

ARMB NOIDA
SH.12, FIRST FLOOR, GAMMA SEC-1, GAMMA MARKET, GREATER NOIDA, E-MAIL:- cs8290@pnb.co.in

Appendix IV A

[(See proviso to rule 8(6) read with rule 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Prahlad Tyagi (Borrower) 277, Shakti Khand, Indrapuram, Ghaziabad UP 201014	Amrata Tyagi (Co-Borrower) 277, Shakti Khand, Indrapuram, Ghaziabad UP 201014	Adesh Tyagi (Guarantor) 373, Niti Khand-2, Indrapuram Ghaziabad UP 201014
Prahlad Tyagi (Borrower) Plot 5/1514/4, Sector-5, Vasundhara, Ghaziabad UP 201010	Amrata Tyagi (Co-Borrower) Plot 5/1514/4, Sector-5, Vasundhara, Ghaziabad UP 201010	Adesh Tyagi (Guarantor) House Number 6A, Divine Heritage, GK-2, Indrapuram Ghaziabad, UP 201014
Prahlad Tyagi (Borrower) A 902, HIG Garden Apartment, Sector 3, Vaishali, Ghaziabad UP, 201019	Amrata Tyagi (Co-Borrower) A 902, HIG Garden Apartment, Sector 3, Vaishali, Ghaziabad UP, 201019	
Prahlad Tyagi (Borrower) House Number- 175, Makanpur- 1, Indrapuram Ghaziabad UP 201014	Amrata Tyagi (Co-Borrower) House Number- 175, Makanpur-1, Indrapuram Ghaziabad UP 201014	

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 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 Authorized Officer of **Punjab National Bank** Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.04.2026 for recovery of Rs.1,27,05,514.40 (Rs. One Carore Twenty seven Lakh Five Thousand Five Hundred Fourteen and Fourty Paise Only) **{As per the Demand Notice issued u/s13(2) Dated-01.03.2025 + unapplied interest & other charges of the leftover period till the loan is fully liquidation, any amount deposited after the issuance of the demand notice shall stand automatically adjusted in the loan account}** due to the Punjab National Bank Secured Creditor from (Borrower) Borrower: - Prahlad Tyagi & Amrata Tyagi

. The reserve price will be Rs.7,30,00,000/- and the earnest money deposit will be Rs.73,00,000/-

S.No.	Description of the immovable property to be sold with the name/s of the owner/s	Details of encumbrances, known to the Bank, if any
1.	House No. 5/1514/4, Sec 5, Vasundhara, Ghaziabad, Uttar Pradesh 201010 in the name of Mr. Prahlad Tyagi S/o Late Sh. Rajendra Singh having total covered area measuring 651.728 Sq. Mtrs bounder as under: East: Building No 5/1514/3 side 24.00 Mtr. West: Road 15 Mtr Wide Side 24.00 Mtr. North: Road 30 Mtr Wide Side 18.00 Mtr. South: Plot No 5/1515 Side 18.00 Mtr (Symbolic Possession) Auction Date:28.04.2026 Time-11:00AM To 4:00 PM	Known Encumbrances to the secured Creditor is mentioned below



ARMB NOIDA
SH.12, FIRST FLOOR, GAMMA SEC-1, GAMMA MARKET, GREATER NOIDA, E-MAIL:- cs8290@pnb.co.in

Sl. No.	First Party	Second Party	Date of Encumbrances created
1	Prahlad Tyagi	Smt. Ruchi Kumari W/O- Sujit Raut	30.12.2019
2	DO	Sh. Babu Ram S/O- Baru Singh	14.08.2019
3	DO	Roshan Lal Bansal S/O- Rameshwar Das Bansal	22.07.2019
4	DO	Mrs. Leela Bansal W/O- Roshan Lal Bansal	22.07.2019
5	DO	Sh. Umesh Chand S/O- Vijay Pal Singh	28.06.2019
6	DO	Sh. Ghamandi Singh S/O- Raghuvver Singh	09.05.2019
7	DO	Meenakshi Bharadwaj W/O- Sachin Bharadwaj	25.03.2019
8	DO	Neelam W/O Umesh Chand & Mithlesh W/O- Narendra Pal	02.03.2020
9	DO	Keshav Kumar S/O- Ram Nandan & Bhavna Singh W/O- Keshav Kumar	20.12.2021
10	Neelam W/O Umesh Chand & Mithlesh W/O- Narendra Pal	Kunal Khanna S/O- Bal Kishan Khanna	25.11.2022
11	Prahlad Tyagi	Madhu W/O- Abhishek Singh	22.06.2022
12	Keshav Kumar S/O- Ram Nandan & Bhavna Singh W/O- Keshav Kumar	Manju Tyagi W/O- Arvind Tyagi	13.09.2024
13	Deepti Tyagi w/o- Sanjay Kumar Tyagi	Farhana Khatoon D/O- Md. Kaleem	09.09.2021
14	Ramesh Bhatt S/O- Raghuvvar Deendayal	Kusum Devi w/o- Jai Singh	31.01.2023

