


**J&K Bank**

# Jammu & Kashmir Bank Limited

IMPAIRED ASSETS PORTFOLIO MANAGEMENT DEPARTMENT

Zonal Office Delhi Plot No.132-134 Sector 44, Gurgaon (Haryana) India

GSTIN: 06AAACT6167G1ZB (T) 0124-4715800

Email: lapmd.del@jkbmail.com W: www.jkbank.com

## **E-Auction Notice**

### **(For sale of movable property/ies under the terms of loan agreement**

Notice is hereby given to the public in general and to the borrowers and guarantors in particular that the below mentioned vehicle hypothecated to secured creditor (**Jammu & Kashmir Bank Ltd**), the possession of which has been taken by the Branch Manager Sector 44 Gurugram of the Secured Creditor (Jammu & Kashmir Bank Ltd) under the terms of loan agreement, will be sold through E-auction on **"AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS"** basis on **below mentioned dates**, for recovery of amount as mentioned below due to the secured creditor from concerned borrower(s), mortgagor(s) and guarantors. The Reserve Price is mentioned below and earnest money to be deposited is mentioned respectively.

|                                                                                                |                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name &amp; Address of Borrower/Guarantors</b>                                               | <b>MR DEEPAK KUMAR AND MRS JYOTI SAINI</b><br>1103-A, MARUTI VIHAR, CHAKKARPUR, GURUGRAM HARYANA – 122001                                                                                                                                               |
| <b>Details of Security Charged covered under Auction</b>                                       | <b>Vehicle :</b> Mahindra Scorpio-N D AT 2WD Z8L 7S(Napoli Black)<br><b>Registration number:</b> HR98K8991 - <b>Engine Number:</b> YGP4C63963 <b>Year :</b> May 2023<br><b>Chassis Number :</b> MAT1TJ2YGT6C88041, <b>Kms Driven :</b> 47000 Km         |
| <b>Reserve Price</b>                                                                           | <b>Rs. 15,39,150.00</b>                                                                                                                                                                                                                                 |
| <b>EMD Amount</b>                                                                              | <b>Rs. 1,53,915.00</b>                                                                                                                                                                                                                                  |
| <b>Bid Increment</b>                                                                           | <b>Rs. 25,000.00</b>                                                                                                                                                                                                                                    |
| <b>Outstanding Dues</b>                                                                        | Rs 22,66,433.65 Dr excluding charges & other expenses as on 31-01-2026                                                                                                                                                                                  |
| <b>Number &amp; Number of Contact Person &amp; Branch Address</b>                              | Ms. Amrita Koul (Branch Manager) Mob No: 9899715567 / Mr Muneeb Malik (Incharge Advances) Mob No 9796347332, Email: gurse@jkbmail.com.<br>Jammu & Kashmir Bank, Branch Office Sector 44, Gurugram at Plot No.132-134 Sector 44, Gurgaon (Haryana) India |
| <b>Date &amp; time of E-auction</b>                                                            | <b>10.03.2026 from 3.00 PM to 4.00 PM</b>                                                                                                                                                                                                               |
| <b>Earnest Money Deposit (EMD) &amp; Other Remittance/s detail/s by RTGS to Account Number</b> | <b>JAMMU AND KASHMIR BANK LIMITED</b><br>BRANCH- SECTOR 44 GURUGRAM<br>IFSC CODE: JAKA0GURSEC<br>Account Name:- RTGS INTERBANK RECEIPTS<br>Account Number:-0720072000000001.                                                                            |

