

E-AUCTION SALE NOTICE TO GENERAL PUBLIC UNDER RULE 8 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of movable/Immovable Assets under the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) & 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& moveable property(ies) Mortgaged/Hypothecated/charged to the Secured Creditor, the symbolic/ physical (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" on 15.07.2025** (assets wise date and time mentioned 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 immovable& moveable property(ies) with known encumbrances, if any, is mentioned as under. For Detailed terms and conditions of the sale, please refer to link provided: <https://baanknet.com>.

Sl. No	Branch Account Name Name & Address of Borrower/Guarantor	Description of the Movable and Immovable Properties Hypothecated/Charged/Mortgaged/ Owner's Name (mortgagers of properties)	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) Balance as on 31.05.2025 D) Possession Date u/s 13(4) of SARFESI ACT 2002/ E) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price (Rs. in Lakhs) B) EMD C) Bid Increase Amount	Sl. No	Branch Account Name Name & Address of Borrower/Guarantor	Description of the Movable and Immovable Properties Hypothecated/Charged/Mortgaged/ Owner's Name (mortgagers of properties)	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) Balance as on 31.05.2025 D) Possession Date u/s 13(4) of SARFESI ACT 2002/ E) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price (Rs. in Lakhs) B) EMD C) Bid Increase Amount
1	Branch: Hapur (E-UBI), Hapur M/s R I Fruit Company (Through Proprietor Shri Rehmat Ilahi) (Borrower), Add1:- 11-1/367, Kotla Yusuf Hapur, UP, PIN-245101. Add2:- C-604, new sabzi mandi, Azadpur, Delhi, PIN-110033. Shri Rahmat Elahi S/o Shri Raham Ilahi Qureshi urf Babu (Proprietor + Mortgager) (Borrower) Add1:- 11-1/367, Kotla Yusuf Hapur, UP, PIN-245101. Add2:- 10-9/930, Kotla Yusuf, Hapur, UP, PIN-245101. Shri Dilshad S/o Shri Rahmat Ilahi (Guarantor), Add1:- 11-1/367, Kotla Yusuf, Hapur, UP, PIN-245101 Add2:- 10-9/930, Kotla Yusuf, Hapur, UP, PIN-245101	Residential House Nagar Palika no.old 139/99 and new no.151 and now present no,11-1/367 (1 to 4), situated at Kotla Yusuf, Hapur Pargna Sarawa, Tehsil & District Hapur, having Total area 171.25 Sq.Yds. Under limit of Nagar Palika Parisdad Hapur. In the name of Shri Rahmat Ilahi S/o Shri Raham Ilahi Qureshi urf Babu. Boundaries & dimension as per sale deed: East:- 46 feet / House of Smt vahidan w/o Khvaj Buksh, West:- 46 feet / Wall of House and House of Smt. Hafizan, North:- 43 feet and 06 inches / Sadak Sarkari, South:- 37 feet and 06 inches / Gali after House of Khvaj Buksh.	A) 15.11.2021 B) Rs. 22,10,236.56 + further intt. w.e.f. 01.11.2021 + legal & other charges C) Rs. 26,11,335.22 + intt w.e.f. 01.06.2025 + expenses & charges D) 25.03.2022 E) Symbolic Possession	Rs. 32.00 Lakh Rs. 3.20 Lakh Rs. 0.50 Lakh	8	Branch: Sports Complex, Meerut M/s Biorow Life Sciences Limited, Add: 501/1 Kaseru Baksar, Mawana Road, Meerut (UP). Smt Kusum Lata Tyagi (Director + Mortgagor + Guarantor), Add: A/44, Pocket -A Ganga Nagar Mawana Road Meerut. Smt Chhaya Tyagi (Director + Guarantor), Add: A/44, Pocket -A Ganga Nagar Mawana Road Meerut. Smt Shivali Garg W/o Vineet Garg (Director + Mortgagor + Guarantor) Add: Rasheed Nagar, Lisari Road, Meerut UP. Smt Roopa Gupta (Director + Guarantor), Add: 89 New 162 Village Shobhapur, Rohta Road, Meerut 250002.	