

REGIONAL OFFICE : GURDASPUR

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
DATE & TIME OF E-AUCTION ON FOR 30.10.2026 BETWEEN 11:00 AM TO 04:00 PM (WITH 10 MINUTES UNLIMITED AUTO EXTENSIONS)
EMD SHALL BE DEPOSITED AND LINKED/MAPPED WITH THE PROPERTY ID BEFORE THE EXPIRY OF AUCTION TIME PRIOR TO PLACING THE BID

Sale of immovable property lies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002). Whereas, the Authorized Officer of Punjab & Sind Bank has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS" AND "WITHOUT ANY RECOURSE" 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/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal <https://baanknet.com>.

Sr. No.	Name of the Branch/ Account/ Borrower(s)/ Guarantor(s)	Details of Immovable Properties	Demand Notice Date/Amount	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
1.	B/o Batala, Cont. No. 7347044902, Email id : b0094@psb.bank.in	Khasra Numbers: 12/6/2/2, 7/1, 12/12/3, 14/1, 12/8/2, 9/2, 13/2/1, 14/2/2, 15/2/2/2, 15/2/2/1, Situated at Village Faizpura, Malhi Market Colony, Batala, Dera Road, Tehsil Batala, Distt. Gurdaspur, Sale deed No. 4265 dated 17.03.2023 in the Name of Smt. Paramjeet Kaur. Bounded: On the North: Property of Other, On the South: Street, On the East: Property of Other, On the West: Property of Other.	03.02.2025 Rs. 22,37,184/- interest upto 31.01.2025 plus interest and other expenses thereon Less recovery if any.	Rs. 23,00,000/- Rs. 2,30,000/- Rs. 23,000/-	30.10.2026 11:00 AM to 04:00 PM
Borrower(s) : 1. Sh. Dhian Singh S/o Sh. Pal Singh, R/o V.P.O. Wadala Banagar, Batala, Gurdaspur 143505. 2. Smt. Paramjit Kaur W/o Sh. Dhian Singh, R/o V.P.O. Wadala Banagar, Batala, Gurdaspur 143505. Guarantor: Sh. Simranjit Singh S/o Sh. Dhian Singh, R/o V.P.O. Wadala Banagar, Batala, Gurdaspur 143505.					
2.	B/o Qadian, Distt. Gurdaspur, Cont. No. 7347044959, Email id : q0120@psb.bank.in	All that Part and Parcel of Residential Property measuring 10 Marla in the name of Sh. Ukesh Julka, Situated at Batala Road, Qadian, Distt. Gurdaspur, H.B. No. 172, Sale Deed No. 1420 dated 09.10.2002.	05.06.2017 Rs. 8,34,42,232.72 as on 05.06.2017 plus interest and other expenses thereon Less recovery if any.	Rs. 27,00,000/- Rs. 2,70,000/- Rs. 27,000/-	30.10.2026 11:00 AM to 04:00 PM
Borrower : 1. M/s Kunal Rice Mills, Batala Road, Qadian through Shri Ukesh Julka Prop. of the Firm, 2. Shri Ukesh Julka S/o Brij Mohan Julka, Batala Road, Qadian, 3. Shri Vinod Kumar S/o Saudagar Mal, Dharampura Mohalla, Qadian, 4. M/s Kunal Agro Mills, Batala Road, Qadian through Partner Shri Ukesh Julka S/o Brij Mohan Julka, 5. Shri Ukesh Julka S/o Brij Mohan Julka, Batala Road, Qadian, Partner in addressee No. 4, 6. M/s Julka Agro Tech Ltd. Through its Directors Ukesh Julka S/o Brij Mohan Julka and Vinod Kumar S/o Saudagar Mal Partners in addressee No. 4.					