#### **Terms & Conditions of E-Auction are as under:**

- The E-Auction is being held on "AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS" basis and will be conducted online. The bid document/format containing full details of the vehicle and all the terms and conditions can be had from, and submitted on, the website "<http://sarfaesi.auctiontiger.net>" (contact person Ram Sharma -9978591888, Contact no. 079-68136880/68136837 Mob.: +91 9265562821/18 email: support@auctiontiger.net).
- To the best of knowledge and information of the Authorized officer/secured creditor, there are no encumbrances on the vehicle, except specifically disclosed herein. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of vehicle put on auction and claims/rights/dues and applicable taxes on the vehicle, prior to submitting their bid. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The bidders shall satisfy themselves as to the description, condition or accuracy of the details regarding the vehicle given hereinabove. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank.
- The interested bidders shall submit their offer along with EMD through website <https://sarfaesi.auctiontiger.net> (the user ID and password can be obtained free of cost by registering name with "<http://sarfaesi.auctiontiger.net>") through **09.03.2026 at 5.00 PM**. Please note that Cheques/Demand Drafts shall not be accepted as EMD amount.
- The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof.
- The other terms and conditions of the e-Auction are available on the website <https://www.auctiontiger.net>

**DATE : 25.02.2026**

**PLACE : GURUGRAM**

**Sd/- BRANCH MANAGER, JAMMU & KASHMIR BANK LTD.**

Registered office/Corporate Headquarters M.A.Road, Srinagar 190001 Kashmir, India **T +91 (0)194 2481 930-35 F +91 (0)194 248 1928**

**CIN: L65110JK1938SGC000048 E [info@jkbmail.com](mailto:info@jkbmail.com) W [www.jkbank.net](http://www.jkbank.net)**

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>STATE BANK OF INDIA Stressed Assets Recovery Branch</b><br>1st Floor, 23, Najafgarh Road, New Delhi-110015,<br>Tel: 011-25419177, 25412977, E-mail: sbi.05169@sbi.co.in |
| <b>POSSESSION NOTICE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |
| (Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002)<br>Whereas,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                            |
| The Authorized Officer of the State Bank of India, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2001 and in exercise of powers conferred under section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a <b>Demand Notice on 09.12.2025</b> by SBI, Stressed Assets Recovery Branch (Br. Code 05169) New Delhi 110015, calling upon <b>Borrower(s): 1) M/S MAGNALIS FOODS PVT. LTD. (2) Sadhna w/o Dilbagh Singh (3) Sabyia Majeed w/o Habib Pandit (4) Santosh Kumari w/o Mahender Singh</b> to repay the amount mentioned in the said demand notice being <b>Rs. 4,32,60,624.11 (Rupees Four Crore Thirty Two Lakhs Sixty Thousand Six Hundred Twenty Four and Paise Eleven only)</b> as on <b>06.12.2025</b> with further interest, expenses and other charges etc. thereon within 60 days from the date of receipt of the said notice. |                                                                                                                                                                            |
| The borrower / guarantor having failed to repay the amount, notice is hereby given to the borrower / guarantor and the public in general that the undersigned has taken possession of the property described here in below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this <b>23th day of February of the year 2026</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                            |
| The borrower(s) / guarantor(s) in particular and the public in general is here, cautioned not to deal with the property and any dealings with the property will be subject to the charge of the <b>STATE BANK OF INDIA, Stressed Assets Recovery Branch 23, Najafgarh Road, Near Zakhira Flyover, New Delhi</b> for an amount of <b>Rs. 4,32,60,624.11 (Rupees Four Crore Thirty Two Lakhs Sixty Thousand Six Hundred Twenty Four and Paise Eleven only)</b> as on <b>06.12.2025</b> along with future interest on the said amount at the contractual rates with respectively together with all incidental expenses, cost and charges etc.                                                                                                                                                                                                                                                                                        |                                                                                                                                                                            |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                            |
| This notice is without prejudice to the Banks right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provision of the law.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                            |
| <b>Description of the Properties</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                            |
| <b>EM of Residential House No. 239/6, Situated in Mahabir Colony, Sonapat, having area of 160 sq. yds. admeasuring by east 30°-9' by west 30°-9', by north 49', by south 45°-6' fitted with electricity and water connection and having two rooms, one stairs, one laterin-bath, one kitchen and bounded as in East : House of Om Prakash and common wall, West : House of Kishan Chand, North : Door of house and rasta, South : House of Parma and Chhabra common wall, vide Sale Deed Reg. no. 3048, Bahr. no. 1, Zild no. 656, Page 143 in Addl. Mag. no. 1, Zild no. 6165, Page 04 to 07 on date 17/09/2001 in the name of Smt. Santosh Devi w/o Sh. Mahender Singh</b>                                                                                                                                                                                                                                                      |                                                                                                                                                                            |
| <b>Date: 23.02.2026, Place: Sonipat</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Authorised Officer, State Bank of India</b>                                                                                                                             |