All part and parcel of One residential plot measuring 300 sq. yards or 250.83 sq. meter Minjumla Khashra No. 548 situated at Village Amheda Aadipur Pargana, Tehsil & Distt. Meerut in the name of Smt. Shivali Garg W/o Sh. Vineet Kumar Garg resident of 52, Vijay nagar, meerut city. One residential house baring municipal No. A-44 constructed on one residential HIG plot bearing No. A-44 admeasuring 200 sq. mtr situated at Pocket-A, Ganga Nagar, Mawana Road, Meerut in the name of Smt. Kusum Lata Tyagi W/o Rameshwar Dayal Tyagi.	A) 21.06.2022 B) Rs. 1,74,28,574.34 + Interest w.e.f. 01.06.2022 + expenses C) Rs. 2,47,96,204.34 + intt. w.e.f. 01.06.2025 + expenses & charges D) 05.09.2022 E) Symbolic	Rs. 77.00 Lakh Rs. 7.70 Lakh Rs. 1.00 Lakh Rs. 149.00 Lakh Rs. 14.90 Lakh Rs. 1.50 Lakh
2	Branch: E K Road, Meerut , M/s Zubair Enterprises (Through Propreitor Sh Zubair Qureshi S/o Sh Naseem Qureshi). Sh Zubair Qureshi S/o Sh Naseem Qureshi (Propreitor). Sh Naseem Qureshi S/o Sh Rafiq Qureshi urf Raffo pahlwan (Guarantor + Mortgager), All R/o 18/1, Baghshah Rarka, Kotla, Meerut UP- 250002.	All that part and parcel of the residential property consisting of property Land & Building situated at MPL No.18/1, Old No.16 at Mohlla Baghshah Radka, Kotla, Meerut, Uttar Pradesh registered with sub-registrar-II, Meerut in the name of Sh. Nasim Qureshi (Guarantor). Boundries as per sale deed- North: Adjoining Rasta, South: Adjoining house of Saleem East: Adjoining Gali, West: Adjoining Property of Munna etc.	A) 23.10.2018 B) Rs. 48,13,281.52 + intt. w.e.f. 01.10.2018 + expenses C) Rs. 97,16,037.47 + intt w.e.f. 01.06.2025 + expenses & charges D) 05.02.2019 E) Symbolic Possession	Rs. 75.00 Lakh Rs. 7.50 Lakh Rs. 1.00 Lakh	9	Branch: Mangla Pandey Nagar, Meerut Smt. Anjali Kaushik (Borrower + Mortgagor), (D/o Sh. Sushil kumar Sharma) W/o Sh. Ankit Kaushik, 41, Mukarrabpur Palhera, Modipuram, Meerut -250110. Sh. Ankit Kaushik (Co-Borrower & Proprietor of M/s Ankit Sweets & Namkeen), M/s Ankit Sweets & Namkeen, 12, Chauhan Market, Modipuram Phase 2, Meerut-250110. Sh. Ankit Kaushik (Co-Borrower), S/o Sh. Ram Avatar Kaushik, 174, Mukarrabpur Palhera, Modipuram, Meerut-250110. Sh. Ankit Kaushik (Borrower + Mortgagor), (D/o Sh. Sushil kumar Sharma), W/o Sh. Ankit Kaushik & Sh. Ankit Kaushik (Co-Borrower) S/o Sh. Ram Avatar Kaushik, H.No:- 459, Situated at Mukarrabpur Palhera, Pargana-Daurala, Tehsil:- Sardhana, Distt. Meerut.	All part and parcel of residential House No. 459, situated at Mukarrabpur Palhera, Pargana Daurala, Tehsil Sardhana, Distt. Meerut, U.p. measuring 146.66 sq. yards i.e. 122.62 Sq. mtrs. in the name of Smt. Anjali Kaushik W/o Sh. Ankit Kaushik.	A) 08.12.2023 B) Rs. 52,36,726.00 + interest w.e.f. 01.12.2023 + Other charges C) Rs. 60,25,043.00 + intt w.e.f. 01.06.2025 + expenses & charges D) 28.02.2024 E) Symbolic Possession	Rs. 49.50 Lakh Rs. 4.95 Lakh Rs. 0.50 Lakh
3	Branch: Shastri Nagar, Sector-2, Meerut Mohd Yamin S/o Abdul Rajjak (Co-Borrower + Mortgager), Add1:- 81-A, North Soti Ganj, Meerut, UP, PIN-250002. Add2:- MPL No. 426, Soti Ganj, Near Police Chowki, Meerut, UP, PIN-250002. Rashid Qureshi S/o Yamin (Co-Borrower + Mortgager) Add:- 81-A, North Soti Ganj, Meerut, UP-250002. Add2:- MPL No. 426, Soti Ganj, Near Police Chowki. Meerut, UP -250002. Sh. Abrar S/o Sh. Mahboob (Guarantor), Add:- 222, Islamabad, Meerut, UP-250002.	Residential House bearing MPL No. 426, measuring 73.58 Sq. Meter, Mohalla Soti Ganj, Meerut. In the name of Mohd Yamin S/o Abdul Rajjak and Rashid Qureshi S/o Yamin. Boundaries & dimension as per sale deed: East- House of Basanta, West- Gali 5 Feet Wide, North- House of Peetam Singh, South- House of saleem.	