

Date: 19.02.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 possession of which has been taken by the Authorized Officer of Punjab & Sind Bank, Secured Creditor, shall be sold on "As is where is", "As is what is", and "Whatever there is" on **25.03.2026** for recovery of **Rs 25,31,537.61/- as on 28.02.2019 + Interest & other expenses w.e.f. 01.03.2019** due to the Punjab & Sind Bank, Bo Birhana Secured Creditor from **Borrowers Nirmal Singh s/o Bahadur & Bipin Kumar Singh s/o Rajesh Kumar Singh and Shiv Kumari w/o Nirmal Singh** . The Reserve price shall be **Rs 27,50,000/-** and the earnest money deposit shall be **Rs 2,75,000/-**.

Short description of the immovable property with known encumbrances (if any):

All that part and parcel of the residential property situated at H No – H 4/56, Baravan Khurd, Amrapali Yojna, Hardoi Road, Lucknow measuring area 40.74 Sq Mt.

Details of Title Deed: Registered in Bahi no. 1 , Zild No. 15012, Pages 219-250, Serial No. 1632 dated 23.02.2017.

Boundaries:

**East : H No : H- 4/57
North: 6 mt Wide Road**

**West: H No: H- 4/55
South :H No :H- 4/45**

Date.....19.02.2026.....

Place...Lucknow.....

FOR PUNJAB & SIND BANK
Authorized Officer
— [Signature]
Punjab & Sind Bank
AUTHORISED OFFICER

For detailed terms and conditions of the sale, please refer to the link provided in Punjab & Sind Bank, Secured Creditor's website i.e. www.punjabandsindbank.co.in & www.baanknet.in

Annexure C

Date: 19.02.2026

REF:

1. Nirmal Singh s/o Bahadur (Borrower)
H No - 330, Ruchi Khand ,Lucknow -226002.
2. Bipin Kumar Singh s/o Rajesh Kumar Singh (Guarantor)
1/187 , Singh Niwas , Rajni Khand ,Lucknow - 226012.
3. Shiv Kumari w/o Nirmal Singh (Guarantor)
H No - 330 , Ruchi Khand ,Lucknow-226002
Also at Sector 5, Baldev Vihar,Teli Bagh, Lucknow.

Dear Sir/Madam,

Reg: Notice for redemption in terms of the right vested with you under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") read with provision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 in A/C Nirmal Singh s/o Bahadur, Branch Birhana, Lucknow.

As you are aware that the authorized officer of the bank has issued a demand notice under section 13(2) of the SARFAESI ACT on 06.03.2019 as a measure for enforcement of security interest in the secured asset offered by you as security in the subject loan account.

Subsequently, the authorized officer while taking further measure under section 13(4) of the Act, took possession of the secured asset on **07.12.2019**

As you have failed to discharge your liabilities of the bank, therefore the undersigned as authorized officer, in exercise of its power under section 13(4) of the Securitization and Reconstruction and Financial Assets as Security Interest Act, 2002 has decided to sell the properties secured assets as described below through E-auction for realization of debts due to the bank from above mentioned Borrowers and Guarantors.

Your attention is invited to the section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) of the Security Interest (Enforcement) Rules , 2002, in respect of the time available (i.e. 30 days), to redeem the secured assets. Kindly note that your right under section 13(8) will cease from the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of secured asset.

FOR PUNJAB & SIND BANK


AUTHORISED OFFICER

Details of Sale Notice for sale of immovable property are as under:-

E auction Sale Notice for sale of immovable asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002

E-AUCTION Date & Time : 25.03.2026 & 10.00 AM to 5.00 PM
Date of inspection :
Last date of BID Submission :

Name of Borrower & Guarantor	1. Borrowers : Nirmal Singh s/o Bahadur 4. Guarantor(s) : Bipin Kumar Singh s/o Rajesh Kumar Singh and Shiv Kumari w/o Nirmal Singh
Demand Notice Date & Amount Account Details	Demand Notice Dated 06.03.2019 Rs 25,31,537.61/- as on 28.02.2019+ Interest and Future Expenses wef 01.03.2019
Total O/S as on 28.02.2019	07901200000424- Rs 25,31,537.61/- (Rs Twenty Five Lac Thirty One Thousand Five Hundred Thirty Seven & Paise Sixty One Only)

Details of Property	MRP (in Lac)
H No -H 4/56, Baravan Khurd, Amrapali Yojna, Hardoi Road, Lucknow Registered in Bahi no. 1 , Zild No. 15012, Pages 219-250, Serial No. 1632 Dated 23.02.2017.	Rs 27.50 lac
Total	Rs 27.50 Lac

FOR PUNJAB & SIND BANK


AUTHORISED OFFICER
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