STATE BANK OF INDIA Stressed Assets Recovery Branch-1  
1st Floor, 23, Najafgarh Road, New Delhi-110015,  
Tel: 011-25419177, 25412977, E-mail : sbi.05169@sbi.co.in

## POSSESSION NOTICE

(Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002)

Whereas,

The undersigned being the Authorized Officer of the State Bank of India under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12), read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a **Demand Notice dated 29.01.2024** by SBI, RACPC Karkardooma Branch (Br. Code 15811), New Delhi 110015, calling upon **Borrower: Shri. Siddharth Dutt Tripathi s/o Shri Ghanshyam Tripathi** to repay the amount mentioned in the said demand notice being **Rs. 31,40,285.00 (Rupees Thirty One Lakhs Forty Thousand Two Hundred Eighty Five Only)** as on **29.01.2024** with further interest, expenses and other charges etc. thereon within 60 days from the date of receipt of the said notice.

The borrower / guarantor having failed to repay the amount, notice is hereby given to the borrower / guarantor and the public in general that the undersigned has taken possession of the property described here in below in exercise of powers conferred on him/her under sub-section (4) of section 13 of the said Act read with rule 8 of the said rules on this **24th day of February of the year 2026**.

The borrower / guarantor 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 the **STATE BANK OF INDIA, Stressed Assets Recovery Branch 23, Najafgarh Road, Near Zakhira Flyover, New Delhi-110015** for an amount of **Rs. 31,40,285.00 (Rupees Thirty One Lakhs Forty Thousand Two Hundred Eighty Five Only)** as on **29.01.2024** along with future interest on the said amount at the contractual rates with respectively together with all incidental expenses, cost and charges etc.

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.

Description of the Properties

Equitable Mortgage of Residential Property bearing Flat No. G/CA-908, on 9th Floor, City Apartments, Phase 1 situated at Plot No. GH-6, Aditya World City, NH-24, Ghaziabad, Uttar Pradesh.

Date: 24.02.2026, Place: Ghaziabad

Authorised Officer, State Bank of India



**Sitaras**  
A SEMA INITIATIVE

## SITARA HOUSING FINANCE LTD

(Formerly known as Sewa Grih Rin Ltd)

Registered office - 1st Floor, 216/C-12, Old No. C-12, Plot No. 13-B, Guru Nanak Park, Laxmi Nagar, Delhi - 110092, Delhi - India

### RULE- 8(1) POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized officer of the **SITARA HOUSING FINANCE LTD** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2), issued a Demand Notice calling upon the Borrowers/Co-borrower/Guarantor to repay the amount mentioned in the notice and further interest within **60 days** from the date of receipt of the said notice. The Borrowers/Co-borrower/Guarantor having failed to repay the amount, notice is hereby given to the Borrowers/Co-borrower/Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13, (14) of

## "IMPORTANT"

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**ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ** **punjab national bank**  
...सरोसे का प्रतीक ...the name you can BANK upon!

**Branch Office: Circle Office Division, Uncha Pul, Haldwani, Uttarakhand, Ph.7078609277, E-Mail: cokash@pnb.bank.in**

**E-AUCTION 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 provision to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower (s) Guarantor (s) Mortgagers that the below described immovable property mortgaged/charged to the Secured Creditor, the 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" on the date as mentioned in the table herein below, for recovery of dues due to the Bank/Secured creditor from the respective borrower(s), and Guarantor (s). The Reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