A) 21.05.2022 B) Rs. 26,77,916/- + Interest due w.e.f. 01.05.2022 + Legal & other expenses C) Rs. 34,76,208.00 + intt. w.e.f. 01.06.2025 + expenses & charges D) 23.08.2022 E) Symbolic	Rs 40.00 Lakh Rs. 4.00 Lakh Rs. 0.50 Lakh	10	Branch: Meerut College, Meerut Sh. Pintoo Bansal S/o Sh. Rampal (Borrower), Add: House No.190/51-A, Part of Khasra No. 887, Bhopal Vihar, Garh Road, Meerut 250004. Smt. Manisha Bansal (Borrower/ Mortgagor), Add: House No.190/51-A, Part of Khasra No. 887, Bhopal Vihar, Garh Road, Meerut 250004. The IP mortgaged in above account is also extended as collateral security in the account of M/s Cool Bread and Confectionary Pvt Ltd.	All part and parcel of residential house bearing MPL No 190/51A part of khasra no 887 measuring 41.80 sqmtr situated at Bhopal vihar datawalli gesupur meerut in the name of Manisha bansal w/o Sh Pintoo bansal. Boundaries are as under:- East :- House of Dharampal, West :-20' wide road, North :- House of Smt. Indu Gupta, South :-Plot of Mr. Samay Singh.	A) 21.05.2021 B) Rs. 15,81,748.60 + intt. w.e.f. 01.04.2021 + legal & other expenses C) Rs. 25,11,641.89 + intt. w.e.f. 01.06.2025 + Legal & other expenses since NPA D) 10.06.2022 E) Symbolic For M/s Cool Bread and Confectionary Pvt Ltd Demand as per 13(2) dated 26.12.2022 Rs. 61,41,287.77 + intt. w.e.f. 01.05.2021 + legal & other & Rs. 56,87,417.62 + intt w.e.f. 01.06.2025 + Legal & other expenses since NPA	Rs. 21.16 Lakh Rs. 2.12 Lakh Rs. 0.22 Lakh
4	BO: Begum Bridge, Meerut M/s J.K Medical Agencies (Through Proprietor) (Borrower), Address: Shop No. 4, 2nd Floor, Kamla Market, Khair Nagar, Meerut UP Sh. Ram Kishore Sharma, (Proprietor), Address:- A-19, Surya Nagar, Meerut UP, PIN- 250001. Sh. Imran Khan (legal heir of guarantor late sh. Ikramulla khan S/o sh. Noor Khan), Address1:- 437, Kotla Meerut, UP, PIN-250002. Address2:-222, old no.231, Kotla, Ghanta Ghar, Meerut, UP, PIN-250002. Sh. Furkan (legal heir of guarantor late sh. Ikramulla khan S/o sh. Noor Khan), Address1:-437, Kotla Meerut, UP, PIN-250002. Address2:-222, old no.231, Kotla, Ghanta Ghar, Meerut, UP, PIN-250002. Sh. Usman (legal heir of guarantor late sh. Ikramulla khan S/o sh. Noor Khan), Address1:-437, Kotla Meerut, UP, PIN-250002. Address2:-222, old no.231, Kotla, Ghanta Ghar, Meerut, UP, PIN-250002. Sh. Rehan Khan (legal heir of guarantor late sh. Ikramulla khan S/o sh. Noor Khan). Address1:-437, Kotla Meerut, UP, PIN-250002. Address2:-222, old no.231, Kotla, Ghanta Ghar, Meerut, UP, PIN-250002.	House No-222, New no. 231, Kotla, Meerut, Area 138.41 Sq. meters belonging to late Sh. Ikramulla Khan S/o Sh. Noor Khan now in the name of all legal heirs of late Sh. Ikramulla khan S/o sh. Noor Khan i.e. Sh. Imran khan, Sh. Furkan, Sh. Usman, Sh. Rehan Khan.	A) 18.08.2018 B) Rs. 45,23,739.40/- + interest w.e.f. 01.04.2017 + Legal & other charges C) Rs. 1,08,35,821.40 + intt w.e.f. 01.06.2025 + expenses & charges D) 19.12.2021 E) Physical	Rs 47.50 Lakh Rs. 4.75 Lakh Rs. 0.50 Lakh	11	Branch: Mangal Pandey Nagaer, Meerut , M/s Royal Food Corporation. Smt. Kaushal Raghav (Borrower) W/o Shri Ajay Raghav. Mr. Ajay Raghav (Guarantor/ Mortgagor), S/o Sh. Ompal Raghav, All R/o Address: S-11/10-A, Astha Residence, Takshila Colony, Garh Road, Meerut UP- 250002.	All the part and parcel of residential flat Pvt. No. S-11 2nd floor situated at part of plot No. 10, Astha Residence, Takshila Colony, Garh Road, Meerut, measuring 122.87 Sq. mtrs in the name of Mr. Ajay Raghav S/o Mr. Ompal Raghav. Bounded as: East: Common stairs & common parking at open space at ground floor, West: Plot No.11 at Ground floor, North: Other portion of seller, South: Other portion of seller.	A) 11.01.2022 B) Rs. 32,98,712.23 + interest w.e.f. 01.01.2022 + legal & other expenses C) Rs. 38,02,411.72 + intt w.e.f. 01.06.2025 + Legal & other expenses since NPA D) 15.10.2022 E) Symbolic	Rs. 38.40 Lakh Rs. 3.85 Lakh Rs. 0.40 Lakh
