

SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

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 proviso to [Rule 8(6)(9)(1)]/[Rule 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 Immovable property(ies) mortgaged/charged to the Secured Creditor, the symbolic (details mentioned as below) possession of which has been taken by the Authorized officer of Punjab National Bank , (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the dates mentioned in table below for recovery of amount, as mentioned below due to the Punjab National Bank/(Secured Creditor) from below Named borrower(s) , mortgagor(s) and Guarantor (s) . The amount of Reserve price and amount of earnest money of each asset is mentioned as under. A short description of the Secured asset with known encumbrances, if any, is mentioned as under. For Detailed terms and conditions of the sale, please refer to link provided: BAANKNET.COM.

SCHEDULE OF THE SECURED ASSETS

Sl. No.	Name & Address of Branch/ Borrower/Guarantor	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property (ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as per Demand Notice u/s 13(2) of SARFESI ACT 2002 C) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price B) EMD C) Bid Increase Amount	Details of the Encumbrances known to secured creditors
Auction Date: 05.12.2025 From 11 am to 4 pm & Last Date of EMD Submission 05.12.2025					
1	Branch: Kiratpur, Bijnor Sh. Abdulla s/o Alla Diya (Borrower/Mortgagor) and Smt. Kaushar Jahan D/o Rafik Ahmad (Guarantor)	Equitable Mortgage of Residential Property situated at Mohalla Takarrubpur Israjkhedi Walipura, Kiratpur, Tehsil Najibabad, Distt. Bijnor (U.P.), (In the name of Sh. Abdulla s/o Alla Diya), Total Area 138.77 Sq. Mtrs. Recorded in Bahi No. 1, Zild No. 1413/1512 pages no. 313/29/32 at Sr. No. 9137 on dated 27.12.2001 at Sub. Reg. Office, Najibabad Bijnor (UP). Bounded as: North: Property of Sh. Makhan Lal, South: Property of Sh. Shafeeq Ahmad, East: House of Abdul Bari & Property of Shafeeq Ahmad, West: Rasta & House of Sh. Tejpal Singh.	A) 16.09.2023 B) Rs. 18,77,637.20 + Interest and other Charges C) Symbolic Possession	Rs. 22,75,000/- Rs. 2,27,500/- Rs. 30,000/-	Not Known any
2	Branch: Bundki, Bijnor Borrower/Mortgagor: Sh. Kuldeep Singh S/o Sh. Ramesh & Smt. Manisha Rani W/o Sh. Kuldeep Singh (Borrower/ Mortgagor), Sh. Jogendra Singh S/o Sh. Baijor Singh (Guarantor)	Equitable Mortgage of Residential House Situated at Part of Khasara no. 76 Vill. Dhanora, Near Green Valley Colony, Pargana& Tehsil Najibabad, Distt- Bijnor (UP). (In the name of Sh. Kuldeep Singh S/o Sh. Ramesh Singh & Smt. Manisha Rani W/o Sh. Kuldeep Singh), Total Area 43.49 Sqmtr, Recorded in Bahi No. 01, Zild No 9697, Pages No 21 to 44, Sr. No. 13733, Dated. 16.11.2019, at Sub. Reg. office Najibabad, Distt. Bijnor (UP). Bounded: East: Rasta 15 ft. Wide, West: Plot of Tajendra Kaur &Chotey, North: Plot of Rubi, South: Plot of Suresh	A) 27.12.2022 B) 10,16,716.00 + Interest and other Charges C) Symbolic Possession	A) Rs. 6,80,110/- B) Rs. 68,011/- C) Rs. 10,000/-	Not Known any
3	Branch: Haldaur, Bijnor Borrower & Mortgagor: Sh. Niranjan Singh S/o Late Sh. Ramswaroop Singh, Guarantor: Sh. Dushyant Singh S/o Raghunath Singh.	Equitable Mortgage of Residential Property Situated at Moh. Chaudhriyan, Pargana Daranagar, Kasba Haldaur, Tehsil & Distt. Bijnor (In the name of Sh. Niranjan Singh S/o Late Sh. Ram swaroop Singh), Total Area 105.57 sq mtrs. Recorded in Bahi No. 01, Zild No. 8815, Pages No 385-426, Sr. No. 2387, Dated 10.03.2017, at Sub. Reg. Office Bijnor (UP). Bounded as: North: House Mahendra Singh, South: Rasta 10 feet wide, East: House Arya Samaj, West: Rasta 8 Feet wide musharka.	A) 11.01.2024 B) 8,20,229.00 + Interest and other Charges C) Symbolic Possession	Rs. 22,03,200/- Rs. 2,20,320/- Rs. 20,000/-	Not Known any
4	Branch: NAJIBABAD CHOWK, BIJNOR Borrower/mortgagor: Sh. Mohd. Akram S/o Sh. Bhoorey Sh. Deepak Singh S/o Sh. Umesh Chandra Singh (Guarantor)	Property is situated at Mohalla Jabtaganj, Najibabad, Bijnor (UP). (In the name of Sh. Mohd Akram s/o Sh. Bhoorey), Total Area: 95.98 sq mtrs. Registered in Bahi No.1, Zild No.-5862, Page No. 101-118 at Serial No.- 14933 dated 14/12/12 at SRO Najibabad. Bounded: East: Road 12 Feet Wide, West: Araji, Suresh & Rajesh, North: Araji Sultan Beg, South: Araji Sultan Saifi.	A) 16.08.2018 B) 12,20,207.00/- + Interest and other Charges C) Physical Possession	A) Rs. 10,26,778/- B) Rs. 1,02,678/- C) Rs. 10,000/-	Not Known any
5	Branch: Najibabad Kotdwar, Road Borrower: Sh. Raj Bahadur Singh s/o Sh. Jay Ram Singh (Borrower/ Mortgagor), Smt. Rajo Devi w/o Sh. Raj Bahadur (Guarantor), Sh. Dinesh Gupta s/o Sh. Nannumal Gupta (Guarantor).	Property in the name Sh. Raj Bahadur Singh s/o Sh. Jay Ram Singh, Situated at Vill. Daryapur, Pargana Najibabad, Bijnor, (UP). Area 92.84 sq. mtrs. Registered in Bahi No:1, Zild No: 7493, Pages: 245-260, Serial No: 17234, Dated 18-12-2015. Bounded as: North: Land of Rameshwar, South: Rasta 13 Feet Wide, East: Rasta 09 Meter Wide, West: Land of Seller.	A) 13.11.2019 B) Rs. 14,70,376.50 + Interest and other Charges C) Physical Possession	Rs. 15,48,352/- Rs. 1,54,835/- Rs. 20,000/- PUNBRAJBAHADUR	Not Known any