| Sr. No.                                                                                                                                              | Name of The Branch                                                                                                                                                                                                                                                                                                                                                                                                   | Description of the Immovable Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | (A) Dt. of Demand Notice u/s 13 (2) of SARFAESI Act 2002                                                                                                              | (A) Reserve Price                                                                                                                                                                                                                                                          | DATE & TIME OF AUCTION                                    | Details of The Encumbrance Known To The Secured Creditors |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|
|                                                                                                                                                      | <b>Name of the Account</b>                                                                                                                                                                                                                                                                                                                                                                                           | <b>Mortgaged/Owner's Name (Mortgagers of Property (ies))</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>(B) Outstanding Amount</b>                                                                                                                                         | <b>(B) EMD</b>                                                                                                                                                                                                                                                             |                                                           |                                                           |
|                                                                                                                                                      | <b>Name &amp; Addresses of The Borrower/Guarantor/Mortgager</b>                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>C) Possession Date u/s 13(4) of SARFAESI Act. 2002</b>                                                                                                             | <b>C).Last date of deposit of EMD</b>                                                                                                                                                                                                                                      |                                                           |                                                           |
|                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>(E) Nature of Possession Symbolic /Physical/Constructive</b>                                                                                                       | <b>D) Bid Increase Amount</b>                                                                                                                                                                                                                                              |                                                           |                                                           |
| <b>This notice is also to be treated as 15 days statutory notice under Rule 8(6) Security Interest (Enforcement) Rules as per SARFAESI ACT, 2002</b> |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                       |                                                                                                                                                                                                                                                                            |                                                           |                                                           |
| 1.                                                                                                                                                   | <b>Borrower: MANSOORI GENERAL STORE,</b><br><b>Prop.: Shafiq Ahmad S/o Sabir Hamad, Add:- Churi Wali Gali, Vill. Umurkhurd, Islam Nagar, Khatima-262308, Borrower/ Moratgagor: Shafiq Hamad S/o Sabir Husain, Prop.: Shafiq Ahmad S/o Sabir Hamad, Add:- Churi Wali Gali, Vill. Umurkhurd, Islam Nagar, Khatima-262308, Mortagagor/Guarantor: Mohd Shahid S/o Haji Rahees, Add:- Vill. Umurkhurd, Khatima-262308</b> | <b>Property No 1- EM of Residential Plot at Khasra No. 1294 Min having area 74.35 sq. mtr. situated at Vill. Umurkhurd, Tehsil Khatima, Distt. U.S. Nagar, Uttarakhand, Regd. at Bahi No. 1, Electrostat Zild No. 01, Sr. No. 501, Pages 275-298 Regd. on 04/02/2019 at SRO Sitarganj in the name of Mr. Mohd Safik Ahmad S/o Mr. Sabir Husain. <b>Bounded &amp; Butted as: East- Land of Seller, West- Land of Wahid, North-Road for Slaughter House, South- Gali, Area: 74.35 sq. ft., Ownership- Mr. Safik Ahmad S/o Mr. Sabir Husain.</b><br/> <b>Property No 2- EM of Residential Plot at Khasra No. 45 min having area 160 sq. mtr. situated at Vill. Pachpeda, Tehsil Khatima, Distt. U.S. Nagar, Uttarakhand. Regd at Bahi No. 1, Zild No. 801, Sr. No. 787, pages 1-16 Regd. on 11/02/2015 at SRO Sitarganj in the name of Mr. Mohammad Sahid S/o Mr. Haji Rahees Khan. <b>Bounded and butted as: East-Plot of Mr. Mohd Sajid, West-Plot of Haider, North- Link Road, South- 12 ft. wide road. Area: 160 sq. mtr. Ownership- Mr. Mohammad Shahid S/o Mr. Haji Raees Khan.</b></b> </b> | <b>A) 23.03.2020</b><br><br><b>B) Rs. 13,217.97/- as on with further interest &amp; charges wef. 29/01/2020</b><br><br><b>C) 06.03.2021</b><br><br><b>D) Symbolic</b> | <b>Property No 1.</b><br><b>A) Rs. 5,64,000.00</b><br><b>B) Rs. 56,400.00</b><br><b>C) 16.03.2026</b><br><b>D) Rs. 5,000.00</b><br><br><b>Property No 2.</b><br><b>A) Rs. 11,02,000.00</b><br><b>B) Rs. 1,10,200.00</b><br><b>C) 16.03.2024</b><br><b>D) Rs. 10,000.00</b> | <b>17.03.2026</b><br><br><b>From 11:00 AM to 04:00 PM</b> | <b>Not known</b>                                          |

**THE LAST DATE FOR DEPOSIT OF EMD - 16.03.2026, Time : 10:00 AM to 5:00 PM**

**REGISTERED RESIDENTIAL PLOT FOR SALE IN KHATIMA**

**TERMS AND CONDITIONS : 1.** The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.: **2.** The Properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**" **3.** 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. **4.** The Sale will be done by the undersigned through e-auction platform provided at the **Website <https://banknet.com>**. **5.** For detailed term and conditions of the sale, please refer **<https://banknet.com>**.

