

**The Authorized Officer (AO)**

**of**

**IDBI BANK LIMITED**

**NPA Management Group  
SCO 72-73, 1<sup>st</sup> Floor, Bank Square,  
Chandigarh - 160017**

**BID DOCUMENT**

**For**

**Sale of Secured Assets**

All part and parcels of movable and immovable property situated at Land admeasuring about 30 Kanal 7 Marla comprising in Khata No. 80/85 Khasra No. 24//21(8-0), 25//12/2(2-4), 13/1(3-8), 18/2(4-8), 19(4-0), 22(4-17), 23(8-0), 24(8-0), 25(8-0), 33//24/2(1-6), 24/3(0-14), 25/1(2-0), 36//2/2(0-13), 3/1(3-16), 4/2(7-3), 5/1(4-13), 6(8-0), 7/1(6-8), 15(4-16), 37//1(8-0), 10(6-18), 39//1/2/1(2-5), 9/2(1-1), 10(7-0), 11(8-0), 12/1(1-16), 19/3(1- 16), 20(8-0) Kita 28, total land 135 Kanals 1 Marla out of which 607/2702th share i.e. 30 Kanals 7 Marla alongwith building constructed thereon, in the name of M/s PBG Group of Industries, VPO Madnipur, Tehsil Payal, Distt. Ludhiana, Punjab.

**Sale Under the provisions of**

Securitization and Reconstruction of Financial Assets and  
Enforcement of Security Interest Act, 2002

**and**

The Security Interest (Enforcement) Rules, 2002

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**I. Possession Notice Published in newspaper**

Published in English Newspaper, Indian Express, Chandigarh Edition on 04 August, 2019 (Sunday)

 <b>IDBI BANK</b> BANK AISA QOST JAISA		<b>IDBI BANK LTD., ZONAL OFFICE CHANDIGARH</b> SCO 72-73, Sector 17-B, Bank Square, Chandigarh-160017, Ph.: 0172-5001730, 5042188, CIN-L65190MH2004GOI149838		
<b>POSSESSION NOTICE</b>				
<p>Whereas, the undersigned being the Authorised Officer of IDBI Bank Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated (as per table given below) calling upon the borrower to repay the amount, mentioned in the notice (as per table given below) within 60 days from the date of the receipt of the said notice.</p> <p>The borrowers / guarantors / mortgagors having failed to repay the amount, notice is hereby given to the borrowers / guarantors / mortgagors and the Public in general that the undersigned has taken <b>Physical Possession</b> of the property described herein below, in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 said rules on this date (as per table given below).</p> <p>The borrowers / guarantors / mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IDBI Bank Limited for an aggregate amount and interest thereon due from the borrower (as per table given below).</p> <p>The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the Secured Assets.</p>				
Name of the Borrowers / Guarantors / Owner of the property	Demand Notice Date	Date of Possession Notice	Description of the Movable / Immovable Property	Amount claimed in the demand notice
M/s PBG Group of Industries represented by Proprietor <b>Sh. Dalvir Singh</b> , Sh. Dalvir Singh (in capacity as Proprietor / Guarantor / Mortgagor), <b>Sh. Mann Singh Garcha</b> (in capacity as Guarantor / Mortgagor) & <b>Sh. Gurvir Singh</b> (in capacity as Guarantor / Mortgagor).	28.09.2013	31.07.2019	All part and parcels of movable and immovable property 135 Kanals 1 Marla out of which 607/2702th share i.e. 30 Kanals 7 Marla vide Jamabandi 2001-02 situated at, Khasra No. 24/21(8-0), 25/12/2(2-4), 13/1(3-8), 18/2(4-8), 19(4-0), 22/4(17), 23(8-0), 24(8-0), 25(8-0), 33/24/2(1-6), 24/3(0-14), 25/1(2-0), 36/2/2(0-13), 3/1(3-16), 4/2(7-3), 5/1(4-13), 6(8-0), 7/1(6-8), 15(4-16), 37/1(8-0), 10(6-18), 39/1/2/1(2-5), 9/2(1-1), 10(7-0), 11(8-0), 12/1(1-16), 19/3(1-16), 20(8-0), Kite 28, Khata No. 80/85, Hadbast No. 199 at Village Madnipur, Tehsil Payal, Distt. Ludhiana owned by M/s PBG Group of Industries.	Rs. 5,43,04,828/- outstanding as on 31.08.2013*together further interest, default/penal interest and other charges thereon at contractual rates upon the footing of compound interest until payment/realization.
Date: 03.08.2019		Place: Chandigarh		Sd/- Authorised Officer

Published in Punjabi Newspaper, Rozana Spokesman, Punjab Edition on 04 August, 2019 (Sunday)



# IDBI BANK

BANK AISA DOST JAISA

## ਆਈਡੀਬੀਐੱਚੀ ਬੈਂਕ ਲਿਮ. ਚੈਨਲ ਦਫਤਰ ਚੰਡੀਗੜ੍ਹ

ਐਸਸੀਓ 72-73, ਸੈਕਟਰ 17 ਬੀ, ਬੈਂਕ ਸਰਦੇਅਰ, ਚੰਡੀਗੜ੍ਹ 160017

ਫੋਨ : 0172-5001730, 5042188, ਸੀਆਈਐਨ : L65190MH2004G01148338

### ਕਬਜ਼ਾ ਨੋਟਿਸ

ਜਦਕਿ ਨਿਮਨਲਿਖਤਾਂ ਦੀ ਆਈਡੀਬੀਐੱਚੀ ਬੈਂਕ ਲਿਮ. ਦੇ ਅਧਿਕਾਰਤ ਅਫਸਰ ਵਜੋਂ ਸਿਕਿਉਰਟੀਓਰਿਜਨ ਤੋਂ ਰੀਕਨਸਟਰਕਸ਼ਨ ਆਫ਼ ਫਾਈਨੈਂਸ਼ਲ ਅਸੈਟਸ ਅਤੇ ਇਨਵੇਸਟਮੈਂਟ ਆਫ਼ ਸਿਕਿਉਰਟੀ ਇੰਡਸਟਰੀ ਐਕਟ 2002 ਅਧੀਨ ਅਤੇ ਸਿਕਿਉਰਟੀ ਇੰਡਸਟਰੀ (ਇਨਵੇਸਟਮੈਂਟ) ਰੂਲਜ਼ 2002 ਦੇ ਨਿਯਮ 3 ਨਾਲ ਪਕੜੇ ਜਾਂਦੇ ਸੈਕਸ਼ਨ 13(12) ਅਧੀਨ ਮਿਲੀਆਂ ਸ਼ਰਤੀਆਂ ਦੀ ਵਰਤੋਂ ਕਰਦਿਆਂ ਹਰੇਕ ਖ਼ਾਤ ਅੱਕ ਲਿਖੀਆਂ ਮਿਤੀਆਂ ਨੂੰ ਸਬੰਧਤ ਕਰਜ਼ਦਾਰਾਂ/ਗਰੰਟਰਾਂ ਨੂੰ ਡਿਮਾਂਡ ਨੋਟਿਸ ਜਾਰੀ ਕਰ ਕੇ ਇਨ੍ਹਾਂ ਕਰਜ਼ਦਾਰਾਂ ਨੂੰ ਸਬੰਧਤ ਨੋਟਿਸਾਂ ਵਿਚ ਦਰਸਾਈ ਰਾਸ਼ੀਆਂ/ਸਮੇਤ ਵਿਆਜ ਅਤੇ ਹੋਰ ਖਰਚੇ ਦਾ ਜ਼ਰੂਰਤਨ ਨੋਟਿਸ ਦੀ ਮਿਤੀ ਦੇ 60 ਦਿਨਾਂ ਦੇ ਅੰਦਰ ਅੰਦਰ ਕਰਨ ਲਈ ਕਿਹਾ ਗਿਆ।