3.	B/o Udhawal Cont. No. 7347044976 Email id : u0124@psb.bank.in	1. As the part and parcel of property being Equitable mortgage measuring 10 marla comprising Khasra No. 13R/31/2(2-9) out of share 10/49 i.e. 0K-10M (Vasika No. 1015 dated 26.09.2002, favouring Sh. Pargat Singh & Sh. Bhupinder Singh) situated at Village Udhawal Tehsil Batala, District Gurdaspur on the basis of sale deed bearing deed No. 1015 dated 25.09.2002 registered with Sub Registrar Shri Hargobindpur in the name of Sh. Pargat Singh & Bhupinder Singh S/o Gurmukh Singh. 2. As the part and parcel of property being Equitable mortgage measuring 10 marla comprising Khewat No. 30 total land 21K-04M out of share 10/424 i.e. 0K-10M (Vasika No. 1791 dated 02.02.2011 favouring Sh. Pargat Singh & Jagtar Singh) situated at Village Udhawal Tehsil Batala, District Gurdaspur on the basis of sale deed bearing deed No. 1791 dated 02.02.2011 registered with Sub Registrar Shri Hargobindpur.	08.06.2022 Rs. 5,18,915/- plus interest and other expenses thereon Less recovery if any.	Rs. 29,60,000/- Rs. 2,96,000/- Rs. 29,600/-	30.10.2026 11:00 AM to 04:00 PM
Borrower : 1. M/s Pargat Kirana Store through its Proprietor Sh. Pargat Singh S/o Sh. Gurmukh Singh, VPO Udhawal, Tehsil Batala, District Gurdaspur-143505. Guarantor: Sh. Kulwant Singh S/o Sh. Hajar Singh, R/o VPO Udhawal, Tehsil Batala, District Gurdaspur-143505. 2. Sh. Jagtar Singh S/o Sh. Gurmukh Singh, R/o VPO Udhawal, Tehsil Batala, District Gurdaspur-143505. 3. Sh. Bhupinder Singh S/o Gurmukh Singh, R/o VPO Udhawal, Tehsil Batala, District Gurdaspur-143505.					
4.	B/o MAMDOO CANTT, Cont. No. 7347044951 Email id : m0332@psb.bank.in	Equitable mortgage of commercial property comprising land and building measuring 1.1 Marla as per sale deed dated 31.12.2010, Wasika No. 5848/Abadi property No. B-44, Near Khara Khoo, Tehsil & Distt. Pathankot in the name of Smt. Jeewan Chawla W/o Sh. Avinash Chawla. Bounded as under: North: Shop of Saroj Balvini 25 feet, West: Street/10 feet, East: House of Davinder Sharma/10feet, South: Shop Of Gurdial Saini/25 feet.	16.06.2023 Rs. 10,63,427/- as on 31.05.2023 plus interest and other expenses thereon	Rs. 15,50,000/- Rs. 1,55,000/- Rs. 15,500/-	30.10.2026 11:00 AM to 04:00 PM
Borrower : 1. M/s Avinash Printing Press, Prop. Sh. Jitin Chawla S/o Avinash Chawla, R/o House No. 43/75, Ward No. 04, Androon Bazar, Mohalla Khara Khoo, Near Shahpur Chowk, Pathankot-145001. Guarantor: Sh. Avinash Chawla S/o Late Sh. Khairati Lal R/o House No. 43/75, Ward No. 04, Androon Bazar, Mohalla Khara Khoo, Near Shahpur Chowk, Pathankot-145001.					
5.	B/o MAMDOO CANTT, Cont. No. 7347044951 Email id : m0332@psb.bank.in	Equitable mortgage of Residential Property measuring 4 marlas as 9/49 share comprising Khasra No. 6/27(3/12-8), HB No. 252 in revenue estate of Village Rajpura, Tehsil Pathankot bearing document No. 5014 dated 02.01.2006 registered with Sub Registrar Pathankot in the name of Smt. Joginder kaur W/o Sh. Sarabjit Singh. Bounded as under: North: Street wide 20 feet, West: Plot No. 30, East: Street wide 20 feet, South: Open Plot of Sham Lal.	05.12.2018 Rs. 14,74,229.50 Interest up to 30.11.2018 plus interest and other expenses thereon	Rs. 33,00,000/- Rs. 3,30,000/- Rs. 33,000/-	30.10.2026 11:00 AM to 04:00 PM
Borrower : 1. Bhupinder Singh S/o Sh. Sarabjit Singh, Village Raj Parura, Post Office Sarna Station, Tehsil & Distt. Pathankot 145025. 2. Smt. Joginder Kaur W/o Sh. Sarabjit Singh, Village Raj Parura, Post Office Sarna Station, Tehsil & Distt. Pathankot 145025.					