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

|                          |                         |                                                 |
|--------------------------|-------------------------|-------------------------------------------------|
| <b>Date : 28.02.2026</b> | <b>Place - Haldwani</b> | <b>Authorised Officer, Punjab National Bank</b> |
|--------------------------|-------------------------|-------------------------------------------------|

**THE BUSINESS DAILY**  
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|  <b>AXIS BANK LTD.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>POSSESSION NOTICE</b>                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Retail Asset Centre: 1st Floor, G-4/5, B, Sector-4, Gomti Nagar Extension Lucknow, UP 226010.</b><br><b>Registered Office: "Trishul"- 3rd Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad-380006.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                   |
| <p>Where as the undersigned being the Authorized Officer of <b>AXIS BANK LTD.</b> under the Securitization and Reconstruction of Financial Assets &amp; Enforcement of Security Interest Act, 2002 and in exercise or power conferred under Section 13 (12) read with Rule-9 of the Security Interest (Enforcement) Rules, 2002 issue Demand notice under section 13(2) of the said Act. The borrower/s mentioned herein below having failed to repay the amount, notice is hereby given to the borrower/s mentioned here in above in particular and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with the rule8 of the Said Rules. The borrower/s mentioned here in above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the said property will be subject to the mortgage of <b>AXIS BANK LTD.</b> for an amount together with further interest incidental expenses, costs, charges, etc. on the amount mentioned against each amount herein below. The Borrower(s)/Co-Borrower (s)/Mortgagor(s)/Guarantor(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/<br>Guarantors/Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Description of the charged/<br>Mortgaged Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Amt. Due as per<br>Demand notice<br>Date Demand notice<br>Possession Date                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                   |
| <b>1. M/s. Shree Ram Industries (Borrower)</b><br><b>Through its Partners R/o C-25, Dev Bhoomi</b><br><b>Industrial Bhandakhedi, Bhagwanpur, Roorkee,</b><br><b>District- hardwar, U.K.-247667, 2. Mrs. Nidhi</b><br><b>Yagi W/o Parveen Tyagi, R/o-1 C-25, Dev</b><br><b>Bhoomi Industrial Bhandakhedi,Bhagwanpur,</b><br><b>Roorkee, District- Hardwar ,U.K.- 247667, R/o</b><br><b>-2 A-2, Opp. Civil hospital, Dwarika Geens,</b><br><b>Roorkee, District- Hardwar, U.K.-247667,</b><br><b>R/o-3 Khadra No-35/1M, Mauja Shafirpur,</b><br><b>Shashtrinagar, Roorkee, District- Hardwar, U.K.,</b><br><b>3. Mrs. Monika Mittal W/o Nitin Mittal R/o-1</b><br><b>C-25, Dev Bhoomi Industrial Bhandakhedi,</b><br><b>Bhagwanpur, Roorkee, District- Hardwar, U.K.-</b><br><b>247667, R/o-2 A-1, Opp. Civil hospital, Dwarika</b><br><b>Geens, Roorkee, District- Hardwar, U.K.-247667</b><br><b>R/o-3 Khadra No.-35/1M, Mauja Shafirpur,</b><br><b>Shashtrinagar Roorkee District Hardwar, U.K.,</b><br><b>4. Mr. Parveen Tyagi S/o Satya Dev Tyagi, R/o-1 -2, Opp. Civil hospital,Dwarika Geens,</b><br><b>Roorkee, District- Hardwar,U.K.-247667, 5. Nitin Mittal S/o Late Mr. A.P. Mittal, R/o-1 C-25,</b><br><b>Dev Bhoomi Industrial Bhandakhedi,Bhagwanpur, Roorkee, District- Hardwar, U.K.- 247667,</b><br><b>R/o-2 A-1, Opp. Civil Hospital, Dwarika Greens, Roorkee, District- Hardwar, U.K.-247667</b> | 1. All That Piece and Parcel of Diverted Land/Property, Plot No. C-25, Khadra no -20, Bhagwanpur, Tehsil, Roorkee District Hardwar Uttarakhand, Admeasuring Area-521Sq.Mtr. in the name of M/s. Shree Ram Industries <b>Bounded as: East - As Per Deed, West -As Per Deed, North - As Per Deed,South -As Per Deed</b><br><br>2. All That Piece and Parcel of Diverted Land/Property Situated at Part of Khadra No.35/1M, Mauja Shafirpur, Shashtrinagar, Roorkee District Hardwar, U.K. Admeasuring Area-320 Sq. Ft. In the Name of Mrs. Nidhi Tyagi W/o Parveen Tyagi & Monika Mittal W/o Nitin Mittal <b>Bounded as: East - As Per Deed, West -As Per Deed, North - As Per Deed,South -As Per Deed</b> | <b>Rs.</b><br><br><b>1,08,32,040.50</b><br><br><b>&amp;</b><br><br><b>1,54,91,327.79</b><br><br><b>as on 07.10.2025</b><br><br><b>+ interest</b><br><b>&amp; other expenses</b><br><br><b>07.10.2025</b><br><br><b>26.02.2026</b> |