ਇਹ ਕਰਜ਼ਦਾਰਾਂ/ਗਰੰਟਰਾਂ/ਅਪਣੀ ਰਾਸ਼ੀ ਦਾ ਜ਼ਰੂਰਤਨ ਕਰਨ ਵਿਚ ਨਾਕਾਮ ਰਹੇ। ਇਸ ਕਾਰਨ ਇਸ ਨੋਟਿਸ ਰਾਹੀਂ ਇਨ੍ਹਾਂ ਕਰਜ਼ਦਾਰਾਂ/ਗਰੰਟਰਾਂ ਨੂੰ ਅਤੇ ਆਮ ਜਨਤਾ ਨੂੰ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਅਧਿਕਾਰਤ ਅਫਸਰ ਨੇ ਉਪਰ ਦਿੱਤੇ ਐਕਟ ਦੀ ਸੈਕਸ਼ਨ 13(4), ਜਿਸ ਨੂੰ ਉਪਰੋਕਤ ਰੂਲਜ਼ ਦੇ ਨਿਯਮ 8 ਨਾਲ ਪਕੜਿਆ ਜਾਂਦਾ, ਅਧੀਨ ਮਿਲੀਆਂ ਸ਼ਰਤੀਆਂ ਦੀ ਵਰਤੋਂ ਕਰਦਿਆਂ ਹਰੇਕ ਖ਼ਾਤ ਸਾਹਮਣੇ ਦਰਸਾਈਆਂ ਮਿਤੀਆਂ ਨੂੰ ਜਾਇਦਾਦ/ਜਾਇਦਾਦਾਂ ਦਾ ਭੌਤਿਕ ਕਬਜ਼ਾ ਲੈ ਲਿਆ ਹੈ।

ਮਾਮਲੇ 'ਤੇ ਇਨ੍ਹਾਂ ਕਰਜ਼ਦਾਰਾਂ/ਗਰੰਟਰਾਂ ਨੂੰ 'ਤੇ ਆਮ ਜਨਤਾ ਨੂੰ ਸਪਰਦਾਹ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਉਹ ਇਨ੍ਹਾਂ ਜਾਇਦਾਦ/ਜਾਇਦਾਦਾਂ ਨਾਲ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਦਾ ਲੈਣ-ਦੇਣ ਨਾ ਕਰਨ ਅਤੇ ਇਸ ਜਾਇਦਾਦ/ਜਾਇਦਾਦਾਂ ਨਾਲ ਕਿਸੇ ਵੀ ਤਰ੍ਹਾਂ ਦਾ ਲੈਣ-ਦੇਣ ਕਰਨ ਵਾਲਾ ਆਈਡੀਬੀਐੱਚੀ ਬੈਂਕ ਲਿਮ. ਦੀ ਹੇਠਾਂ ਧਾਰਿਆਂ ਸ਼ਾਹੀਦੀ ਦਰਸਾਈ ਰਾਸ਼ੀ ਦੀ ਵਿਆਜ ਤੇ ਹੋਰ ਖਰਚਿਆਂ ਸਮੇਤ ਅਦਾਇਗੀ ਦਾ ਜ਼ਿੰਮੇਵਾਰ ਹੋਵੇਗਾ।

ਕਰਜ਼ਦਾਰਾਂ ਦੇ ਪਿਆਨ ਵਿਚ ਲਿਆਂਦਾ ਜਾਂਦਾ ਹੈ ਕਿ ਉਨ੍ਹਾਂ ਕੋਲ ਐਕਟ ਦੇ ਸੈਕਸ਼ਨ 13 ਦੇ ਸੈਕਸ਼ਨ (8) ਦੀਆਂ ਤਜਵੀਜ਼ਾਂ ਅਧੀਨ ਸਕਿਰਿਟਡ ਅਸੈਟਸ ਰਾਖਵੇਂ ਕਰਨ ਲਈ ਭਾਗੀਦਾਰੀ ਹੈ।


ਕਰਜ਼ਦਾਰ/ਗਰੰਟਰਾਂ/ਜਾਇਦਾਦ ਦੇ ਮਾਲਕ ਦਾ ਨਾਮ	ਡਿਮਾਂਡ ਨੋਟਿਸ ਦੀ ਮਿਤੀ	ਕਬਜ਼ਾ ਨੋਟਿਸ ਦੀ ਮਿਤੀ	ਚੈੱਲ/ਅਚੈੱਲ ਜਾਇਦਾਦ ਦਾ ਵੇਰਵਾ	ਡਿਮਾਂਡ ਨੋਟਿਸ ਵਿਚ ਗਤੀ ਰਕਮ ਦਾ ਵਾਅਦਾ
ਮੈਸ: ਪੀਬੀਜੀ ਰਾਊਂਡ ਆਫ ਇੰਡਸਟਰੀਜ਼, ਪ੍ਰੋਪਰਾਈਟਰ ਸ਼੍ਰੀ ਦਲਵੀਰ ਸਿੰਘ ਵੱਲੋਂ ਪੇਸ਼, ਸ਼੍ਰੀ ਦਲਵੀਰ ਸਿੰਘ (ਪ੍ਰੋਪਰਾਈਟਰ/ਗਰੰਟਰ/ਗਿਰਵੀਕਾਰ ਹੋਣ ਦੇ ਨਾਤੇ), ਸ਼੍ਰੀ ਮਾਮਲਾ ਸਿੰਘ ਗਰਚਾ (ਗਰੰਟਰ/ਗਿਰਵੀਕਾਰ ਹੋਣ ਦੇ ਨਾਤੇ) ਅਤੇ ਸ਼੍ਰੀ ਗੁਰਵੀਰ ਸਿੰਘ (ਗਰੰਟਰ/ਗਿਰਵੀਕਾਰ ਹੋਣ ਦੇ ਨਾਤੇ)	28.09.2013	31.07.2019	ਸ਼ਾਹੇ ਜ਼ਰੂਰੀ ਤੇ ਅਹਿਮ ਹਿੱਸੇ ਚੈੱਲ ਅਤੇ ਅਚੈੱਲ ਜਾਇਦਾਦ	ਰੁ: 5,43,04,828/-
195 ਕਨਲ 1 ਮਥਲੇ ਜਿਲਾ ਵਿਖੇ 607/2702 ਹਿੱਸਾ ਭਾਵ 30 ਕਨਲ 7 ਮਥਲੇ, ਜਮਾਇਦੀ ਜਲਾ 2001-02, ਸਥਿਤ ਧਰਮਾ ਨੰ: 24/2118-0, 25/12/2-4, 13/13-18, 18/24-8, 19/4-01, 22/4-17, 23/8-01, 24/8-0, 25/8-0, 33/24/21-61, 24/30-14, 25/12-01, 36/2/20-13, 31/13-16, 4/2/7-3, 5/14-13, 6/8-0, 7/16-8, 15/4-16, 37/11/0-12, 10/6-18, 39/11/2/12-51, 9/21-11, 10/7-0, 11/8-0, 12/11-16, 19/31-16, 20/8-0 ਕਿਰੇ 28, ਖਾਤਾ ਨੰ: 80/85, ਹਦਾਸਤ ਨੰ: 31-8-2013				ਜ਼ਰੂਰੀ ਤੇ ਅਹਿਮ ਹਿੱਸੇ ਚੈੱਲ ਅਤੇ ਅਚੈੱਲ ਜਾਇਦਾਦ ਬਰਾਬਰੀਆਂ ਸਮੇਤ ਅਗਾਊਂ ਵਿਆਜ, ਡਿਵਾਇਡੈਂਡ/ਪੈਨਲ ਵਿਆਜ ਅਤੇ ਹੋਰ ਖਰਚੇ ਸਮੇਤ ਦਰ 'ਤੇ ਲਾਗੂ, ਪੂਰੀ ਅਦਾਇਗੀ ਹੋਣ ਤੱਕ ਲਾਗੂ ਵਿਆਜ

199, ਪਿੰਡ ਮਦਨੀਪੁਰ, ਤਹਿਸੀਲ ਪਾਇਲ, ਜ਼ਿਲ੍ਹਾ ਲੁਧਿਆਣਾ ਮੈਸ: ਪੀਬੀਜੀ ਰਾਊਂਡ ਆਫ ਇੰਡਸਟਰੀਜ਼ ਦੀ ਸਲਫੀਅਤ

ਮਿਤੀ : 3-8-2019 ਸਕਾਨ: ਚੰਡੀਗੜ੍ਹ (ਅਧਿਕਾਰਤ ਅਫਸਰ)

## **II. PUBLIC NOTICE FOR AUCTION:**

Published in English Newspaper, Times of India on March 13, 2025 (Thursday)

