Mortgagor/ Legal Heir W/o Sh. Satish Kumar Address- H. No. 123, Ward No. 11, Grover Street, Jalalabad (West), Distt. Fazilka- 152024.	1. Sheller Land & Building situated at Village Rana, Fazilka bearing RTD No.1887 & 1888 Dated 15.06.2001 in the name of M/s R.B. Rice Industries. Physical Possession Details of any encumbrances, known to the Bank, to which the property is liable: i) Office of Assistant Commissioner State Tax New DC Complex Fazilka has attached Land measuring 16 Kanal in Rect. No. 95 Killa No. 8 (8-0) 9 (8-0) Khewat No. 695 vide Rapat No. 134 dated 12.11.2024 for Rs. 14,66,49,726/- ii) Nandial Amaral Commission Agents Shop No. 45 NGM Fazilka has attached land measuring 32 Kanal in Rect.No.95 Killa No.10(8-0) rect No. 96 Killa No.6 (8-0) rect. No. 95 Killa No.8(8-0) 9(8-0) vide Rapat No. 257 dated 27.01.2025 for Rs. 18,15,802.08/- (Case No. CS/26/2019) & exe/311/2024. iii) Usha Rani (Case No. DHV -2019) through the Tehsildar Fazilka has attached land measuring 32 Kanal vide Rapat No.379 DT. 06.03.2024 for Rs. 87,977/- (CNR No. PBFZC1013672023 and exe/249/2023) AND 2. Industrial Plots situated at adjoining to R. B. Rice Industries, Focal Point Rana, Fazilka bearing RTD No. 3268 dated 14.09.2001 and RTD No.6008 dated 31.03.2006 in the name of Smt. Pinky Devi W/o Vinod Kumar and Smt. Vidya Wanti W/o Sh. Prabh Dayal. Physical Possession *Note- The above 02 properties shall be auctioned together due to their geographical proximity and access issue since the passage to Sheller goes through the vacant land. In the previous auction also, these 02 properties were auctioned together.	09.04.2018 Rs. 20,22,83,646.42 plus interest and other charges w.e.f. 09.04.2018 at contracted rate less recovery until payment in full Physical Possession	R.P.: Rs. 3,73,75,200/- EMD: Rs. 37,37,520/- Bid Increase amount: Rs. 1,00,000/-	04/09/2026 From 11.00 AM to 4.00 PM
2.	BO: SAMB, CHANDIGARH M/S USHA IMPEX M/s Usha Impex, B-XXX-4402, Opp. Vardham Spinning Mills Ltd, Chandigarh Road, Ludhiana- 141010, M/s Jindal Agro Mills Pvt. Ltd. (through its Directors) 13 K.M. Stone, Chandigarh Road Ludhiana- 141003, M/s Jindal Agro Mills Pvt. Ltd. (as Guarantor of M/s Usha Impex) 13 K.M. Stone, Chandigarh Road Ludhiana- 141003, Smt. Usha Jindal W/o Rajinder Kumar Jindal (Guarantor in M/s Usha Impex and Director and Guarantor in M/s Jindal Agro Mills Pvt Ltd) B-XX-2955 Gurdev Nagar, Malhar Road, Near PVR Cinema, Ludhiana- 141001, Smt. Usha Jindal (as legal heir of Late Sh. Rajinder Kumar Jindal, who is Guarantor in M/s Usha Impex and Director and Guarantor in M/s Jindal Agro Mills Pvt Ltd) B-XX-2955, Gurdev Nagar, Malhar Road, Near PVR Cinema, Ludhiana- 141001, Sh. Atul Jindal S/o Rajinder Kumar Jindal (Proprietor and Guarantor of M/s Usha Impex and Director and Guarantor in M/s Jindal Agro Mills Pvt Ltd) B-XX-2955, Gurdev Nagar, Malhar Road, Near PVR Cinema, Ludhiana- 141001, Sh. Atul Jindal (as legal heir of Late Sh. Rajinder Kumar Jindal, who is Guarantor in M/s Usha Impex and Director and Guarantor in M/s Jindal Agro Mills Pvt. Ltd.) B-XX-2955, Gurdev Nagar, Malhar Road, Near PVR Cinema, Ludhiana-141001.	All part and parcel of Land & Building measuring 13 Kanal- 00 Marla as under: 12 Kanal - 16 Marla comprised in Khasra No. 65/5, 6/1 Khata No. 502/736 and 0 Kanal - 4 Marla being 1/6th share of total land measuring 1 Kanal - 6 Marla comprised in Khasra No. 65/26, Khata No. 498/732 as per Jamabandi for the year 1985-86, Hadbast No. 225, situated at Village Jandial, Tehsil & District Ludhiana vide Sale Deed No. 14446 dt 11.09.1990 in the name of Sh. Rajinder Kumar Jindal S/o Sh Sadhu Ram Jindal. Symbolic Possession.	17.10.2018 and 29.10.2018 Rs. 18,69,76,329.76 from M/s Usha Impex as on 12.10.2018 plus further interest and expenses less recovery if any (NFB limit of Rs.10,39,78,240/- is outstanding as on 12.10.2018) at contracted rate until payment in full of Rs. 47,22,01,669.48 from M/s Jindal Agro Mills Pvt. Ltd. as on 30.09.2018 plus further interest and expenses w.e.f. 01.10.2018. Symbolic Possession	R.P.: Rs. 3,16,42,000/- EMD: Rs. 31,64,200/- Bid Increase amount: Rs. 1,00,000/-	04/09/2026 From 11.00 AM to 4.00 PM