| <b>Date- 29.02.2026</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Authorized Officer, Axis Bank Ltd.</b>                                                                                                                                                                                         |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b>पंजाब नैशनल बैंक</b><br/>.....मुरोसे का प्रतीक<br/>(A GOVERNMENT OF INDIA UNDERTAKING)</p>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                |  <p><b>punjab national bank</b><br/>...the name you can BANK upon!</p> |                                                  | <p><b>Asset Recovery Management Branch-Ghaziabad,<br/>KJ-13, 2nd Floor, Kavi Nagar, Uttar Pradesh-201001<br/>E mail: cs8228@pnb.bank.in</b></p> |  |  |  |  |  |  |  |
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| <p align="center"><b>SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                |                                                                                                                                                           |                                                  |                                                                                                                                                 |  |  |  |  |  |  |  |
| <p><b>E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002</b> read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (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" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                |                                                                                                                                                           |                                                  |                                                                                                                                                 |  |  |  |  |  |  |  |
| <p align="center"><b>SCHEDULE OF SALE OF THE SECURED ASSETS</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                |                                                                                                                                                           |                                                  |                                                                                                                                                 |  |  |  |  |  |  |  |
| Lot No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Name of the Branch<br>Name of the Account<br>Name & addresses of the Borrower/Guarantors Account                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property)                                                                                                                                                                                                                                                                                                                                     | (A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002<br>(B) O/S Amount per demand Notice u/s 13(2) of SARFAESI Act, 2002<br>(C) Balance as on ....<br>(D) Possession date u/s 13(4) of SARFAESI Act, 2002<br>(E) Nature of Possession (Symbolic /Physical / Constructive) | E Reserve Price (Rs. in Lacs)<br>F) EMD<br>G) Bid Increase Amount                                                                                         | Date/ Time of E-Auction                          | Details of the encumbrances known to the secured creditors<br>Contact Person / Authorised Officer                                               |  |  |  |  |  |  |  |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | BO: LOHA MANDI (613300)<br><br>Sh. Anurag Gaur S/O Sh. Rakesh Mohan Gaur R/O House no-167(Old No-155) First floor, Turab Nagar, Ghaziabad, UP Also at: House No-365, Kirana Mandi Ghaziabad, Smt Pooja Gaur W/O Sh. Anurag Gaur R/O House no-167(Old No-155) First Floor, Turab Nagar, Ghaziabad, UP Also at: House No-365, Kirana Mandi Ghaziabad Smt. Alka Rani W/O Shri Sunil Kumar(Guarantor) R/O House No-193-B, Turab Nagar, Ghaziabad, UP                                                                                                                                              | All the part and parcel of the Property, consisting of Residential house no-167(Old no.155) First floor without roof right Purva Ismail Khan Maruf, Turab Nagar Tehsil Ghaziabad, Measuring 83.20 Sq.Mtr standing in the name of Sh. Anurag Gaur S/O Sh. Rakesh Mohan Gaur Bounded as under<br>East-Road<br>North-Nehru Co op Society<br>West-Other House Ramchander<br>South-Other House Kudemal                            | (A) 13.01.2017<br>(B) Rs. 5023513.00/- + future Interest & Charges thereon<br>(C) Rs. 11174097.96 as on 31.01.2026<br>(D) 05.08.2023<br>(E) Symbolic                                                                                                                           | (A) Rs. 17.00 Lakh<br>(B) Rs. 1.70 Lakh<br>(F) Rs. 0.20 Lakh                                                                                              | <b>27.03.2026</b><br>From 11.00 A.M to 04.00 P.M | Not Known to us<br>Sunil Kumar Karn<br>Mob.: 9560155582                                                                                         |  |  |  |  |  |  |  |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | BO: LOHA MANDI (613300)<br><br>Prabhat Gupta S/O Suresh Chand Gupta (Borrower) no-167(Old no.155) Ground floor (without roof right) Khasara No-976, Purva Ismail Khan, Turab Nagar Tehsil Ghaziabad. Also at: 156 Ram Nagar Ghaziabad, UP Punam Gupta W/O Sh. Prabhat Gupta (Co Borrower) no-167(Old no.155) Ground floor (without roof right) Khasara No-976, Purva Ismail Khan, Turab Nagar Tehsil Ghaziabad. Aso at:156 Ram Nagar Ghaziabad, UP Sh.Sunil Kumar S/O Dewan Chand (Guarantor) R/O H no-193B, Turab Nagar, Ghaziabad                                                           | All the part and parcel of the Property, consisting of Residential house no-167(Old no.155) Ground floor (without roof right) Khasara No-976, Purva Ismail Khan, Turab Nagar Tehsil Ghaziabad. Measuring 32.50 Sq.Mtr standing in the name of Sh. Prabhat Gupta S/O Sh. Suresh Chand Gupta. Bounded as under-<br>East-House Deegar Malik<br>North- Gali 10 Feet wide<br>West- Gali 14 Feet wide<br>South- House Deegar Malik | (A) 13.01.2017<br>(B) Rs. 4999599.00 + Future Interest & Charges thereon<br>(C) Rs.11172947.41 as on 31.01.2026<br>(D) 01.05.2017<br>(E) Symbolic                                                                                                                              | (A) Rs. 9.50 Lakh<br>(B) Rs. 0.95 Lakh<br>(F) Rs. 0.10 Lakh                                                                                               | <b>27.03.2026</b><br>From 11.00 A.M to 04.00 P.M | Not Known to us<br>Sunil Kumar Karn<br>Mob.: 9560155582                                                                                         |  |  |  |  |  |  |  |
| 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | BO: LOHA MANDI (613300)<br><br>Ajay Kumar S/O Sh. Joginder Singh, Residential flat no-365, 3rd floor front side Kirana Mandi Ram Nagar, Ghaziabad measuring 100.33 Sqm. Bounded as under- East: Road 25 Feet wide West: House Ved Ram North: Road 20 Feet wide South: House Diger Malik<br>Sarikha W/O Dheeraj (Guarantor), Sarikha Beauty Parlour, 26, Hardev Sahai, Ramte Road Ghaziabad, UP                                                                                                                                                                                                | All the part and parcel of the Property, consisting of Residential flat no-365, 3rd floor front side Kirana Mandi Ram Nagar, Ghaziabad measuring 100.33 Sqm.<br>Bounded as under- East: Road 25 Feet wide West: House Ved Ram North: Road 20 Feet wide South: House Diger Malik<br>Remarks: The actual measurement of flat is 60.00 Sqm on the spot in stead of 100.33 Sqm                                                   | (A) 11.04.2023<br>(B) Rs. 5406293.56 + Interest & Charges thereon<br>(C) Rs.7311759.87 as on 31.01.2026<br>(D) 15.06.2023 & 19.03.2024<br>(E) Symbolic & Physical                                                                                                              | (A) Rs. 16.25 Lakh<br>(B) Rs. 1.63 Lakh<br>(F) Rs. 0.20 Lakh                                                                                              | <b>27.03.2026</b><br>From 11.00 A.M to 04.00 P.M | Not Known to us<br>Sunil Kumar Karn<br>Mob.: 9560155582                                                                                         |  |  |  |  |  |  |  |