 <b>IDBI BANK</b> CIN: L65190MH2004GOI148838		<b>IDBI BANK LTD.</b> SCO 72-73, SECTOR 17-B, BANK SQUARE, CHANDIGARH, ZONAL OFFICE CHANDIGARH - 160017 Ph.: 0172-5042188, 5001730, 5042182, M.: 98034-51111		
<b>PUBLIC NOTICE FOR SALE</b> <b>PRIME PROPERTY FOR SALE IN DISTT. LUDHIANA (VILLAGE MADNIPUR, TEHSIL PAYAL)</b> <b>SALE OF IMMOVABLE PROPERTIES OF</b> <b>M/s PBG GROUP OF INDUSTRIES</b>				
The undersigned being the Authorized Officer (AO) of IDBI Bank Ltd. invites Bids / Offers for Sale of the following properties of M/s PBG Group of Industries under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with the Security Interest (Enforcement) Rules, 2002, possession whereof have been taken by Authorized Officer (AO), IDBI Bank Limited on July 31, 2019.				
1. <b>Name of the Borrower / Mortgagor:-</b> M/s PBG Group of Industries (Prop. Shri. Dalvir Singh) <b>Guarantor:-</b> Shri Dalvir Singh, Shri Gurvir Singh, Shri Mann Singh Garcha.				
2. The dues of IDBI Bank Limited outstanding as on March 01, 2025 stand at Rs. 39,61,14,147.86 plus interest and legal charges thereon w.e.f. March 02, 2025.				
3. Reserve Price	Earnest Money Deposit (EMD)	Date of Inspection	Last Date of Submission of Bids	Date of E-Auction
Rs. 154.21 Lakh	Rs. 15.43 Lakh	24.03.2025 11:00 A.M. to 01:00 P.M. Monday	28.03.2025 Till 05:00 P.M. Friday	29.03.2025 At 11:00 A.M. Saturday
4. <b>Brief detail of property:-</b> All part and parcels of Movable and Immovable Property situated at Land admeasuring about 30 Kanal 7 Marla comprising in Khata No. 80/85 Khasra No. 24/2(18-0), 25/12(2-4), 13/1(3-8), 18/2(4-8), 19(4-0), 22(4-17), 23(8-0), 24(8-0), 25(8-0), 33/24(2-1-6), 24(3-14), 25/1(2-0), 36/2(2-13), 3/1(3-16), 4/2(7-3), 5/1(4-13), 6(8-0), 7/1(6-8), 15(4-16), 37/1(8-0), 10(8-18), 39/1(2-1-2-5), 9(2-1-1), 10(7-0), 11(8-0), 12/1(1-16), 19/3(1-16), 20(8-0) Kila 28, total land 135 Kanals 1 Marla out of which 607/2702th share i.e. 30 Kanals 7 Marla along with building constructed thereon, in the name of M/s PBG Group of Industries, VPO Madnipur, Tehsil Payal, Distt. Ludhiana, Punjab.				
5. <b>Gist of the terms &amp; conditions appearing in Bid Document:-</b> <ol style="list-style-type: none"> <li>The sale of Secured Assets is on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" for and on behalf of the Secured Creditors viz.: IDBI Bank.</li> <li>The aforesaid property shall not be sold below the reserve price mentioned above.</li> <li>The Earnest Money Deposit (EMD) has to be deposited for qualifying for the bid. The participants / intending purchasers shall navigate to the Auctions Listing on the website of E-Auction Provider - <a href="http://www.baanknet.com">www.baanknet.com</a> and select the relevant listing related to proposed E-Auction. EMD amount and payment option shall be auto displayed on the website based on auction details. The participants / intending purchasers may make EMD payment through Net Banking, UPI / Wallets, Cards.</li> <li>The Earnest Money Deposit (EMD) will not carry interest.</li> <li>The successful bidder will be required to deposit 25% of the sale price (Subtract the amount of EMD deposited) at the time of confirmation of sale. The balance amount of sale price is to be paid within 15 days of confirmation of sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including Earnest Money.</li> <li>AO reserve the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the asset by any of the modes as prescribed in the SARFAESI Act.</li> <li>The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favor of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records related to mortgaged assets available with AO on request.</li> <li>Secured creditors do not take responsibility for any errors / omissions / discrepancy / shortfall etc. in the secured Assets or for procuring any permissions etc. or for the dues of any authority established by law.</li> <li>The Secured Assets are being sold free from charges and encumbrances of Secured Creditors only.</li> <li>The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc. for transfer of secured asset.</li> <li>The sale is strictly subject to the terms &amp; conditions given in this advertisement and in the "Bid Document". Bid document can be obtained from any of our offices, on all working days or downloaded from IDBI's website i.e. <a href="http://www.idbibank.in">www.idbibank.in</a> and also at <a href="http://www.baanknet.com">www.baanknet.com</a>.</li> <li>The sale would be on e-auction platform at website <a href="https://www.baanknet.com">https://www.baanknet.com</a> through E-Auction Service Provider M/s PSB Alliance Pvt. Ltd. and shall take place on 29.03.2025 from 11:00 A.M. to 12:00 Noon with unlimited extension of 5 minutes each. For E-Auction support, Contact No:- 82912-20220, (E-mail: <a href="mailto:support.baanknet@psballiance.com">support.baanknet@psballiance.com</a>)</li> <li>All Statutory Liabilities / Taxes / Maintenance Fee / Property Tax / Electricity / Water Charges etc., outstanding as on date and yet to fall due would be ascertained by the Bidder(s) and would be borne by the successful Bidder. Bank does not take any responsibility to provide information on the same. It is the responsibility of the Bidders to obtain all these information from respective sources.</li> <li>Revenue records reveals certain entries w.r.t. Punjab State Civil Supplies Corporation Limited and entries w.r.t. Tehsildar Payal Order Dated 18.09.2024 which is in the knowledge of the Bank.</li> <li>For site visit &amp; queries, interested parties may contact on (T) 0172-5042188, 5001730 (E-mail: <a href="mailto:virat.paul@idbi.co.in">virat.paul@idbi.co.in</a>; <a href="mailto:vikram.bisht@idbi.co.in">vikram.bisht@idbi.co.in</a>).</li> <li>For detailed procedure, terms and conditions of the auction process, intending bidders may refer bid document.</li> </ol>				
<b>STATUTORY 15 DAYS NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT</b> The Borrower / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before auction, failing which the property will be auctioned / sold and balance dues if any will be recovered with interest and cost. Date: March 13, 2025 Place: Chandigarh				
				Sd/- <b>Authorised Officer, IDBI Bank Ltd.</b>

Published in Punjabi Newspaper, Jagbani on March 13, 2025 (Thursday)

