Continued from Previous page....

IX. OFFER PRICE:

I. Presently, the Equity Share of the Target Company is listed on BSE & CSE. The Equity Shares are placed under Group 'XT' having a Scrip Code of 539669 & 028155 respectively.

II. The annualized trading turnover in the Equity Shares of the Target Company based on trading volume during the twelve calendar months prior to the month of PA (i.e. March-2025 to February-2026) is as given below:

Stock Exchange(s)	Time Period	Total no. of Equity Shares traded during the twelve calendar months prior to the month of PA	Total no. of listed Equity Shares	Annualized trading turnover (as % of total Equity Shares listed)
BSE *(An exchange where the shares of the target company are highly traded.)*	March-2025 to February-2026	8,67,34,685	15,00,24,000	57.81

(Source: www.bseindia.com)

Stock Exchange(s)	Time Period	Total No. of Equity Shares traded during the twelve calendar months prior to the month of PA	Total no. of listed Equity Shares	Annualized trading turnover (as % of total Equity Shares listed)
CSE	March-2025 to February-2026	NIL	15,00,24,000	NIL

(Source: www.cse-india.com)

III. Based on the above information, the Equity Shares of the Target Company are frequently traded on the BSE within the meaning of explanation provided in Regulation 2(1)(j) of the SEBI (SAST) Regulations, 2011.

IV. The Offer Price of ₹ 1/- (Rupee One Only) per Equity Share is justified in terms of Regulations 8(1) and 8(2) of the SEBI (SAST) Regulations, 2011, being the highest of the following:

Sr.	Particulars	Price (Rs. per Equity Share)*
1	The highest negotiated price per Equity Share of the Target Company for acquisition under any agreement attracting the obligation to make a PA of an Open Offer.	0.82
2	The volume-weighted average price paid or payable for acquisition by the Acquirers during 52 (Fifty-Two) weeks immediately preceding the date of PA.	0.74
3	The highest price paid or payable for any acquisition by the Acquirers during 26 weeks (Sixty-Two) immediately preceding the date of the PA.	0.83
4	The volume-weighted average market price of such Equity Shares for a period of 60 (Sixty) of sixty trading days immediately preceding the date of PA as traded on BSE, provided such shares are frequently traded.	0.84
5	The per Equity Share value is computed under Regulation 8(5) of the Takeover Regulations, if applicable.	Not Applicable
6	Where the shares are not frequently traded, price is determined by the Acquirers and the Manager to the Offer taking into account valuation parameters including book value, comparable trading multiples and earnings per share.	Not Applicable

**Based on the certificate dated 10/03/2026 issued by Mr. Janak Jagjivan Shah, an IBBI Registered Valuer (No. No.: IBBI/RV/06/2019/11559), and considering that the Company has issued warrants at face value which will be converted into Equity Shares, the highest price shall be taken accordingly.*

V. Calculation of the volume-weighted average market price of Equity Shares for a period of sixty trading days immediately preceding the date of PA as traded on the BSE as per Regulation 8(3)(e) of the SEBI (SAST) Regulations, 2011 is as follow

Sr.	Date	Total Turnover (INR)	Total Traded Equity Shares	VWAP (INR)
1	From 11/12/2025 To 09/03/2026	27,123,633	32,407,404	0.84

Source: www.bseindia.com

Further, no trading of shares of the Target Company on CSE for the period of sixty trading days immediately preceding the date of PA.

VI. Pursuant to Regulation 8(2) of the SEBI (SAST) Regulations, 2011, the Offer Price per Equity Share is determined as the highest of items 1 through 6 above, amounting to ₹ 0.84/-. However, on the same date, the Board of Directors of the Target Company proposed to issue 50 crore convertible warrants at face value face value to the Acquirers and others, leading to a revised maximum price of Re. 1/-.

VII. There have been no corporate actions in the Target Company warranting adjustment of relevant price parameters under Regulation 8(9) of the SEBI (SAST) Regulations, 2011. The Offer Price may be adjusted by the Acquirers, in consultation with the Manager to the Offer, in the event of any corporate actions like bonus issue, rights issue, stock consolidations, stock splits, payment of dividend, demergers, reduction of capital, etc. where the record date for effecting such corporate actions falls prior to the 3 (Three) Working Day prior to the commencement of Tendering Period, in accordance with Regulation 8(9) of the SEBI (SAST) Regulations, 2011.

VIII. If the Acquirers acquires or agrees to acquire any Equity Shares or voting rights in the Target Company during the Offer Period, whether by subscription or purchase, at a price higher than the Offer Price, the Offer Price shall stand revised to the highest price paid or payable for any such acquisition in terms of Regulation 8(8) of SEBI (SAST) Regulations, 2011.

