



Asset Recovery Management Branches (ARMB) , Meerut (D.No.827800)
Ground Floor , PNB Bhawan , C-01 , Vedvyaspuri , Delhi Meerut Bypass Road , Meerut – 250002
Email Id : cs-8278@pnb.co.in

Date: 11/03/2026

M/s. BHAI SHAAB BALUSHAI WALE (Borrower) Through its Proprietor Mohd. Asif S/o Late Sh. Habeeb Ahmed Address1: Gali no 5/111 Purvi Islamabad, Meerut (U.P.) - 250002 Address 2: House No. 38, Gali no-5, Purvi Islamabad, Meerut (U.P.) - 250002	Sh. Mohd. Asif S/o Late Sh. Habeeb Ahmed (Proprietor of M/s. BHAI SHAAB BALUSHAI WALE) Address1: House Present 243, Previous 220, Old No.11 & Property Municipal No. 32 to 34, Purvi Islamabad, Meerut (U.P.) – 250002 Address2: House No. 38, Gali no.5, Purvi Islamabad, Meerut (U.P.) - 250002
Sh. Mohd Abrar Ahmad S/o Sh. Mahboob (Guarantor) Address1: 247, Purvi Islamabad, PS Lisadi gate, Tehsil & Distt Meerut (U.P.) – 250002 Address2: C/o M/s. Abrar Textiles, 247, East Islamabad Meerut (U.P.) - 250002	

Appendix – IV-A

[See Proviso to rule 8 (6) SARFAESI,2002]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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 Symbolic Possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on “ As is Where is”, As is What is” and Whatever there is”, for recovery of Rs. due to the secured creditor from above mentioned Borrower (s) and guarantor (s) on the date as mentioned in the table herein below. The reserve price and the earnest money deposit will be as mentioned in the table below against the respective property (ies).

SCHEDULE OF THE SECURED ASSETS

Branch	Description of the movable & immovable property Mortgaged/ Owner's Name (mortgagers of property (ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as per Demand Notice u/s 13(2) of SARFAESI Act 2002 C) Present Outstanding as on 28.02.2026	a) Reserve Price (Rs. in Lakh) b) EMD	Date/ Time of E-Auction	Details of the encumbrances known to the secured credit
Account Name					





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Name & Address of Borrower/ Guarantors		D) Possession Date u/s 13(4) of SARFAESI ACT 2002 E) Nature of Possession Symbolic/Physical/ Constructive	c) Bid Increase Amount		ors
BO: Eastern Kutchery Road, Meerut (253400) M/s. BHAI SHAAB BALUSHAI WALE Through its Proprietor Mohd. Asif S/o Late Sh. Habeeb Ahmed (As mentioned above)	All the part and parcel of the House Present No. 243, previous No. 220, Old No.11 & Property Municipal No.32 to 34, Purvi Islamabad, Meerut (U.P.) - 250002 measuring 75.25 sq. meters in the name of Sh. Mohd. Asif S/o Sh. Habib Ahmed Bounded as Per Sale Deed: East: Adjoining 16'03" after that House of Rafeeq West Adjoining 16'03" Rasta 20' Wide North Adjoining 49.84'00" House of Rafeeq South Adjoining 49.84'00" House of Shamim Ahmed	A) 16.09.2019 B) Rs. 21,70,227.42 + further intt. w.e.f. 01.07.2019 + legal & other charges. C) Rs 43,73,629.42+ intt. w.e.f. 01.03.2026 + Legal & other expenses since NPA D) 05/09/2020 F) Symbolic	a) Rs. 35.50 Lakh b) Rs.3.55 Lakh c) Rs.0.50 Lakh	30/03/2026 From 11:00 AM to 04:00 PM	Not known any

TERMS & CONDITIONS OF E-AUCTION SALE

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

- 1.The 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 herein above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- 3.The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 30.03.2026@ 11.00 AM to 04:00 PM
- 4.For detailed term and conditions of the sale, please refer <https://baanknet.com>

Date: 11.03.2026
Place: Meerut



कृते पंजाब नैशनल बैंक / For PUNJAB NATIONAL BANK

प्राधिकृत अधिकारी / Authorized Officer
परिसंपत्ति पुनर्प्राप्ति प्रबंधन शाखा, मेरठ
Asset Recovery Management Branch, Meerut
Authorized Officer
Punjab National Bank

11/03/26