 <b>ਆਈ. ਡੀ. ਬੀ. ਆਈ. ਬੈਂਕ ਲਿਮਟਿਡ</b> ਐੱਸ. ਜੀ. ਓ. 72-73, ਸੈਕਟਰ-17ਬੀ., ਬੈਂਕ ਸਕੁਏਅਰ, ਚੰਡੀਗੜ੍ਹ, ਜ਼ਿਲ੍ਹਾ ਆਂਢਲਾ, ਚੰਡੀਗੜ੍ਹ-160017 ਫੋਨ : 0172-5042188, 5001730, 5042182, ਫੈਕਸ : 98034-51111											
<b>ਵਿਕਰੀ ਲਈ ਪਬਲਿਕ ਨੋਟਿਸ</b> ਜਿਲਾ ਨੁਹਿਆਣਾ (ਪਿੰਡ ਮਦਨੀਪੁਰ, ਤਹਿਸੀਲ ਪਾਇਲ) ਵਿਖੇ ਵਿਕਰੀ ਲਈ ਪ੍ਰਮੁੱਖ ਜਾਇਦਾਦ											
<b>ਮੈਸਰਜ਼ ਪੀ. ਬੀ. ਜੀ. ਗਰੁੱਪ ਆਫ ਇੰਡਸਟਰੀਜ਼</b> ਦੀਆਂ ਅਚੱਲ ਜਾਇਦਾਦਾਂ ਦੀ ਵਿਕਰੀ											
ਨਿਮਨਲਿਖਤ ਵਾਂਗ ਨੂੰ ਆਈ. ਡੀ. ਬੀ. ਆਈ. ਬੈਂਕ ਲਿਮਟਿਡ ਦੇ ਅਧਿਕਾਰਤ ਅਫਸਰ (ਏ. ਓ. ਐੱਸ.) ਵਲੋਂ ਸਕਿਓਰਿਟੀ-ਓਫਿਸਰ ਐਂਡ ਕੰਸਟਰਕਸ਼ਨ ਆਫ ਵਾਇਨਾਂਗੀਅਲ ਐਂਸਟ੍ਰਕਸ਼ਨ ਐਂਡ ਇਨਵੇਸਟਮੈਂਟ ਆਫ ਸਕਿਓਰਿਟੀ ਇੰਟਰਸਟ ਐਂਡ, 2002 (ਸਕੇਮੀ ਐਕਟ), ਜਿਸ ਨੂੰ ਸਕਿਓਰਿਟੀ ਇੰਟਰਸਟ (ਇਨਵੇਸਟਮੈਂਟ) ਰੂਲਜ਼, 2002 ਨਾਲ ਪ੍ਰਭੂਤਾ ਜਾਂਦਾ ਹੈ, ਦੀਆਂ ਵਿਵਸਥਾਵਾਂ ਤਹਿਤ ਸਰਬ ਪੀ. ਬੀ. ਜੀ. ਗਰੁੱਪ ਆਫ ਇੰਡਸਟਰੀਜ਼ ਦੀਆਂ ਹੇਠਾਂ ਦੀਆਂ ਜਾਇਦਾਦਾਂ ਦੀ ਵਿਕਰੀ ਲਈ ਬਿਲੀਅਮ/ਪੇਸ਼ਕਾਰਾਂ ਦਾ ਸੰਦਾ ਦਿੱਤਾ ਹੈ, ਜਿਨ੍ਹਾਂ ਦਾ ਕਾਰਜ ਆਈ. ਡੀ. ਬੀ. ਆਈ. ਬੈਂਕ ਲਿਮਟਿਡ ਦੇ ਅਧਿਕਾਰਤ ਅਫਸਰ (ਏ. ਓ. ਐੱਸ.) ਵਲੋਂ 31 ਜੁਲਾਈ, 2019 ਨੂੰ ਸੰਨਿਆ ਗਿਆ ਸੀ।											
1. ਕਰਜ਼ਦਾਰ/ਮਾਨਵਰੀਕਰਣ ਦਾ ਨਾਂ : ਮੈਸਰਜ਼ ਪੀ. ਬੀ. ਜੀ. ਗਰੁੱਪ ਆਫ ਇੰਡਸਟਰੀਜ਼ (ਮਾਲਕ ਦਲਬੀਰ ਸਿੰਘ) ਡਾਕੂਮੈਂਟ : ਵਲਵੀਓ ਸਿੰਘ, ਕੁਲਵੀਓ ਸਿੰਘ, ਮਾਨ ਸਿੰਘ ਕਰਕਾ											
2. ਆਈ. ਡੀ. ਬੀ. ਆਈ. ਬੈਂਕ ਲਿਮਟਿਡ ਦੇ ਪਿਛਲੇ ਥਰਦੇ 1 ਮਾਰਚ, 2025 ਨੂੰ 38.61.14.147.86 ਰੁਪਏ ਜਮ੍ਹਾਂ 2 ਮਾਰਚ, 2025 ਤੋਂ ਵਿਆਜ ਦੇ ਕਾਨੂੰਨੀ ਖਰਚੇ ਹਨ।											
3.	<table border="1"> <thead> <tr> <th>ਰਾਖਵੀਂ ਕੀਮਤ</th> <th>ਕਰਮ ਵਿਆਜ (ਈ. ਐੱਮ. ਡੀ.)</th> <th>ਜਾਂਚ ਦੀ ਮਿਤੀ</th> <th>ਬਿਲੀਅਮ ਪੇਸ਼ ਕਰਨ ਦੀ ਔਰਤ ਮਿਤੀ</th> <th>ਈ-ਨਿਲਾਮੀ ਦੀ ਮਿਤੀ</th> </tr> </thead> <tbody> <tr> <td>154.21 ਲੱਖ ਰੁਪਏ</td> <td>15.43 ਲੱਖ ਰੁਪਏ</td> <td>24.03.2025 ਸਵੇਰੇ 11 ਭੀ. ਆ. 1 ਵਜੇ ਸ਼ਿਵਵਾਰ</td> <td>28.03.2025 ਆਮ 5 ਵਜੇ ਤਕ ਸ਼ੁੱਕਰਵਾਰ</td> <td>29.03.2025 ਸਵੇਰੇ 11 ਵਜੇ ਸ਼ਨੀਵਾਰ</td> </tr> </tbody> </table>	ਰਾਖਵੀਂ ਕੀਮਤ	ਕਰਮ ਵਿਆਜ (ਈ. ਐੱਮ. ਡੀ.)	ਜਾਂਚ ਦੀ ਮਿਤੀ	ਬਿਲੀਅਮ ਪੇਸ਼ ਕਰਨ ਦੀ ਔਰਤ ਮਿਤੀ	ਈ-ਨਿਲਾਮੀ ਦੀ ਮਿਤੀ	154.21 ਲੱਖ ਰੁਪਏ	15.43 ਲੱਖ ਰੁਪਏ	24.03.2025 ਸਵੇਰੇ 11 ਭੀ. ਆ. 1 ਵਜੇ ਸ਼ਿਵਵਾਰ	28.03.2025 ਆਮ 5 ਵਜੇ ਤਕ ਸ਼ੁੱਕਰਵਾਰ	29.03.2025 ਸਵੇਰੇ 11 ਵਜੇ ਸ਼ਨੀਵਾਰ
ਰਾਖਵੀਂ ਕੀਮਤ	ਕਰਮ ਵਿਆਜ (ਈ. ਐੱਮ. ਡੀ.)	ਜਾਂਚ ਦੀ ਮਿਤੀ	ਬਿਲੀਅਮ ਪੇਸ਼ ਕਰਨ ਦੀ ਔਰਤ ਮਿਤੀ	ਈ-ਨਿਲਾਮੀ ਦੀ ਮਿਤੀ							
154.21 ਲੱਖ ਰੁਪਏ	15.43 ਲੱਖ ਰੁਪਏ	24.03.2025 ਸਵੇਰੇ 11 ਭੀ. ਆ. 1 ਵਜੇ ਸ਼ਿਵਵਾਰ	28.03.2025 ਆਮ 5 ਵਜੇ ਤਕ ਸ਼ੁੱਕਰਵਾਰ	29.03.2025 ਸਵੇਰੇ 11 ਵਜੇ ਸ਼ਨੀਵਾਰ							