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online through e-auction" portal **BAANKNET.COM** as above mentioned. 2. The intending Bidders/ Purchasers are requested to register on portal **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 only 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. 3. 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. 4. Platform **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.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **BAANKNET.COM**. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. 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. 6. For Further all rules and regulations (Detailed guidelines) of the auction either visit these websites **BAANKNET.COM** or contact Nodal Officer **Shri Jitendra Kumar Jha, Mob. 9634200162** at the address Punjab National Bank, Circle Office: Recovery Center, Near Tehsil Office, Bairaj Road, Bijnor (U.P.)- 246701. The bank reserves the right to cancel/suspend the auction process without furnishing any reason. Any type of taxes i.e TDS/ Gst etc. Shall be borne by the successful bidder himself. 7. 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, Highest Bidder must deposit the remaining amount (75% of the bid amount) shall be paid within 15 days from the date of auction/confirmation of the sale in the mentioned account No. in Baanknet.com portal in the name of Punjab national bank. In case of failure to deposit the remaining amount as above within the stipulated time period, 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. 8. In case the date of auction is declared a holiday, then the auction shall be held on the following day. 9. Borrowers/Guarantor are informed that according to the demand notice, deposit all the amount (including interest and other expenses) before the date of the auction. If is not done, the property will be auctioned and remaining amount, If any, will be recovered along with interest and expenses from the Borrower. *Any bid increment will be treated to have increased proportionally on both Land & Building and Plant and Machinery.