| 4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | BO: ARMB Ghaziabad (822800)<br><br>Shailendra Kumar Singh s/o Shri Gajendra Singh (Borrower) R/o Flat no P-401, 3rd Floor (Super MIG type, without roof right) Vrindavan Heights Built, on Plot no 20 A bearing Khasra no 892, 900, 953 Min 954 min Vrindavan Garden, Pasonda Ghaziabad, Uttar Pradesh-201001<br>SMT. Payal Singh W/O SHRI Shailendra Kumar Singh (Co- Borrower) Flat no P-401, 3rd Floor (Super MIG type, without roof right) Vrindavan Heights Built, on Plot no 20 A bearing Khasra no 892, 900, 953 Min 954 min Vrindavan Garden, Pasonda Ghaziabad, Uttar Pradesh-201001 | All part and parcel of the property Residential Flat no P-401, 3rd Floor (Super MIG type, without roof right) Vrindavan Heights Built, on Plot no 20 A bearing Khasra no 892, 900, 953 Min 954 min Vrindavan Garden, Pasonda Ghaziabad, Uttar Pradesh-201001, 109.62 Sq. mtr in the name of Shailendra Kumar Singh s/o Shri Gajendra Singh (Symbolic Possession)                                                             | (A) 19.12.2016<br>(B) Rs. 41.81 Lacs + Interest & Charges thereon<br>(C) Rs. 126.31 Lakhs as on 31.01.2026<br>(D) 10.01.2020<br>(E) Symbolic                                                                                                                                   | (A) Rs. 42.43 Lakh<br>(B) Rs. 4.25 Lakh<br>(F) Rs. 0.20 Lakh                                                                                              | <b>27.03.2026</b><br>From 11.00 A.M to 04.00 P.M | Not Known to us<br>Sunil Kumar Karn<br>Mob.: 9560155582                                                                                         |  |  |  |  |  |  |  |
| <p><b>TERMS AND CONDITIONS:</b> The Sale shall be subject to the Terms &amp; Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and WHATEVER THERE IS BASIS. 2. The particulars of Secured Assets Specified in the Schedule here in 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 on the proclamation.3. The Sale will be done by the undersigned online, through e-auction platform provided at the Website <a href="https://baanknet.com">https://baanknet.com</a> 4. For detail term and conditions of the sale, please refer <a href="https://baanknet.com">https://baanknet.com</a> &amp; <a href="http://www.pnbindia.in">www.pnbindia.in</a> 5. All statutory dues/ attendant charges/ other dues including registration charges, stamp duty, Tax/ Any Authority charges etc shall have to be born by the purchaser and Authorised Officer or the bank shall not be responsible for any charges, lien in encumbrance are any other dues to govt or any one else in respect of Property (e-auctioned) not known to the bank the intending bidder is advised to make there on independent inquiries regarding the encumbrance on the property including statutory liabilities, arrears of property tax, electricity dues etc.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                |                                                                                                                                                           |                                                  |                                                                                                                                                 |  |  |  |  |  |  |  |
| <p align="center"><b>[STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002]</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                |                                                                                                                                                           |                                                  |                                                                                                                                                 |  |  |  |  |  |  |  |
| <p><b>DATE: 28.02.2026, PLACE: GHAZIABAD</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                | <p align="right"><b>AUTHORISED OFFICER, PUNJAB NATIONAL BANK</b></p>                                                                                      |                                                  |                                                                                                                                                 |  |  |  |  |  |  |  |