4. ਜਾਇਦਾਦ ਦੀ ਸੰਖੇਪ ਵਰਣਨਾ : ਲੰਗਰ 30 ਕਨਾਲ 7 ਅਕੜੇ ਦੀ ਫੈਲਵਿਲ ਦੀ ਕੁਲੀ ਵਾਲੀ ਫੈਲ ਤੇ ਅਚੱਲ ਜਾਇਦਾਦ ਦਾ ਸਥਾ ਹਿੱਸਾ, ਜਿਸ ਦਾ ਫਾਤਾ ਨੰ. 80/35, ਫਾਤਾ ਨੰ. 24/21/8-01, 25/12/22-4, 13/13-8, 18/24-8, 19/4-0, 22/4-17, 23/8-0, 24/8-0, 25/8-0, 33/24/21-6, 24/30-14, 25/12-01, 36/2/20-13, 3/113-16, 4/27-3, 5/14-13, 6/8-0, 7/16-8, 15/4-16, 37/118-0, 10/6-18, 39/1/2/12-5, 9/21-1, 10/7-0, 11/8-0, 12/11-16, 19/31-16, 20/8-0, ਫਿਤਾ 28, ਕੁਲ ਕੁਲੀ 135 ਕਨਾਲ 1 ਮੰਡਾ ਹੈ, ਜਿਸ ਵਿਚੋਂ 607/2702 ਫਾਤਾ ਹਿੱਸਾ ਅਫਸਰ 30 ਕਨਾਲ 7 ਅਕੜੇ ਉੱਪਰ ਕੁਲੀ ਹਿਸਾਬ ਸਮੇਤ ਮੇਕਅਪ ਪੀ. ਬੀ. ਜੀ. ਗਰੁੱਪ ਆਫ ਇੰਡਸਟਰੀਜ਼, ਪਿੰਡ ਤੇ ਡਾਕੂਮੈਂਟ ਮਦਨੀਪੁਰ, ਤਹਿਸੀਲ ਪਾਇਲ, ਜਿਲਾ ਨੁਹਿਆਣਾ, ਪੰਜਾਬ ਵਿਖੇ ਲਿਖਤ ਹੈ।											
5. ਬਿਲੀ ਟਰਾਂਜਾਕਸ਼ਨ 'ਚ ਦਿੱਤੀ ਗਈ ਨਿਯਮਾਂ ਤੇ ਸ਼ਰਤਾਂ ਦੀ ਰੂਪੀ : 1. ਸਕਿਓਰਿਟੀ ਅਫਸਰਾਂ ਦੀ ਵਿਕਰੀ 'ਜਿਥੇ' ਦੇ ਨਿਯਮ 'ਆਧਾਰ', 'ਜਿਥੇ' ਦੇ ਜੇ 'ਆਧਾਰ', 'ਜੇ' ਦੀ 'ਆਧਾਰ' ਤੇ 'ਫਿਨਾਂ' ਸਰਕਾਰ ਆਧਾਰ 'ਤੇ ਸਕਿਓਰਿਟੀ ਡ੍ਰਿਫਟਰ ਅਫਸਰ ਆਈ. ਡੀ. ਬੀ. ਆਈ. ਬੈਂਕ ਲਈ ਅਤੇ ਹਰੇਕ ਕੀਮਤੀ ਜਾ ਰਹੀ ਹੈ। 2. ਉੱਚੇਕਰ ਜਾਇਦਾਦ ਦੀ ਵਿਕਰੀ ਉੱਪਰ ਕੀਮਤ ਵਾਲੀ ਕੀਮਤ ਤੇ ਘੱਟ 'ਤੇ ਨਹੀਂ ਕੀਤੀ ਜਾਵੇਗੀ। 3. ਬਿਲੀ ਨੂੰ ਰਾਖਵੀਓ ਦੀ ਕਰਨ ਲਈ ਕਰਮ ਵਿਆਜ (ਈ. ਐੱਮ. ਡੀ.) ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਜਾਵੇਗੀ (ਹਿਸਾਬ/ਹਿਤਵੀਓ ਪਰਿਵਾਰ ਦੀ ਨਿਲਾਮੀ ਪ੍ਰਦਾਤਾ <a href="http://www.banknet.com">www.banknet.com</a> ਦੀ ਵੈੱਬਸਾਈਟ 'ਤੇ ਨਿਲਾਮੀ ਦੀਆਂ ਨਿਯਮਿਤ ਸਕੀਮੀ ਮਾਨਵਰੀਕਰਨ ਕਰਨਗੇ ਅਤੇ ਨਾਲ ਹੀ ਪ੍ਰਸਤਾਵਤਾ ਦੀ ਨਿਲਾਮੀ ਸਕੀਮੀ ਜ਼ਰੂਰੀ ਸਿਸਟਮਿਜ਼ ਦੀ ਹੇਠ ਕਰਨਗੇ। ਈ. ਐੱਮ. ਡੀ. ਦੀ ਕਰਮ ਅਤੇ ਕੁਲਕਰਨ ਦੇ ਬਦਲ ਸਕੀਮੀ ਨਿਲਾਮੀ ਦੇ ਵੇਰਵਿਆਂ ਦੇ ਆਧਾਰ 'ਤੇ ਵੈੱਬਸਾਈਟ ਉੱਪਰ ਅਤੇ ਡਿਸਪਲੇਅ ਕੀਤਾ ਜਾਵੇਗਾ। ਹਿਸਾਬ/ਹਿਤਵੀਓ ਅਫਸਰਾਂ ਨੂੰ ਫਿਕਿਰਤਾ, ਪੀ. ਆਈ./ਵਾਲਟਮ, ਕਾਰਡਾਂ ਵਾਲੀ ਈ. ਐੱਮ. ਡੀ. ਦਾ ਕੁਲਕਰਨ ਕਰ ਸਕਦੇ ਹਨ। 4. ਕਰਮ ਵਿਆਜ (ਈ. ਐੱਮ. ਡੀ.) 'ਤੇ ਕੋਈ ਵਿਆਜ ਨਹੀਂ ਮਿਲੇਗਾ। 5. ਸਕਨ ਬਿਲੀਆਂ 'ਤੇ ਵਿਕਰੀ ਦੀ ਪ੍ਰਕਟੀ ਹੇਠ ਦੇ ਸਮੇਂ 'ਤੇ ਵਿਕਰੀ ਕੀਮਤ (ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਈ. ਐੱਮ. ਡੀ. ਦੀ ਕਰਮ ਨੂੰ ਘਟਾ ਕੇ) ਦਾ 25 ਪੀਸੀ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣਾ ਪਵੇਗਾ। ਵਿਕਰੀ ਕੀਮਤ ਦੀ ਬਰਾਬਰੀ ਕਰਮ ਦਾ ਕੁਲਕਰਨ ਵਿਕਰੀ ਦੀ ਪ੍ਰਕਟੀ ਹੇਠ ਦੇ 15 ਦਿਨਾਂ ਅੰਦਰ ਜਾ ਦੇ. ਓ. ਦੀ ਸਹਿਮਤੀ 'ਤੇ ਵਧਾਏ ਗਏ ਸਮੇਂ 'ਤੇ ਕੀਤਾ ਜਾਵੇਗਾ। ਡੇਅ ਸਮੇਂ ਅੰਦਰ ਬਰਾਬਰੀ ਕਰਮ ਜਮ੍ਹਾਂ ਨਾ ਕਰਵਾਏ ਜਾਣ 'ਤੇ ਜਮ੍ਹਾਂ ਕਰਵਾਈ ਗਈ ਕਰਮ ਨੂੰ ਕਰਮ ਵਿਆਜ ਸਮੇਤ ਕਰਮ ਕਰ ਨਿਆਂ ਜਾਵੇਗਾ। 6. ਏ. ਓ. ਐੱਸ. ਕਿਸੇ ਵੀ ਜਾਂ ਸਕੀਮੀ ਬਿਲੀਆਂ ਨੂੰ ਫਿਨਾਂ ਕੋਲੀ ਕਾਰਨ ਦੇਸ਼ ਮਨਜ਼ੂਰ ਜਾਂ ਹੋਰ ਕਰਨ ਦਾ ਅਧਿਕਾਰ ਰਾਖਵਾ ਹੈ। ਜੇ ਕਾਨੂੰਨੀ ਬਿਲੀਆਂ ਹੋਰ ਕਰ ਦਿੱਤੀਆਂ ਜਾਣਗੀਆਂ ਹਨ ਤਾਂ ਏ. ਓ. ਐੱਸ. ਸਕੀਮੀ ਐਂਡ 'ਚ ਦਿੱਤੇ ਗਏ ਕਿਸੇ ਵੀ ਫੈਲ ਕਾਨੂੰਨੀ ਅਸਾਮਿਅ ਦੀ ਵਿਕਰੀ ਕਰਨ ਦਾ ਅਧਿਕਾਰ ਰਾਖਵਾ ਹੈ। 7. ਬਿਲੀ ਟਰਾਂਜਾਕਸ਼ਨ ਵਿਚ ਦਿੱਤੇ ਗਏ ਸਕਿਓਰਿਟੀ ਅਫਸਰ ਕਰਕਰਾਵੇ ਵਲੋਂ ਸਕਿਓਰਿਟੀ ਡ੍ਰਿਫਟਰ ਦੇ ਹੋਰ 'ਚ ਕਿਸੇ ਕੋਲੀ ਚਾਰਜਿਓ/ਮਾਨਵਰੀਕਰਨ 'ਤੇ ਆਧਾਰਤ ਹਨ ਅਤੇ ਜਿਨ੍ਹਾਂ ਦੇ ਵੇਰਵੇ ਬਿਲੀ ਟਰਾਂਜਾਕਸ਼ਨ ਵਿਚ ਦਿੱਤੇ ਗਏ ਹਨ। 8. ਸਕਿਓਰਿਟੀ ਡ੍ਰਿਫਟਰ ਸਕਿਓਰਿਟੀ ਅਫਸਰਾਂ 'ਚ ਕਿਸੇ ਵੀ ਕਾਨੂੰਨੀ/ਕਿਨਤਾ/ਕਾਨੂੰਨੀ ਆਦਿ ਜਾਂ ਕੋਈ ਵੀ ਪ੍ਰਦਾਨਕੀ ਆਦਿ ਪ੍ਰਾਪਤ ਕਰਨ ਜਾਂ ਕਾਨੂੰਨੀ ਵੱਲੋਂ ਸਥਾਪਤ ਕਿਸੇ ਵੀ ਅਫਸਰੀ ਦੇ ਬਰਾਬਰੀ ਦੀ ਬਿਮੋਦਾਨੀ ਨਹੀਂ ਮਿਲੇ। 9. ਸਕਿਓਰਿਟੀ ਅਫਸਰਾਂ ਦੀ ਵਿਕਰੀ ਸਿਰਫ ਸਕਿਓਰਿਟੀ ਡ੍ਰਿਫਟਰ ਦੇ ਚਾਰਜਿਓ ਤੇ ਓਫਸ਼ਰਾਂ ਤੇ ਫਿਨਾਂ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। 