Provided that no such acquisition shall be made after the 1 (One) Working Day prior to the commencement of the Tendering Period and until the expiry of the tendering period. Further, in accordance with Regulations 18(4) and 18(5) of the SEBI (SAST) Regulations, 2011, in case of an upward revision to the Offer Price or to the Offer Size, if any, on account of competing offers or otherwise, the Acquirers shall (i) make corresponding increases to the escrow amount (ii) make PA in the same newspapers in which this DPS has been published; and (iii) simultaneously notify to BSE & CSE, SEBI and the Target Company at its registered office. Such revision would be done in compliance with other formalities prescribed under the SEBI (SAST) Regulations, 2011.

IX. If the Acquirers acquires Equity Shares of the Target Company during the period of 26 (Twenty-Six) weeks after the Tendering Period at a price higher than the Offer Price, then the Acquirers shall pay the difference between the highest acquisition Price and the Offer Price, to all Public Shareholders whose Equity Shares have been accepted in the Offer within 60 (Sixty) days from the date of such acquisition. However, no such difference shall be paid in the event that such acquisition is made under another Open Offer under the SEBI (SAST) Regulations, 2011, or pursuant to SEBI (Delisting of Equity Shares) Regulations 2021, or open market purchases made in the ordinary course on the stock exchanges, not being negotiated acquisition of Equity Shares of the Target Company in any form.

X. As on date, there is no revision in Open Offer Price or Offer Size. In case of any revision in the Open Offer Price or Offer Size, the Acquirers shall comply with Regulation 18 of SEBI (SAST) Regulations, 2011, which are required to be fulfilled for the said revision in the Offer Price or Offer Size.

X. FINANCIAL ARRANGEMENTS:

I. The Total consideration for the Open Offer, assuming full acceptance under the Offer, i.e. for the acquisition of 3,90,06,240/- (Three Crore Ninety Lakh Six Thousand Two Hundred Forty) Equity Shares, at the Offer Price of ₹ 1/- (Rupee One Only), per Equity Share is ₹ 3,90,06,240/- (Rupees Three Crore Ninety Lakh Six Thousand Two Hundred Forty Only). ("Maximum Consideration").

II. The Acquirers have adequate financial resources and have made firm financial arrangements for financing the acquisition of the Equity Shares under the Open Offer, in terms of Regulation 25(1) of the SEBI (SAST) Regulations, 2011. The acquisition will be financed through the internal resources of the Acquirers and no borrowings from any bank and/or financial institution are envisaged.

III. In accordance with Regulation 17(1) of the SEBI (SAST) Regulations, 2011, the Acquirer-1 have opened an escrow cash account bearing account no: 2051252933 ("Escrow Cash Account") with Kotak Bank a banking company duly incorporated under the Companies Act, 1956 and registered as a banking company within the meaning of the Banking Regulation Act, 1949 and having its Registered Office at 27 BKC, C 27, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400051 and acting for the purpose of this agreement through its branch situated at Swaminarayan Business Park, Shop No G1, G2, G3 & G4, Narol Cross Road, Narol, Ahmedabad, Gujarat- 382405 and made a cash deposit of ₹ 3,90,06,240/- (Rupees Three Crore Ninety Lakh Six Thousand Two Hundred Forty Only) in the Escrow Cash Account. The amount deposited in the escrow account is in compliance with the requirement of deposit of escrow amount as per Regulation 17 of SEBI (SAST) Regulations, 2011, i.e. 100% of the Offer consideration payable to the Public Shareholders under this Offer. The cash deposit has been confirmed by the Escrow Agent vide its escrow account statement dated 10/03/2026.

IV. The Manager to the Open Offer is duly authorized and empowered to realize the value of the Escrow Cash Account in terms of SEBI (SAST) Regulations, 2011.

V. The Net Worth of the Acquirer-1 is ₹ 45.9925 Crore as on 30/11/2025 as certified by CA Urjit H Ravat (Membership No.: 135555), Partner, M/s. NPKU & Associates, Chartered Accountants (FRN: 127079W) vide certificate dated 24/12/2024 having office at 608, Ship Zaveri, Nr. Shyamal Cross Roads, Ahmedabad – 380015, Contact Nos. are +91 9426767141 and Email ID is info@canpku.com.