6.	B/o Qadian Cont. No. 7347044959 Email id : q0120@psb.bank.in	LOT : 1. Open Plot Bearing No. Part of Khasra no. 11R/1/2(0-0), 2/1/1(3-5), 2/1/2(3-18), 9/1(5-14), 9/2(1-11), 10/1(3-12), 10/2(4-8), 11/1/1(3-14), 11/1/2(0-12), 19/3/4(0-1) Total area (26-15) in which share 2/535 = (0-2) and khasra no. 11R/20/1/2/1(2-2) in which share (0-3) total area 5 marla, HB No. 482 at Village Kot Budha Tehsil & Distt. Gurdaspur. Location:- East :Ralsa, West :Khal Bijli Ghar, North: Bua Singh, South: Jagjeet Kaur. LOT : 2. Double Storey Residential Building Bearing Khasra No. 12/6/2(1-1), H.B. No. 481 at Village Mansur Manj. Bounded as under: East :Gali, West :Hardeep Singh, North :Baldev Singh, South :Gali.	01.08.2019 Rs. 25,81,324.22 plus interest and other expenses thereon w.e.f. 01.08.2019 Less recovery if any.	LOT : 1 Rs. 4,00,000/- Rs. 40,000/- Rs. 4,000/- LOT : 2 Rs. 14,50,000/- Rs. 1,45,000/- Rs. 14,500/-	30.10.2026 11:00 AM to 04:00 PM 30.10.2026 11:00 AM to 04:00 PM
Borrowers: M/s Manm Commission Agent Co Rana Feed Store, Udhawal, Tehsil Batala, Distt. Gurdaspur. Through its Proprietor (s)1. Paramjit Singh S/o Beant Singh R/o Village Mansur Manj Post Office Dehriwal Distt. Gurdaspur. Guarantor(s) 1. Kuldeep Singh S/o Beant Singh R/o House No. C-37, Sector 11 C , Faridabad. 2. Sukhdeep Singh S/o Beant Singh R/o Village Mansur Manj Post Office Dehriwal Distt. Gurdaspur.					
7.	B/o Shalamar Road, Jammu, Cont. No. 7347044937 Email id : j0173@psb.bank.in	All that part and parcel of property land measuring 1 Kanal 7 marla comprised under Khasra No. 80 min, Khata No. 139 and Khewat No. 4, along with residential house constructed thereon situated at Deel, Jammu vide Mortgage deed dated 09.06.2012 executed by Sh. Gursagar Singh Isher S/o Sh. Sohan Singh, House No. 126, Extn. Apna Vihar, Kunjwani, Jammu, Bounded as under: North: House of S. Santokh Singh, South: Open Land of Mortgager, East: Building of Sh. Mohan, West: Approach Lane.	30.01.2017 Rs. 28,94,317.28 as on 31.12.2016 plus interest and other expenses thereon, Less recovery if any.	Rs. 86,00,000/- Rs. 8,60,000/- Rs. 86,000/-	30.10.2026 11:00 AM to 04:00 PM
Borrower : M/s SD Enterprises, House No. 43, B/B Extn. Gandhi Nagar, Jammu through its Prop. Sh. Gursagar Singh Isher S/o Sh. Sohan Singh Isher R/o House No. 126, Extn. Apna Vihar, Kunjwani, Jammu. (hereinafter referred to as Borrower) and a) Smt. Dalbir Kaur W/o Sh. Gursagar Singh Isher, House No. 126, Extn. Apna Vihar, Kunjwani, Jammu. b) Sh. Joginder Singh S/o Sh. Balbir Singh, R/o House No. 1, Sector 4, Model Town Gangyal, Jammu.					
Terms & Conditions: The e-auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS" AND "WITHOUT ANY RECOURSE" BASIS. 1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of the properties put on auction and 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 3rd parties claim/rights/dues. 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specifications before submitting their bid. The inspection of property(ies) put on auction will be permitted to the interested bidders on the date mentioned above against each account. 3. The interested bidders shall submit their EMD through Web Portal: https://baanknet.com (the user ID & Password can be obtained free of cost by registering name with https://baanknet.com through Login ID & Password. 4. After registration by bidders in the web portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the web portal before the last date and time of submission of the bid document viz (i) copy of the NEFT/RTGS challan, (2) Copy of PAN Card, (3) Copy of residence proof/identification (KYC) viz. self attested copy of Voter ID Card/Driving license/passport/ration card etc., without which the bid is liable to be rejected. Uploading of scanned copy of annexures I and III (mentioned in the tender Notice) after duly filling up and signing, 5. The interested bidders who require assistance in creating login ID and password, uploading data, submitting bid documents, training/ demonstration on online inter-se bidding etc may contact support.baanknet@psballiance.com Contact No. +91 82912 20220. 6. Only the buyers holding valid user ID/password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the e-auction process. For further details please visit https://baanknet.com & also may be contacted to Respective Branches.					
Note: The measurement of above mentioned properties, however, be verified by the bidders at site and also from record of the Revenue Authorities prior to participating in auction.					
DETAIL OF ACCOUNT IN WHICH REMINING AMOUNT AFTER EMD IS TO BE DEPOSITED THROUGH RTGS/NEFT A/C NAME NEFT INWARD STP PARKING ACCOUNT, Account No.: 80045040070003, IFSC code : PSIB00080004					
STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(i) OF THE SARFAESI ACT, 2002					
The borrowers / guarantors are hereby notified to pay the sum as mentioned above along with up to date 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 : 12.10.2026		Place: Gurdaspur		(Authorised Officer, Punjab & Sind Bank)	