10. ਸਕਨ ਬਿਲੀਆਂ ਸਕਿਓਰਿਟੀ ਅਫਸਰ ਦੇ ਟਰਾਂਸਕਰ ਲਈ ਸਾਰੇ ਜ਼ਰੂਰੀ ਅਧਿਕਾਰ ਜਿਵੇਂ ਸਟੈਂਪ ਡਿਊਟੀ, ਰਜਿਸਟ੍ਰੇਸ਼ਨ, ਥਰਦਿਆਂ, ਟੈਕਸ ਸਕੀਮੀ ਟਰਾਂਜਾਕਸ਼ਨ (ਜੇ ਕੋਈ ਹੋਰ) ਲਈ ਬਿਮੋਦਾਨ ਹੋਵੇਗਾ। 11. ਜਿਸਦੀ ਰਿਸ ਇਕਤਿਹਾਸ ਤੇ 'ਬਿਲੀ ਟਰਾਂਜਾਕਸ਼ਨ' ਵਿਚ ਦਿੱਤੇ ਗਏ ਨਿਯਮਾਂ ਤੇ ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਕੀਤੀ ਜਾ ਰਹੀ ਹੈ। ਬਿਲੀ ਟਰਾਂਜਾਕਸ਼ਨ ਸਾਰੇ ਕਿਸੇ ਵੀ ਟਰਾਂਜਾਕਸ਼ਨ ਦੇ ਕੀਮਤਾਂ ਨਿਲਾਮੀ 'ਚ ਪ੍ਰਾਪਤ ਕੀਤਾ ਜਾ ਆਈ. ਡੀ. ਬੀ. ਆਈ. ਦੀ ਵੈੱਬਸਾਈਟ <a href="http://www.idbi.bank.in">www.idbi.bank.in</a> ਅਤੇ <a href="http://www.banknet.com">www.banknet.com</a> ਤੋਂ ਵੀ ਡਾਊਨਲੋਡ ਕੀਤਾ ਜਾ ਸਕਦਾ ਹੈ। 12. ਵਿਕਰੀ ਦਾ ਆਧੇਸ਼ਨ ਦੀ ਨਿਲਾਮੀ ਸੰਭਾ ਪ੍ਰਦਾਤਾ ਮੈਸਰਜ਼ ਪੀ. ਬੀ. ਜੀ. ਅਸਾਮਿਅ ਪ੍ਰਾ. ਲਿਮ. ਰਾਹੀਂ ਵੈੱਬਸਾਈਟ <a href="http://www.banknet.com">http://www.banknet.com</a> 'ਤੇ ਈ-ਨਿਲਾਮੀ ਪਲੇਟਫਾਰਮ ਰਾਹੀਂ ਕੀਤਾ ਜਾਵੇਗਾ ਅਤੇ 29.03.2025 ਨੂੰ ਸਵੇਰੇ 11 ਭੀ. ਆ. 12 ਵਜੇ ਤਕ 5 ਮਿੰਟ ਹਰੇਕ ਦੇ ਅਭੀਮਤ ਵਾਧੇ ਸਮੇਤ ਕੀਤਾ ਜਾਵੇਗਾ। ਈ-ਨਿਲਾਮੀ ਸਕੀਮੀ ਸਹਾਇਤਾ ਲਈ ਸਿਫ਼ਰ ਕਰੋ-82912-20220 (ਈ-ਮੇਲ : <a href="mailto:support.banknet@psbfinance.com">support.banknet@psbfinance.com</a> )। 13. ਡਿਪੋਜਿਟ ਨੂੰ ਪਿਛਲੀਆਂ ਸਕੀਮੀ ਵਿਧਾਨਕ ਟਰਾਂਜਾਕਸ਼ਨ/ਟੈਕਸ/ਫੈਲ ਦੀ ਵੀਡੀਓ/ਪ੍ਰਾਪਤੀ ਟੈਕਸ/ਡਿਸਕਲੀਮੇਂਟ/ਪਾਈ ਦੇ ਕਰਕੇ ਆਦਿ ਦਾ ਨਿਰਧਾਰਤ ਬਿਲੀਆਂ/ਬਿਲੀਆਂ ਵੱਲੋਂ ਕੀਤਾ ਜਾਵੇਗਾ, ਜਿਨ੍ਹਾਂ ਨੂੰ ਸਕਨ ਬਿਲੀਆਂ ਵੱਲੋਂ ਸਕਿਓਰਿਟੀ ਕੀਤਾ ਜਾਵੇਗਾ। ਇਸ ਸਕੀਮੀ ਸੁਰੱਖਾ ਮੁਦੀਆਂ ਕਰਕਾਉਣ ਦੀ ਵਿਚ ਦੀ ਕੋਈ ਬਿਮੋਦਾਨੀ ਨਹੀਂ ਹੋਵੇਗੀ। ਸਕਿਓਰਿਟੀ ਸਕੀਮੀ 'ਤੇ ਹਿਤ ਲਈ ਜਾਣਕਾਰੀ ਪ੍ਰਾਪਤ ਕਰਨ ਦੀ ਬਿਮੋਦਾਨੀ ਬਿਲੀਆਂ ਰਾਹੀਂ ਹੈ। 14. ਮਾਲ ਵਿਕਾਸਤਾਂ ਵਿਚ ਪੇਸ਼ਕਾਰ ਸਟੇਟ ਸਿਵਲ ਸਪਲਾਈਜ਼ ਕਾਰਪੋਰੇਸ਼ਨ ਲਿਮਟਿਡ ਨਾਲ ਸਕਿਓਰਿਟੀ ਕੁਝ ਐਂਟਰੀਆਂ ਅਤੇ ਤਹਿਸੀਲਦਾਰ ਪਾਇਲ ਦੇ ਆਵਰਡ ਮਿਤੀ 18.09.2024 ਨਾਲ ਸਕਿਓਰਿਟੀ ਕੁਝ ਐਂਟਰੀਆਂ ਬਾਰੇ ਪਤਾ ਲੱਗਾ ਹੈ, ਜਿਕ ਕਾਰੇ ਕੋਲ ਨੂੰ ਜਾਣਕਾਰੀ ਹੈ। 15. ਸਾਈਟ 'ਤੇ ਵਿਚਿਤ ਕਰਨ ਅਤੇ ਪ੍ਰੋਜੈਕਟ ਲਈ ਹਿਤਵੀਓ ਹਿਤਾਵੇਂ ਨੰ. 0172-5042188, 5001730 (ਈ-ਮੇਲ : <a href="mailto:sim.paul@idbi.co.in">sim.paul@idbi.co.in</a> , <a href="mailto:sim.paul@idbi.co.in">sim.paul@idbi.co.in</a> ) 'ਤੇ ਸੰਪਰਕ ਕਰ ਸਕਦੀਆਂ ਹਨ। 16. ਨਿਲਾਮੀ ਪ੍ਰਕਿਰਿਆ ਦੀ ਵਿਸਤ੍ਰਿਤ ਵਿਧੀ, ਨਿਯਮਾਂ ਤੇ ਸ਼ਰਤਾਂ ਲਈ ਹਿਤਵੀਓ ਬਿਲੀਆਂ ਬਿਲੀ ਟਰਾਂਜਾਕਸ਼ਨ ਦਾ ਹਵਾਲਾ ਲੈ ਸਕਦੇ ਹਨ।											
<b>ਸਰਕਾਰੀ ਐਂਡ ਦੇ ਕੁਲ-ਭ(1) ਤਹਿਤ 15 ਦਿਨਾ ਵਿਧਾਨਕ ਨੋਟਿਸ</b> ਕਰਕਰਾਵੇ/ਡਾਕੂਮੈਂਟ ਨੂੰ ਸਕਿਓਰਿਟੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਉਹ ਆਪ-ਟੂ-ਓਰ ਵਿਆਜ ਤੇ ਸਕਿਓਰਿਟੀ ਖਰਚਿਆਂ ਸਮੇਤ ਉੱਪਰ ਦੀਆਂ ਕਰਮ ਦਾ ਕੁਲਕਰਨ ਨਿਲਾਮੀ ਦੀ ਮਿਤੀ ਤੋਂ ਪਹਿਲਾਂ ਕਰ ਦੇਣ, ਨਹੀਂ ਤਾਂ ਜਾਇਦਾਦ ਦੀ ਨਿਲਾਮੀ/ਵਿਕਰੀ ਕਰ ਦਿੱਤੀ ਜਾਵੇਗੀ ਅਤੇ ਕੋਈ ਵੀ ਪਿਛਲੇ ਥਰਦੇ ਵਿਆਜ ਤੇ ਖਰਚਿਆਂ ਸਮੇਤ ਕੁਲ ਕੀਤੇ ਜਾਣਗੇ।											
ਮਿਤੀ : 13 ਮਾਰਚ, 2025 ਸਥਾਨ : ਚੰਡੀਗੜ੍ਹ											
ਸਹੀ/- ਅਧਿਕਾਰਤ ਅਫਸਰ, ਆਈ. ਡੀ. ਬੀ. ਆਈ. ਬੈਂਕ ਲਿਮਟਿਡ											