5	Branch: Abu Lane, Meerut Cantt. Sh. Bhupendra Singh S/o Sh. Rajinder Singh (Co-Borrower + Mortgager). Smt Navneet Kaur W/o Sh. Bhupendra Singh (Co-Borrower + Mortgager), Both R/o Add1:- 10, Jawahar Puri, Kankarkhera, Meerut, UP, PIN-250001. Add2:- House No. 73 and 77, situated at Mohalla Bara Bazar, Kankar Khera, Meerut, UP- 250001	Residential Building having House No.73 & 77, Measuring 71.07 Sq. Mtrs situated at Mohlla Bara Bazar, Kanker Khera, Meerut, U.P. in the name of Sh. Bhupendra Singh S/o Sh. Rajinder Singh. Boundaries as per sale deed: East: Gali 3 Feet Wide, West: House of Krishan Pal, North: Rasta 18 Feet Wide, South: House of Om Prakash.	A) 02.05.2022 B) Rs. 26,30,065.34 + further intt. w.e.f. 01.05.2022 + legal & other charges C) Rs. 38,69,217.34 + intt w.e.f. 01.06.2025 + expenses & charges D) 29.07.2022 E) Symbolic	Rs 33.00 Lakh Rs. 3.30 Lakh Rs. 0.50 Lakh	12	Branch: Baghpat Road, Meerut Smt Savita Bansal W/O Shri Sunil Kumar Bansal (Borrower + Mortgagor), Add 1: GF-11, Kanhaiya Vatika, Opposite- Kailash Hospital, Baghpat Road, Meerut. Add 2: GF-05, Kanhaiya Vatika, Opposite- Kailash Hospital, Baghpat Road, Meerut.	A residential Flat No. GF-05 measuring 97.81 Square Meters & parking space measuring 4.81 Square Meters, constructed on plot no. 05 situated at Kanhaiya Vatika, Baghpat Road, Meerut. In the name of Smt Savita Bansal W/o Shri Sunil Kumar Bansal.	A) 30.12.2022 B) Rs. 23,10,173.00 + interest w.e.f. 01.11.2022 + Other charges C) Rs. 26,61,700.00 + intt w.e.f. 01.06.2025 + expenses & charges D) 14.03.2023 E) Symbolic Possession	Rs 35.00 Lakh Rs. 3.50 Lakh Rs. 0.50 Lakh
6	Branch: Begum Bridge, Meerut. M/s Solar Solution (Represented through Prop.) Add: Khasra No 673 Vill Bana Meerut Mawana Road Meerut. Smt. Kamya Jaiswal W/o Sh. Abhishek Gupta (Prop. + Guarantor + Mortgager), Add1: 28 New No 49 Garh Road Meerut, Add2: Khasra No 673 Vill Bana Meerut Mawana Road Meerut. Add3: 49 Udyog Bhawan Garh Road Meerut UP 250002.	A factory Land situated at part of Khasra No. 673 VillageBana Tehsil Mawana Meerut 250001 measuring 505 Sq. Meter in the name of Smt. Kamya Jaiswal. Boundaries are as under:- East: 17 Feet 11 inch thereafter Land of Jagdishpal, West: 107 Feet 11 Inch thereafter land of seller, North:- 50 feet 4.5 Inch thereafter 16 feet road, South:- 50 feet 4.5 inch thereafter land Gram Samaj.	A) 14.12.2021 B) Rs. 68,81,747.30 + further intt. w.e.f. 01.07.2021 + legal & other charges C) Rs. 58,57,673.81 + intt w.e.f. 01.06.2025 + expenses & charges D) 05.04.2025 E) Physical Possession	Rs. 29.00 Lakh Rs. 2.90 Lakh Rs. 0.50 Lakh	13	Branch: Meerut Cantt. Meerut M/s Shiva Shastraghar, Add: 304/2 P L Sharma Road Meerut 250001. Sh. Shailendra Singh S/o Sh. Rajpal Singh, Add: 114/A Cariappa Street Meerut Cantt 250002. Sh. Vipin Sharma S/o Sh. Satender Sharma, Add: 23 Royal Hotel The Mall Road Meerut Cantt 250002.	All part and parcel of commercial building no. 298/5, new no. 384 (Ground floor), P L Sharma road, Meerut, measuring area 8.91 sq meter. In the name of Sh Vipin Kumar.	A) 19.02.2022 B) Rs. 43,01,264.59 + interest w.e.f. 01.02.2022 + expenses & charges C) Rs. 46,28,821.59 + intt w.e.f. 01.06.2025 + Legal & other expenses since NPA D) 24.05.2022 E) Symbolic	Rs. 41.00 Lakh Rs. 4.10 Lakh Rs. 0.50 Lakh