VI. The Net Worth of the Acquirer-2, amounts to ₹ 0.040 Crore as on 31/01/2026 as certified by CA Urjit H Ravat (Membership No.: 135555), Partner, M/s. NPKU & Associates, Chartered Accountants (FRN: 127079W) vide certificate dated 13/02/2026 having office at 608, Ship Zaveri, Nr. Shyamal Cross Roads, Ahmedabad – 380015, Contact Nos. are +91 9426767141 and Email ID is info@canpku.com.

VII. The Net Worth of the Acquirer-3 is ₹ 14.5627 Crore as on 30/11/2025 as certified by CA Urjit H Ravat (Membership No.: 135555), Partner, M/s. NPKU & Associates, Chartered Accountants (FRN: 127079W) vide certificate dated 24/12/2024 having office at 608, Ship Zaveri, Nr. Shyamal Cross Roads, Ahmedabad – 380015, Contact Nos. are +91 9426767141 and Email ID is info@canpku.com.

VIII. The Net Worth of the Acquirer-4 is ₹ 0.52 Crore as on 31/01/2026 as certified by CA Urjit H Ravat (Membership No.: 135555), Partner, M/s. NPKU & Associates, Chartered Accountants (FRN: 127079W) vide certificate dated 13/02/2026 having office at 608, Ship Zaveri, Nr. Shyamal Cross Roads, Ahmedabad – 380015, Contact Nos. are +91 9426767141 and Email ID is info@canpku.com.

IX. The Net Worth of the Acquirer-5 is ₹ 0.63 crore as on 18/02/2026 as certified by CA Jainam P Shah (Membership No.: 168851), Partner, M/s. Parikh & Associates, Chartered Accountants (FRN: 146545W) vide certificate dated 20/02/2026 having office at 308, Akshar Stadia, Opp. Symphony House, Sterling Cancer Hospital Road, Bodakdev, Ahmedabad – 380054, Contact Nos. are +91 9313679647 and Email ID is info@parikhandassociates.in.

X. The Net Worth of the Acquirer-6 is ₹ 0.48 crore as on 31/01/2026 as certified by CA Urjit H Ravat (Membership No.: 135555), Partner, M/s. NPKU & Associates, Chartered Accountants (FRN: 127079W) vide certificate dated 13/02/2026 having office at 608, Ship Zaveri, Nr. Shyamal Cross Roads, Ahmedabad – 380015, Contact Nos. are +91 9426767141 and Email ID is info@canpku.com.

XI. The Net Worth of the Acquirer-7 is ₹ 0.020 crore as on 31/01/2026 as certified by CA Urjit H Ravat (Membership No.: 135555), Partner, M/s. NPKU & Associates, Chartered Accountants (FRN: 127079W) vide certificate dated 13/02/2026 having office at 608, Ship Zaveri, Nr. Shyamal Cross Roads, Ahmedabad – 380015, Contact Nos. are +91 9426767141 and Email ID is info@canpku.com.

XII. The Net Worth of the Acquirer-8 is ₹ 0.038 crore as on 31/01/2026 as certified by CA Urjit H Ravat (Membership No.: 135555), Partner, M/s. NPKU & Associates, Chartered Accountants (FRN: 127079W) vide certificate dated 13/02/2026 having office at 608, Ship Zaveri, Nr. Shyamal Cross Roads, Ahmedabad – 380015, Contact Nos. are +91 9426767141 and Email ID is info@canpku.com.

XIII. The Net Worth of the Acquirer-9 is ₹ 0.01 crore as on 31/01/2026 as certified by CA Urjit H Ravat (Membership No.: 135555), Partner, M/s. NPKU & Associates, Chartered Accountants (FRN: 127079W) vide certificate dated 13/02/2026 having office at 608, Ship Zaveri, Nr. Shyamal Cross Roads, Ahmedabad – 380015, Contact Nos. are +91 9426767141 and Email ID is info@canpku.com.

The above net-worth certificates certify that all Acquirers together possess adequate financial resources to fulfil the obligations under the Open Offer.

XIV. Based on the above and in the light of the Offer Escrow Arrangement, the Manager to the Offer is satisfied that firm arrangements have been put in place by the Acquirers to fulfil their obligations through verifiable means in relation to the Offer in accordance with the SEBI (SAST) Regulations, 2011.

XI. STATUTORY AND OTHER APPROVALS:

I. As of the date of this DPS, to the best of the knowledge of the Acquirers, no statutory or other approvals are required to complete the underlying transactions and the Open Offer, except (i) the approval of the Reserve Bank of India under the RBI Master Direction Reserve Bank of India (Non-Banking Financial Company Scale Based Regulation) Directions, 2023, as amended, for consummation of the underlying transactions and the Open Offer, and (ii) the approval of Stock Exchanges in accordance with Regulation 28 of the SEBI (LODR) Regulations, 2015 in respect of the proposed preferential issue of warrants. The Target Company is in the process of making the application for approvals.