**III**

**BRIEF DESCRIPTION OF THE ASSETS**

All part and parcels of movable and immovable property situated at Land admeasuring about 30 Kanal 7 Marla comprising in Khata No. 80/85 Khasra No. 24//21(8-0), 25//12/2(2-4), 13/1(3-8), 18/2(4-8), 19(4-0), 22(4-17), 23(8-0), 24(8-0), 25(8-0), 33//24/2(1-6), 24/3(0-14), 25/1(2-0), 36//2/2(0-13), 3/1(3-16), 4/2(7-3), 5/1(4-13), 6(8-0), 7/1(6-8), 15(4-16), 37//1(8-0), 10(6-18), 39//1/2/1(2-5), 9/2(1-1), 10(7-0), 11(8-0), 12/1(1-16), 19/3(1- 16), 20(8-0) Kita 28, total land 135 Kanals 1 Marla out of which 607/2702th share i.e. 30 Kanals 7 Marla along with building constructed thereon, in the name of M/s PBG Group of Industries, VPO Madnipur, Tehsil Payal, Distt. Ludhiana, Punjab.

**IV.**

**Outstanding dues of IDBI Bank in the account of  
PBG Group of Industries as on March 01, 2025**

<b>Nature of Facility</b>	<b>Outstanding/Overdue (Rs. in Lakh)</b>		
	<b>Principal Outstanding (a)</b>	<b>Interest and Other Charges (b)</b>	<b>Total Outstanding (a+b)</b>
Cash credit	280.00	2363.97	2643.97
Term Loan I	19.73	130.83	150.56
Term Loan II	146.88	968.67	1115.55
Expense account	--	51.06	51.06
<b>Total</b>	<b>446.61</b>	<b>3514.53</b>	<b>3961.14</b>

Total dues as on 01.03.2025: **Rs. 3961.14 Lakh** together with further interest and costs w.e.f. 02.03.2025 till date of payment.

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**V. TERMS AND CONDITIONS**

1	The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at item No. III of the Bid Document (hereinafter referred to as the 'Secured Assets').								
2	<p><b><u>Issue of Bid/ Offer / Bid Document</u></b></p> <p>The Bid Document along with required Forms is available from <b>March 13, 2025 to March 28, 2025</b> on any working day between 11:00 am to 4:00 pm from Monday to Working Saturday and can be obtained from IDBI Bank Ltd, 1<sup>st</sup> Floor, SCO 72-73, Sector-17 B, Chandigarh-160017. The Bid document can also be obtained from any of our branches.</p> <p>The Tender Document can also be downloaded from IDBI website (<a href="http://www.idbibank.in">www.idbibank.in</a>) and also from the website of e-Auction service provider M/S PSB Alliance Private Limited – <a href="https://baanknet.com">https://baanknet.com</a>.</p>								
3	<p><b><u>Reserve Price &amp; EMD</u></b></p> <p>The <b>Reserve price</b> for the sale of the Secured Assets and <b>EMD</b> to be deposited by the intending bidders is fixed as under:</p> <div style="text-align: right;">(Rs. In lakh)</div> <table><tr><th>Details of the Secured Assets offered for Sale</th><th>Reserve Price</th><th>EMD</th></tr><tr><td>All part and parcels of movable and immovable property situated at Land admeasuring about 30 Kanal 7 Marla comprising in Khata No. 80/85 Khasra No. 24//21(8-0), 25//12/2(2-4), 13/1(3-8), 18/2(4-8), 19(4-0), 22(4-17), 23(8-0), 24(8-0), 25(8-0), 33//24/2(1-6), 24/3(0-14), 25/1(2-0), 36//2/2(0-13), 3/1(3-16), 4/2(7-3), 5/1(4-13), 6(8-0), 7/1(6-8), 15(4-16), 37//1(8-0), 10(6-18), 39//1/2/1(2-5), 9/2(1-1), 10(7-0), 11(8-0), 12/1(1-16), 19/3(1- 16), 20(8-0) Kita 28, total land 135 Kanals 1 Marla out of which 607/2702th share i.e. 30 Kanals 7 Marla alongwith building constructed thereon, in the name of M/s PBG Group of Industries, VPO Madnipur, Tehsil Payal, Distt. Ludhiana, Punjab.</td><td>154.21</td><td>15.43</td></tr></table>			Details of the Secured Assets offered for Sale	Reserve Price	EMD	All part and parcels of movable and immovable property situated at Land admeasuring about 30 Kanal 7 Marla comprising in Khata No. 80/85 Khasra No. 24//21(8-0), 25//12/2(2-4), 13/1(3-8), 18/2(4-8), 19(4-0), 22(4-17), 23(8-0), 24(8-0), 25(8-0), 33//24/2(1-6), 24/3(0-14), 25/1(2-0), 36//2/2(0-13), 3/1(3-16), 4/2(7-3), 5/1(4-13), 6(8-0), 7/1(6-8), 15(4-16), 37//1(8-0), 10(6-18), 39//1/2/1(2-5), 9/2(1-1), 10(7-0), 11(8-0), 12/1(1-16), 19/3(1- 16), 20(8-0) Kita 28, total land 135 Kanals 1 Marla out of which 607/2702th share i.e. 30 Kanals 7 Marla alongwith building constructed thereon, in the name of M/s PBG Group of Industries, VPO Madnipur, Tehsil Payal, Distt. Ludhiana, Punjab.	154.21	15.43
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4	i) The sale of Secured Assets is on “ <i>As is where is basis</i> ”, “ <i>As is what is basis</i> ”,								

	<p><b><i>“whatever there is basis” and “without recourse basis”</i></b>. The description of the immovable properties is based on the mortgages created by the Borrower with the secured lenders from time to time and the representations made by them.</p> <p>ii) AO does not take or assume any responsibility for any shortfall of the immovable assets or for procuring any permission, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and/or yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that AO / Bank do not take any responsibility to provide information on the same. AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of <b>PBG Group of Industries</b> including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser.</p> <p>iii) Details of encumbrances known to the secured creditor are given in the Bid Document. However the prospective bidders are advised to satisfy themselves regarding encumbrances, if any, over the above properties.</p> <p>a) Revenue records reveal certain entries w.r.t. Punjab State Civil Supplies Corporation Limited for which IDBI bank has filed writ petition CWP – 4204 of 2024 before Hon’ble High Court, Punjab &amp; Haryana at Chandigarh.</p> <p>b) Revenue records also reveal certain entries w.r.t. Tehsildar Payal order dated 18.09.2024.</p>
<b>5</b>	<p><b><u>Inspection of assets</u></b></p> <p>The interested parties may inspect the assets at their own cost on <b>March 24, 2025</b>, from <b>11:30 AM to 01:00 PM</b>.</p>
<b>6</b>	<p><b><u>Due Diligence by the Bidders</u></b></p> <p>The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not.</p>
<b>7</b>	<p>The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities,</p>

	specifications, measurements, boundaries and abutments of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.
<b>8</b>	The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference.
<b>9</b>	<b><u>Submission of Bid/Offer</u></b> The Bidder shall submit all the details like the Profile of the Bidder, KYC Documents, relevant forms, identifications documents, financial documents as applicable to them, complete in all respects on the website of e-auction service provider M/s PSB Alliance Private Limited - <a href="https://baanknet.com">https://baanknet.com</a>
<b>10</b>	The Bid Documents shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested.
<b>11</b>	The Bid Documents shall contain the full address, Telephone No., Fax No., e-mail-ID (compulsory), of the Bidder for serving notices required to be given to the Bidder in connection with the Offer.
<b>12</b>	<b><u>Last date for submission of Bid/Offer /Bid Document</u></b> The interested parties may submit Bid / Tender complete in all respect along with EMD amount and other required documents as detailed on the website of e-auction service provider M/s PSB Alliance Private Limited - <a href="https://baanknet.com">https://baanknet.com</a> For technical support, bidder may contact Ms. Swani - 9990605075 & Shri Dharmesh Asher. Sr. Manager- 91-9892219848, Shri Mohit Kumar on (M) +91 8291220220 and on (E-mail ID) <a href="mailto:support.baanknet@psballiance.com">support.baanknet@psballiance.com</a>
<b>13</b>	Only those bidders will be permitted to participate in the auction who's Bid/ Offer Document is complete in every respect and who's EMD remittance is credited with e-auction service provider M/s PSB Alliance Private Limited - <a href="https://baanknet.com">https://baanknet.com</a> , well before the cut-off time. Bank/ e-auction service provider does not take any responsibility and will not entertain any complaint for any delay in transfer of funds by way of electronic mode. Form of Bid /Offer/ Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD, submitted by them, will be intimated by e-mail and/or through