3.	BO: SAMB, CHANDIGARH M/S BHARAT UDYOG M/s Bharat Udyog (through its partners) SICOP, Industrial Estate 23B, 26B, 27, 27A and 28 Kathua (J & K) Pin 184102, Sh. Suresh Pal S/o Bansi Lal (Partner) SICOP, Industrial Estate 23B, 26B, 27, 27A and 28 Kathua (J&K) Pin-184102, Sh. Lalit Gupta S/o Kuldip Raj Gupta (Partner) SICOP, Industrial Estate 23B, 26B, 27, 27A and 28 Kathua (J&K) Pin 184102, M/s Amar Cement (Guarantor) (through its partners) Plot No. 142-B, 143, 144 SICOP Industrial Area, Kathua (J&K) Sh. Suresh Pal S/o Bansi Lal (Partner/Guarantor) House No. 277, Garden Colony, Mission Road Pathankot, Sh. Saurabh S/o Sh. Suresh Pal (Partner/ Guarantor) House No. 277, Garden Colony, Mission Road Pathankot, Sh. Lalit Gupta S/o Sh. Kuldip Raj Gupta (Partner/ Guarantor) House No. 3, Ward No.11, Sundar Nagar, Pathankot-145001.	Mortgage of Lease holds rights of Commercial Plot measuring 59 M situated at Jalandhar -Jammu National Highway 44, Hatli Morh, Kathua, comprised in Khata No. 46, Khewat No. 3, Khasra no. 87/3 of Chak Sheikhhan, Tehsil Kathua. Physical Possession Lot No. 1: Registered Mortgage of Lease Deed Rights (Extension of Charge) of Land and building measuring 8Kanal, situated at Plot no. 142-B, 143-151, SICOP, Industrial Estate Kathua (J & K) vide lease Deed bearing document No. 2021/15/4/375 dated 15.07.2021, executed between M/s Amar Cements & SICOP, registered with the office of Sub-Register Kathua (J & K). Physical Possession Lot No. 2: Scrapped Plant and Machinery situated at Plot No. 142-B, 143-151, SICOP Industrial Estate Govindsar, Tehsil District Kathua Jammu belonging to M/s Amar Cements. Physical Possession NOTE: The scrapped plant and machinery lying in the above premises forms the integral part of the factory premises and shall be sold together. Lot No. 1:- Registered Mortgage of lease holds rights of factory land and building measuring 5K situated on Plot No. 23B, 26B, 27-B, 27-A, 28-A and 28-B SICOP Industrial Estate Village Govindsar, Tehsil Kathua along with building, civil structure constructed thereon, vide supplementary lease deed bearing document No. 2021/15/4/276 dated 14.07.2021 executed between SICOP & M/s Bharat Udyog, registered with the office of Sub -Registrar Kathua (J & K). Physical Possession Lot No. 2: Scrapped Plant and Machinery situated at Plot No. 23B, 26B, 27-B, 27-A, 28-A and 28-B SICOP Industrial Estate Village Govindsar, Tehsil Kathua belonging to M/s Bharat Udyog. Physical Possession NOTE: The scrapped plant and machinery lying in the above premises forms the integral part of the factory premises and shall be sold together.	03.04.2025 Rs. 29,61,04,704.70 as on 11.02.2025 (interest applied up to 30.01.2025) with further interest & incidental expenses, costs incurred from 31.01.2025 at contracted rate until payment in full	R.P.: Rs. 2,33,49,670/- EMD: Rs. 23,34,967/- Bid Increase amount: Rs. 1,00,000/-	04/09/2026 From 11.00 AM to 4.00 PM
		Property No. B-V/650, H. No. 277, S-3/326 Garden Colony Development Scheme of Area 1, Part 1 Garden Colony, Mission Road, Pathankot measuring 11.66 marla. Symbolic Possession		R.P.: Rs. 97,81,500/- EMD: Rs. 9,78,150/- Bid Increase amount: Rs. 1,00,000/-	14/09/2026 From 11.00 AM to 4.00 PM

CONTACT PERSON: SHRI NAND KISHORE BARNWAL, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 97352-44455

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 auction sale shall be "online through e-auction" portal <https://baanknet.com>
- 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.
- 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.
- 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.
- 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
- 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>).
- Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- 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.
- 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.
- 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.
- 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).
- 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
- 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 SARFAESI 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.
- 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.
- 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.
- 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.
- 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 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.
- 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.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- 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.
- 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.
- 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: 06.08.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, SAMB, CHANDIGARH