II. In terms of Regulation 23 of the SEBI (SAST) Regulations, 2011, in the event that, for reasons outside the reasonable control of the Acquirers, the approvals specified in this DPS as set out in this Part or those which become applicable prior to completion of the Open Offer are not received or refused or any of the conditions precedent under the SPA are not met, then the Acquirers shall have the right to withdraw the Open Offer. In the event of such a withdrawal of the Open Offer, the Acquirers, through the Manager to the Open Offer, shall, within 2 (two) Working Days of such withdrawal, make an announcement of such withdrawal stating the grounds for the withdrawal in accordance with Regulation 23(2) of the SEBI (SAST) Regulations, 2011.

III. If the holders of the Equity Shares who are not persons resident in India (including NRIs, OCBs and FIIs) had required any approvals (including from the RBI, the FIPB or any other regulatory body) in respect of the Equity Shares held by them, they will be required to submit such previous approvals, that they would have obtained for holding the Equity Shares, to tender the Equity Shares held by them in the Offer, along with the other documents required to be tendered to accept the Offer. In the event such approvals are not submitted, the Acquirers have reserved the right to reject such Equity Shares tendered in the Offer.

IV. The Acquirers shall complete all procedures relating to the payment of consideration under this Offer within 10 (Ten) Working Days from the date of expiry of the Tendering Period to those eligible shareholders whose share certificates and/or other documents are found valid and in order and are accepted for acquisition by the Acquirers.

V. In case of delay in receipt of any statutory approval(s) becoming applicable prior to completion of the Offer, SEBI has the power to grant an extension of time to the Acquirers for payment of consideration to the Public Shareholders of the Target Company who have accepted the Offer within such period, subject to the Acquirers agreeing to pay interest for the delayed period if directed by SEBI in terms of Regulation 18(11) of the SEBI (SAST) Regulations, 2011. Further, if delay occurs on account of willful default by the Acquirers in obtaining the requisite approvals, Regulation 17(9) of the SEBI (SAST) Regulations, 2011 will also become applicable and the amount lying in the escrow account shall become liable to forfeiture.

XII. TENTATIVE SCHEDULE OF ACTIVITY:

This Open Offer is being made under Regulations 3(1) and 4 of the SEBI (SAST) Regulations, 2011 and the Acquirers will comply with provisions of SEBI (SAST) Regulations, 2011 as applicable.

Activity	Date	Day
Issue of Public Announcement	10/03/2026	Tuesday
Publication of Detailed Public Statement in newspapers	17/03/2026	Tuesday
Last Date for Filing of draft letter of Offer with SEBI	24/03/2026	Tuesday
Last date for Public Announcement of a Competing Offer	10/04/2026	Friday
Last date for receipt of comments from SEBI on the draft letter of Offer (in the event SEBI has not sought clarification or additional information from the Manager to the Offer)	20/04/2026	Monday
Identified Date*	22/04/2026	Wednesday
Last date for dispatch of the letter of Offer to the public shareholders	29/04/2026	Wednesday
Last date of publication by which a committee of independent directors of the Target Company is required to give its recommendation to the public shareholders of the Target Company for this Offer	05/05/2026	Tuesday
Last date for upward revision of the Offer Price and/or the Offer Size	06/05/2026	Wednesday
Advertisement of schedule of activities for Open Offer, status of statutory and other approvals in newspapers and sending to SEBI, Stock Exchanges and Target Company at its registered office	06/05/2026	Wednesday
Date of Commencement of tendering period	07/05/2026	Thursday
Date of Closure of tendering period	20/05/2026	Wednesday
Last date of communicating of rejection/acceptance and payment of consideration for accepted tenders/return of unaccepted shares	04/06/2026	Thursday
Issue of Post Offer Advertisement	11/06/2026	Thursday
Last date for filing of Final Report with SEBI	11/06/2026	Thursday

**Identified Date is only for the purpose of determining the equity shareholders of the Target Company as on such date to whom the Letter of Offer would be sent by email. It is clarified that all the shareholders holding Equity Shares of the Target Company (registered or unregistered) (except the Acquirers, Sellers and Promoters and Promoter group of the Target Company) are eligible to participate in this Offer any time before the closure of this Offer.*

XIII. PROCEDURE FOR TENDERING THE EQUITY SHARES IN CASE OF NON-RECEIPT OF LETTER OF OFFER:

I. All the Public Shareholders of the Target Company, whether holding the Equity Shares in physical form or dematerialized form, are eligible to participate in this Offer at any time during the Tendering Period for this Offer.