	mobile.
<b>14</b>	<p><b><u>Registration with E-Auction Service Provider</u></b></p> <p>1. Participants, who are not already registered with the e-auction provider, <b>M/s PSB Alliance Private Limited</b> should register themselves by following the procedure mentioned at the website: <a href="https://baanknet.com">https://baanknet.com</a> by creating user ID and password for participating in the e-auction.</p> <p>2. The participants/ intending purchasers are necessarily required to submit following documents/ papers for registration to M/s PSB Alliance Pvt. Limited:</p> <p>a. Form duly signed &amp; filled up. Please download or fill details as indicated on website of e-auction provider - <a href="http://www.baanknet.com">www.baanknet.com</a></p> <p>b. Self-attested copy of Pan Card and Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - Any one)</p> <p>c. For Corporate Bidders, registration shall include Company Name and Tax Identification Number.</p> <p>d. Self-attested valid e-mail id and mobile number.</p> <p>The participants/ intending purchasers shall upload other identification documents and financial documents wherein after verification of the same, accounts are activated.</p> <p>3. The participants/ intending purchasers shall thereafter navigate to the Auctions Listing on the website of e-auction provider - <a href="http://www.baanknet.com">www.baanknet.com</a> and select the relevant listing related to proposed e-auction. EMD amount and payment option shall be auto displayed on the website based on auction details.</p> <p>4. The participants/ intending purchasers may make EMD payment through Net banking, UPI/Wallets, Cards and once EMD amount is successfully paid online, a digital receipt shall be generated for the EMD paid.</p> <p>After receiving the user-id / password, in case any bidder feels the need for training / e – auction support, such bidder may contact Ms. Swani - 9990605075 &amp; Shri Dharmesh Asher. Sr. Manager- 91-9892219848, Shri Mohit Kumar on (M) +91 8291220220 and on (E-mail ID) support.baanknet@psballiance.com</p> <p><b>Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither IDBI Bank nor the Service provider will be responsible for any lapses (Internet failure, Power failure, etc.) on the part of the vendor, in such cases. In order to ward of such contingent situation, bidders are requested to make all the necessary/alternative arrangements such as backup power supply and whatever</b></p>

	<b>else required so that they are able to circumvent such situation and are able to participate in the auction successfully.</b>
<b>15</b>	<p><b><u>The e- auction day:</u> March 29, 2025 from 11:00 A.M to 12:00 P.M.</b></p> <p>The initial 10 minutes of each auction will be kept open for all the intending bidders to bid. The auction would be held with unlimited extensions of 5 minutes each, <b>if required</b>, on e-auction platform at <b>website:</b> <a href="https://www.bannknet.com">https://www.bannknet.com</a>. In case no further valid bids are received during the extended period, the last highest bid received would be treated as the successful bid and auction would be treated as closed/terminated.</p>
<b>16</b>	<p><b><u>Increase in Bid Amount:</u></b> It may be noted that increase in bid amount, if any, during the e-auction period shall be made as under.</p> <p><b>In multiples of Rs. 25,000/- (Rupees Twenty Five Thousand only)</b></p> <p><b>Increase in bid amount below the above amount will not be accepted.</b></p> <p>First bid should be of at least equal to or above the Reserve Price or increment(s) in multiples as mentioned above. However in case of a single bid, the bidder should bid with one increment above the Reserve Price.</p>
<b>17</b>	<p>Authorised Officer (AO) reserves the right to retain the EMD of top three bids upto two months from the date of auction and <b>the amount of EMD will not carry any interest.</b></p> <p>The Bids so retained will be valid for two months from the date of auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of auction.</p>
<b>18</b>	<p>To improve the amount, inter say bidding between the bidders will be conducted online on the website of e-auction service provider.</p>
<b>19</b>	<p><b><u>Payment of Sale Price</u></b></p> <p>The successful bidder would be informed in writing about the acceptance of his/her bid/offer by the AO/ e-auction service provider and will be required to deposit 25% of the sale price (less the amount of EMD) immediately (within 2 days) on the valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of <b>"IDBI Bank Limited - A/c PBG Group of Industries"</b> payable at Chandigarh issued by any Scheduled Commercial Bank or by way of <b>RTGS</b> in favour of IDBI Bank Limited, Account name – NMG Receipt Pending Appropriation Account no. 14334915010017 , IFSC Code: IBKL0000143, Branch : Sector 17-B, Chandigarh.</p> <p>The balance amount of the sale price (after deducting the TDS @1% on immovable</p>

	property i.e. land and building) shall have to be paid within 15 days from the date of valid communication intimating acceptance of his/her bid by way of crossed A/c Payee Demand Draft/Pay Order drawn in favour of <b>"IDBI Bank Limited - A/c PBG Group of Industries "</b> payable at Chandigarh issued by any Scheduled Commercial Bank or by way of <b>RTGS</b> in favour of IDBI Bank Limited, Account name – NMG Receipt Pending Appropriation Account no. 14334915010017 , IFSC Code: IBKL0000143, Branch : Sector 17 B, Chandigarh or <b><u>such extended period, as may be agreed between the parties in writing.</u></b> The Successful Bidder has to deposit the TDS amount with income tax department and require submitting Form-16 along with challan with the Bank before issuance of Sale Certificate.
<b>20</b>	In case the successful bidder fails to deposit 25% of the sale price within the above stipulated time, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD.
<b>21</b>	All claims of the defaulting successful bidder to the assets or to any part of the sum for which it may be subsequently sold shall stand forfeited.
<b>22</b>	In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder mentioned in clauses 9 to 16 above and further in terms of this Bid Document.
<b>23</b>	On confirmation of sale and if the terms of payment have been complied with, the AO, exercising the power of sale, shall issue Certificate of Sale for the movable and immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.
<b>24</b>	The successful Bidder shall, after making full payment of sale price within <b>15 days</b> of acceptance of bid/offer or such extended period, as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. <b><u>It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets.</u></b> In case the successful bidder fails to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by the successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty. In such an

	event, the original successful bidder shall have no claims on the secured assets or to any amount /s for which it may be subsequently sold.
<b>25</b>	The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, sale tax etc. for transfer of assets in his/her name. <u>It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities / housing society tax / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his /her/their name. Bank does not take any responsibility to provide information on the same.</u>
<b>26</b>	The submission of the Bid/Offer means and implies that the Bidder/Offerer has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein.
<b>27</b>	The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence.
<b>28</b>	<b><u>General Terms and Conditions</u></b> The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances.
<b>29</b>	The entire procedure of auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same.
<b>30</b>	The AO reserves the right and liberty to accept/reject any (including the highest bid) or all the Bids/Offers and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at his sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same.
<b>31</b>	In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order

	of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled for payment of his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her.
<b>32.</b>	Notwithstanding anything stated elsewhere in this Bid Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons.
<b>33.</b>	Particular specified in schedule above has been stated to the best of the information of the Authorized officer/Bank. Authorized Officer and/or Bank will not be answerable for any error, mis-statement or omission in this Public Notice.
<b>34.</b>	Where the sale price of the property is Rs. 50.00 lacs and above, the auction purchaser has to deduct 1% of the sale price as TDS in the name of the seller of the property and remit to Income Tax Department as per Sec.194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 16B along with challan for having remitted the TDS.
<b>35.</b>	<b>In the event of IDBI's office remaining closed on the day of bid for any unforeseen reason, the bids shall be take place on the next working day of IDBI Bank Ltd. at 11:00 am.</b>
<b>36.</b>	<b><u>Jurisdiction</u></b> All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Chandigarh shall have the exclusive jurisdiction to entertain adjudicate such disputes.

**37. Bidder(s) must ensure the following while submitting the Bid:**

- A. THAT THE BID SHOULD BE FILLED IN THE FORMAT AS AVAILABLE ON THE WEBSITE OF E\_AUCTION SERICE PROVIDER: <https://baanknet.com>.
- B. COPY OF THE PAN CARD OF THE PERSON BIDDING AND IF IT IS A COMPANY/FIRM THEN COPY OF THE PAN CARD OF COMPANY/FIRM.
- C. COPY OF CERTIFICATE OF INCORPORATION OF THE COMPANY/FIRM.
- D. BOARD RESOLUTION OF THE COMPANY/FIRM AUTHORISING THE PERSON/PARTNER TO FILE BID FOR THE ASSET AND COPY OF THE IDENTITY PROOF OF THE SAID PERSON/PARTNER.

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