7	Branch: Transport Nagar, Meerut Shri Satyendra Prakash Singhal (Borrower + Mortgagor), Address:- 90, Anandpuri, Railway Road, Meerut, Uttar Pradesh-250002. Smt Meenakshi Singhal (Co-borrower), Address:- 90, Anandpuri, Railway Road, Meerut, Uttar Pradesh -250002.	All Part and parcel of Residential property constructed on plot no. 18 & 19 part Khasra No. 128, measuring area 429.76 Sq. mtr situated at Anoop Nagar Fazalpur, pargana Tehsil & Dist. Meerut. Property is in the name of Satyendra Kumar Singhal. Boundaries are as under:-East:- 66 feet 2 Inch/house of others, West:- 66 Feet Rasta Aam Rasta 16 Ft. wide, North: 69 Feet 9 Inch/Plot No. 20, South:- 70 Feet 3 inch/ House of others.	A) 26.09.2022 B) Rs. 57,19,280.07 + interest w.e.f. 01.09.2022 + Legal & other charges C) Rs. 78,25,673.88+ intt w.e.f. 01.06.2025 + expenses & charges D) 12.12.2022 E) Symbolic Possession	Rs. 83.00 Lakh Rs. 8.30 Lakh Rs. 1.00 Lakh	14	Branch: E K Road, Meerut , M/s Metro Amusement Pvt. Ltd. (Borrower) Add: 185, Abu Plaza, Abu Lane Meerut, UP-250002. Sh Vivek Garg S/o Sh Shyam Singh (Director + Guarantor) Add: 130, Lala Ka Bazar, Meerut, UP-250002. Mrs Shivani Garg W/o Vivek Garg (Guarantor), Add: 130, Lala Ka Bazar, Meerut, UP-250002	Shop no M-201, Second floor, part of property no 185, known as abu plaza, abulane, Meerut. Area - 63.00 Sq. Mtr. In the name of M/S Metro Amusement Pvt. Ltd. (Through Director Sh Vivek garg).	A) 10.06.2019 B) Rs. 44,77,657.99 + further intt. w.e.f. 30.05.2019 + legal & other charge C) Rs. 83,46,929.74 + intt w.e.f. 01.06.2025 + Legal & other expenses since NPA D) 27.10.2023 E) Physical	Rs. 95.50 Lakh Rs. 9.55 Lakh Rs. 2.00 Lakh
					15	Branch: Abulane, Meerut All part & parcel of Residential House No. D-451 & Sh. Jay Prakash S/o Sh. Sher Singh (Borrower), Add.1. H.No. D-451, Ram Nagar, Kanker Khera, Meerut. Add.2. H.No. 272, Part of Khasra No. 1024, Gai No. 5, Mangal Puri, Kanker Khera, Meerut- 250001. Sh. Mahakar Singh S/o Sh. Umarav Singh (Guarantor), Add.1. H.No. 163/5D Arya Nagar, Kanker Khera, Meerut- 250001. Sh. Nitin Kumar S/o Sh. Jai Prakash (Co-Borrower), Add. 1. H.No. D-451, Ram Nagar, Kanker Khera, Meerut. Add.2. H.No. 272, Part of Khasra No. 1024, Gai No. 5, Mangal Puri, Kanker Khera, Meerut- 250001.	Shop no M-201, Second floor, part of property no 185, known as abu plaza, abulane, Meerut. Area - 63.00 Sq. Mtr. In the name of M/S Metro Amusement Pvt. Ltd. (Through Director Sh Vivek garg).	A) 30.03.2024 B) Rs. 30,85,434/- + interest w.e.f. 01.03.2024 + Legal & other charges C) Rs. 21,62,908/- + intt w.e.f. 01.06.2025 + expenses & charges D) 04.07.2024 E) Symbolic Possession	Rs 41.00 Lakh Rs. 4.10 Lakh Rs. 0.50 Lakh

(A) Name & Contact No of Authorized Officer- Shri Vikas Kumar Mobile No. 8449876666 / (B) Details of the Encumbrances known to secured creditors-Not Known any/
Date /Time of E-Auction Date: 15.07.2025 Time: 11:00 AM to 04:00 PM. Visit of the site on Date: 14.07.2025 at 10.00 AM to 04.00 PM.