For detailed terms and conditions of the sale, please refer to the link provided in website i.e. <http://ebkray.in> & www.pnbndia.in

Dated: - 16.03.2026

Place: Greater Noida

For Punjab National Bank

Authorised Officer
ARMB
(.....Gamma-1, Greater Noida)

RAVINDRA KUMAR

AUTHORISED OFFICER

PUNJAB NATIONAL BANK.



ARMB, NOIDA
SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1
E-mail: cs8290@pnb.co.in

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Date 16.03.2026

Prahlad Tyagi (Borrower) 277, Shakti Khand, Indrapuram, Ghaziabad UP 201014	Amrata Tyagi (Co-Borrower) 277, Shakti Khand, Indrapuram, Ghaziabad UP 201014	Adesh Tyagi (Guarantor) 373, Niti Khand-2, Indrapuram Ghaziabad UP 201014
Prahlad Tyagi (Borrower) Plot 5/1514/4, Sector-5, Vasundhara, Ghaziabad UP 201010	Amrata Tyagi (Co-Borrower) Plot 5/1514/4, Sector-5, Vasundhara, Ghaziabad UP 201010	Adesh Tyagi (Guarantor) House Number 6A, Divine Heritage, GK-2, Indrapuram Ghaziabad, UP 201014
Prahlad Tyagi (Borrower) A 902, HIG Garden Apartment, Sector 3, Vaishali, Ghaziabad UP, 201019	Amrata Tyagi (Co-Borrower) A 902, HIG Garden Apartment, Sector 3, Vaishali, Ghaziabad UP, 201019	
Prahlad Tyagi (Borrower) House Number- 175, Makanpur-1, Indrapuram Ghaziabad UP 201014	Amrata Tyagi (Co-Borrower) House Number- 175, Makanpur-1, Indrapuram Ghaziabad UP 201014	

Notice under Section 13(4) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) **read with rule 9(1)** of the Security Interest (Enforcement) Rules, 2002

Dear Sir,

SUB: SALE OF SECURED ASSETS

Please refer to the notice dated 01.03.2025 issued by the Authorized Officer u/s 13(2) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, and also symbolic possession notice dated 06.06.2025 issued by the Authorized Officer while taking the Symbolic possession of the under mentioned assets on 06.06.2025

House No. 5/1514/4, Sec 5, Vasundhara, Ghaziabad, Uttar Pradesh 201010 in the name of Mr. Prahlad Tyagi S/o Late Sh. Rajendra Singh having total covered area measuring 651.728 Sq. Mtrs boulder as under:

East: Building No 5/1514/3 side 24.00 Mtr.

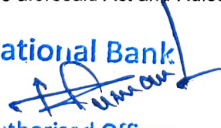
West: Road 15 Mtr Wide Side 24.00 Mtr.

North: Road 30 Mtr Wide Side 18.00 Mtr.

South: Plot No 5/1515 Side 18.00 Mtr

In this connection, you are hereby called upon to pay the outstanding dues amounting to Rs.1,27,05,514.40/- (Rs. One Crore Twenty Seven Lakh Five Thousand Five Hundred Fourteen and Fourty Paise Only) plus future interest and charges thereon, as mentioned in the above notices with upto date interest @applicable rate and cost incurred by the undersigned while taking possession of the said assets and thereafter for preservation of same within **30 (Thirty) days** from the date of receipt of this notice and get release of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amounts within the said period, the undersigned may be constrained to sell aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Act and Rules.

Thanking you,
For Punjab National Bank


Authorised Officer
(RAVINDRA KUMAR)
Chief Manager
ARMB
Gamma-1, Greater Noida
AUTHORISED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR

ARMB, NOIDA
SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1
E-mail: cs8290@pnb.co.in

Date: 16.03.2026

PROCLAMATION OF SALE

Whereas under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, a notice dated 01.03.2025 for the recovery of sum of Rs.1,27,05,514.40/- Plus Further Interest & Charges thereon (hereinafter referred to as 'the borrower') was issued to the borrower **Prahlad Tyagi & Amrata Tyagi** And whereas the secured assets mentioned in the schedule were taken in possession.

Whereas the sale of secured assets is to be made to recover the secured debt. And whereas on 28.04.2026 (The date fixed for sale) there will be due under the secured debt, a sum of Rs.1,27,05,514.40 (Rs. One Crore Twenty Seven Lakh Five Thousand Five Hundred Fourteen and Fourty Paise Only) plus further interest and charges thereon.

Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said property shall be sold by public e auction at 11.A.M. on the said 28.04.2026 at Greater Noida

The sale will be of the property of the borrower above named and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule against each lot.

The property will be put up for sale in the lots specified in the Schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down, amount due as aforesaid, interest and cost (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid.

At the sale, the public generally is invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.

If the Borrower pays the amount due to the Bank in full before the date of sale, auction is liable to be stopped.

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

The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.

The reserve price, below which the property shall not be sold, is 7,30,00,000/-. The amount by which the bidding is to be increased shall be determined by the 'Authorized Officer'/auctioneer conducting the sale is Rs 10.0 Lakh.

In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once be again put up to auction.

The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorized Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

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For reasons recorded, it shall be in the discretion of the 'Authorized Officer' to adjourn/discontinue the auction.

* The price of each lot shall be paid at the time of sale or soon after as may be directed by the 'Authorized Officer', and in default of payment, the property shall forthwith be again put up and resold

(* Applicable in case of movable assets)

**The person declared to be the purchaser shall pay immediately after such declaration, a deposit of twenty-five per cent of the amount of purchase money to the. Authorized Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.

In case the initial deposit is made as above said, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorized Officer' on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

(**Applicable in case of immovable assets)

[* and ** Only the applicable clause should be retained.]

SCHEDULE OF PROPERTY

No. of lots	Description of property to be sold with the name/s of the owner/s	Revenue assessed upon the property or any part thereof	Details of any encumbrances, known to the Bank, to which the property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value
1	2	3	4	5
1	House No. 5/1514/4, Sec 5, Vasundhara, Ghaziabad, Uttar Pradesh 201010 in the name of Mr. Prahlad Tyagi S/o Late Sh. Rajendra Singh having total covered area measuring 651.728 Sq. Mtrs boulder as under: East: Building No 5/1514/3 side 24.00 Mtr. West: Road 15 Mtr Wide Side 24.00 Mtr. North: Road 30 Mtr Wide Side 18.00 Mtr. South: Plot No 5/1515 Side 18.00 Mtr (Symbolic Possession)	Not Known	Known Encumbrances to the secured Creditor is mentioned below	NOT KNOWN

Encumbrances Disclosure: -

1. The mentioned property is mortgaged to Punjab National Bank by Prahlad Tyagi in 2013
2. Later on Prahlad Tyagi without any consent of bank constructed the mentioned property into multiple units and sold to multiple buyer at present 14 third party interest created over the property known to secured creditor as mentioned below.

Sl. No.	First Party	Second Party	Date of Encumbrances
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ARMB, NOIDA
SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1
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			created
1	Prahlad Tyagi	Smt. Ruchi Kumari W/O- Sujit Raut	30.12.2019
2	DO	Sh. Babu Ram S/O- Baru Singh	14.08.2019
3	DO	Roshan Lal Bansal S/O- Rameshwar Das Bansal	22.07.2019
4	DO	Mrs. Leela Bansal W/O- Roshan Lal Bansal	22.07.2019
5	DO	Sh. Umesh Chand S/O- Vijay Pal Singh	28.06.2019
6	DO	Sh. Ghamandi Singh S/O- Raghuveer Singh	09.05.2019
7	DO	Meenakshi Bharadwaj W/O- Sachin Bharadwaj	25.03.2019
8	DO	Neelam W/O Umesh Chand & Mithlesh W/O- Narendra Pal	02.03.2020
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12	Keshav Kumar S/O- Ram Nandan & Bhavna Singh W/O- Keshav Kumar	Manju Tyagi W/O- Arvind Tyagi	13.09.2024
13	Deepti Tyagi w/o- Sanjay Kumar Tyagi	Farhana Khatoon D/O- Md. Kaleem	09.09.2021
14	Ramesh Bhatt S/O- Raghuvar Deendayal	Kusum Devi w/o- Jai Singh	31.01.2023

Dated:- 16.03.2026

For Punjab National Bank

Authorised Officer

(RAVINDRA KUMAR) ARMB
Greater Noida

CHIEF MANAGER

AUTHORISED OFFICER

PUNJAB NATIONAL BANK

SECURED CREDITOR