II. Eligible shareholders who have acquired Equity Shares, but whose names do not appear in the register of members of the Target Company on the Identified Date, or unregistered owners or those who have acquired Equity Shares after the Identified Date, or those who have not received the Letter of Offer, may also participate in this Offer.

III. The Open Offer will be implemented by the Acquirers through a stock exchange mechanism made available by stock exchanges in the form of a separate window ("Acquisition Window"), as provided under the SEBI (SAST) Regulations, 2011, and SEBI circular CIR/CFD/POLICYCELLJ1/2015 dated April 13, 2015, and CFD/DCR2/CIR/P/2016/131 dated December 9, 2016, as per further amendment vide SEBI circular numbered SEBI/HO/CFD/DCR-III/ CIR/P/2021/615 dated August 13, 2021.

IV. BSE shall be the designated stock exchange for the purpose of tendering Equity Shares in the Open Offer.

V. The Acquirers have appointed M/s. Ratnakar Securities Private Limited ("Buying Broker") as their broker for the Open Offer through whom the purchases and settlement of the Offer Shares tendered under the Open Offer shall be made. The contact details of the Buying Broker are as mentioned below:

Name: Ratnakar Securities Private Limited
Address: 304, Sankalp Square II, Nr. Jalaram Mandir Corssing, Paldi, Ahmedabad - 380006
SEBI Registration No.: INZ000191735
Tel No.: +91 9898004988
Email: info@ratnakarsecurities.com
Website: www.ratnakarsecurities.com
Contact Person: Mr. Vaibhav

VI. All Public Shareholders who desire to tender their Equity Shares under the Open Offer would have to intimate their respective Stockbrokers ("Selling Broker") within the normal trading hours of the secondary market, during the Tendering Period.

VII. A Separate Acquisition Window will be provided by the BSE to facilitate the placing of sell orders. The Selling Broker can enter orders for dematerialized as well as physical Equity Shares.

VIII. The selling broker(s) would be required to place an order/bid on behalf of the Public Shareholders who wish to tender their Equity Shares in the Open Offer using the Acquisition window of the BSE. Before placing the bid, the concerned Public Shareholder/selling broker would be required to transfer the tendered Equity Shares to the special account of Clearing Corporation of India Limited ("Clearing Corporation"), by using the settlement number and the procedure prescribed by the Clearing Corporation.

IX. The Market lot of the Target Company is 1 (One).

X. The process of tendering Equity Shares by the Equity Shareholders holding in demat and physical Equity Shares will be separately enumerated in the Letter of Offer.

XI. In accordance with the Frequently Asked Questions issued by SEBI, "FAQs - Tendering of physical shares in buyback Offer /Open Offer/ exit Offer/delisting" dated February 20, 2020, SEBI Circular no. SEBI /HO/CFD/CMD1/CIR/P/2020/144 dated July 31st, 2020 and BSE notice no 20200528-32 dated 28th May 2020, shareholders holding securities in physical form are allowed to tender shares in Open Offer. However, such tendering shall be as per the provisions of the SEBI (SAST) Regulations, 2011.

XIV. THE DETAILED PROCEDURE FOR TENDERING THE EQUITY SHARES IN THE OFFER WILL BE AVAILABLE IN THE LETTER OF OFFER. KINDLY READ IT CAREFULLY BEFORE TENDERING EQUITY SHARES IN THE OFFER EQUITY SHARES ONCE TENDERED IN THE OFFER CANNOT BE WITHDRAWN BY THE SHAREHOLDERS.

XV. OTHER INFORMATION:

I. The Acquirers accepts full responsibility for the information contained in this DPS and PA and also for the obligations of the Acquirers as laid down in the SEBI (SAST) Regulations, 2011 and subsequent amendments made thereof.

II. Unless otherwise stated, the information set out in this Detailed Public Statement reflects the position as of the date hereto.

III. Pursuant to Regulation 12 of SEBI (SAST) Regulations, 2011, Acquirers have appointed Kunvarji Finstock Private Limited (SEBI Regi. No: MB/INM000012564), as the Manager to the Offer ('Manager').

IV. The Acquirers have appointed M/s. Bigshare Services Pvt. Ltd. as the Registrar to the Offer has an office at Office No S6-2, Pinnacle Business Park, 6th, Mahakali Caves Rd, next to Ahura Centre, