

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ



punjab national bank
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BRANCH OFFICE – 299900, IBB, CIVIL LINES JALANDHAR (144001)

E-mail: bo2999@pnb.bank.in

Auction Ref No. PUNB2999RENUKHOSLA

Date: 28.07.2026

Mrs. Renu Khosla W/o Sh. Sanjeev Kumar Khosla R/o House No. T-504, Jalandhar Heights-I, 66 Feet Road, Jalandhar, Punjab-144022 (Borrower/Mortgagor)	Sanjeev Kumar Khosla S/o Sh. Kewal Krishan Khosla R/o House No. T-504, Jalandhar Heights-I, 66 Feet Road, Jalandhar, Punjab-144022 (Borrower/Mortgagor)
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) / Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic 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 on the date mentioned in the table below, for recovery of dues owed to the Bank/Secured Creditor from the respective borrower(s)/mortgagor(s). The reserve price and earnest money deposit will be as mentioned in the table below against the respective property.

SCHEDULE OF THE SECURED ASSETS

(Actual)

Lot. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	Reserve Price (Rs. in Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account			B) EMD		
	Name & addresses of the Borrower/ Guarantors Account		B) Outstanding Amount as on	C) Bid Increase Amount		
			C) Possession Date u/s 13(2) of SARFESI ACT 2002			
			D) Nature of Possession Symbolic/Physical/Constructive			

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1.	BO: IBB, JALAN DHAR(299 90) Mrs. Renu Khosla W/o Sh. Sanjeev Kumar Khosla AND Sh. Sanjeev Kumar Khosla S/o Sh. Kewal Krishan Khosla R/o House No. T-504, Jalandhar Heights-I, 66 Feet Road, Jalandhar, Punjab- 144022 (Borrower s/Mortgag ors)	Equitable Mortgage of Apartment No. 402 (3BHK), 4th Floor, Block-A, Luxotic Homes, Village Pholriwal, Tehsil & District Jalandhar, Punjab-144022, owned by Mrs. Renu Khosla and Mr. Sanjeev Khosla. Covered Area: 2520 Sqft; Carpet Area: 1890 Sqft. Bounded as: North: Passage South: Open East: Open West: Lift & Flat No. 401	A) Demand Notice dated: 11.05.2026 B) Outstanding Amount: Rs. 42,51,857/- (Rupees Forty Two Lakh Fifty One Thousand Eight Hundred Fifty Seven Only) as on 08.05.2026, plus future interest w.e.f. 11.05.2026, along with costs and charges until payment in full C) Possession Date: 22.07.2026 D) Nature of Possession: Symbolic	A) Reserve Price: Rs. 80,11,000/- B) EMD: Rs. 8,01,100/- C) Bid Increase Amount: Rs. 50,000/-	02.09.2026 From 10.00 AM to 4.00 PM	Not Known
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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 will be conducted "online through e-auction" on the portal <https://www.baanknet.com>
- The intending Bidders/Purchasers are requested to register on the portal (<https://baanknet.com>) using their email-id and mobile number. The process of e-KYC is to be completed through Digilocker. 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 on the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to the property must be completed well in advance, before the auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid through online/challan mode and will be credited to the bidder's 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.

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- The platform (<https://baanknet.com>) for e-Auction will be provided by the 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). The intending Bidders/Purchasers are required to participate in the e-Auction process at the e-Auction Service Provider's website <https://baanknet.com>. This Service Provider will also provide online demonstration/training on the e-Auction portal.
- The Sale Notice containing the General Terms and Conditions of Sale is available/published on the website <https://baanknet.com>
- The intending participants of e-auction may download, free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on the operational part of e-Auction related to this e-Auction from the e-auction portal (<https://baanknet.com>).
- Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
- During the e-auction, bidders will be allowed to offer a higher bid in inter-se bidding over and above the last bid quoted, and the increase in the bid amount must be of the increment amount mentioned above. 10 minutes' time will be allowed to bidders to quote a successive higher bid, and if no higher bid is offered by any bidder after the expiry of 10 minutes from the last highest bid, the e-auction shall be closed.
- It is the responsibility of the intending Bidder(s) to properly read the Sale Notice, Terms & Conditions of e-auction and the Help Manual on the operational part of e-Auction, and to follow them strictly.
- In case of any difficulty or need for assistance before or during the e-Auction process, the bidder may contact the authorised representative of the e-Auction Service Provider M/s PSB Alliance Pvt. Ltd., details of which are available on the baanknet portal.
- After finalisation of the e-Auction by the Authorised Officer, only the successful bidder will be informed by the above-referred service provider through SMS/email (on the mobile number/email address given by them/registered with the service provider).
- The secured asset will not be sold below the reserve price.
- The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less the EMD amount already 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 auction, in the form of a Banker's Cheque/Demand Draft issued by a Scheduled Commercial Bank, drawn in favour of "The Authorised Officer, Punjab National Bank, A/c Mrs. Renu Khosla & Sh. Sanjeev Kumar Khosla", payable at Jalandhar. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by the successful bidder shall be forfeited to the Bank, and the Authorised Officer shall have the liberty to conduct a fresh auction/sale of the property, and the defaulting bidder shall not have any claim over the forfeited amount or the property.
- Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-IA of the Income Tax Act, 1961, and TDS is to be deducted by the successful bidder only at the time of deposit of the remaining 75% of the bid amount / full deposit of the bid amount.
- The Authorised Officer reserves the right to accept or reject any or 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 favour of the successful bidder on deposit of the full bid amount, as per the provisions of the Act.
- The property is being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

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- The particulars of the Secured Asset 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 its specifications before submitting the bid. The bidder may inspect the property in consultation with the dealing official, as per details provided.
- All statutory dues/attendant charges/other dues, including registration charges, stamp duty, taxes etc., shall have to be borne by the purchaser.
- The Authorised Officer or the Bank shall not be responsible for any charge, lien, encumbrance or any other dues to the Government or anyone else in respect of the property (e-auctioned) not known to the Bank. The intending Bidder is advised to make independent inquiries regarding 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 any technical reason or contingency affecting the e-auction.
- It is open to the Bank to appoint a representative and make a self-bid and participate in the auction.
- For detailed terms and conditions of sale, please refer to <https://baanknet.com>.

Date: 28.07.2026

Place: Jalandhar

Authorised Officer

Punjab National Bank

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002