1. The auction sale will be "online through e-auction" portal <https://baanknet.com/> on 15.07.2025 from 11:00 AM to 04:00 PM. 2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com/>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 5 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://baanknet.com/>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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 (<https://baanknet.com/>) for e-Auction will be provided by eAuction service provider **M/S PSB Alliance Private Limited having its Registered office at Unit-1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East Mumbai-400037 (contact Phone & Toll free Numbers +91 8291220220, E-mail- psba@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.** 5. The particulars of Secured Assets specified in the Schedule herein above 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 rules and regulations of the auction either visit these websites or contact Nodal Officer **Sh. Vikas Kumar (mob: 8449876666)** at the address Punjab National Bank, SASTRA Department, **Asset Recovery Management, PNB Bhavan C01 Ved Vyas Puri Delhi Bypass Road, Meerut- 250002.** The bank reserves the right to cancel/suspend the auction process without any reason. 7. The successful bidders shall immediately, i.e on the same day or not later than next working day, as the case may be, deposit **25%** of the bid/sale amount (which is inclusive of earnest money deposited) to the account mentioned as above or by way of Demand Draft, to the Authorized Officer conducting the sale. In case of default in payment of the remaining **25%** of the bid amount within the prescribed period, the amount deposited will be forfeited and the secured shall be resold. 8. The successful bidder shall be required to deposit the balance **75%** of the bid amount within **15 days** from the date of confirmation of sale. In case of default in payment of the remaining **75%** of the bid amount within the prescribed period, the amount deposited will be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. In case the data of auction is declared a holiday, then the auction shall be held on the following day. 9. **GST/TCS & Other Taxes as applicable of Plant & Machinery will be borne by the purchaser.** 10. **The Auctioneer has to increase minimum 1 bid factor over fixed Reserve Price to be a successful bider.** 11. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly. 12. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction physical area of property and claims/rights/dues/affecting the property, prior to submitting their bid further the bidder/Purchaser should make their own inquires regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment of any representation on the part of the bank. The property is 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 claims/rights/dues. 13. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/locate authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates. 14. Bidders are advised/cautioned to verify the concerned Revenue Records/other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, conditions, encumbrance, line, charge, statutory dues, etc over the property before submitting their bids. 15. The sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited. 16. Stay/Cancellation of Sale: In case of Stay of further proceedings by ORT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled any persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation. 17. The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. 18. 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 e auctioned and remaining amount, If any, will be recovered along with interest and expenses from the Borrower. Note: For more information. **Contact these Mobile numbers: 8449876666.** 19. Any Bid Increment will be treated to have increased proportionally on both Land & building and Plant & Machinery.

Date: 25.06.2025

Place: Meerut

Authorised Officer / Secured Creditor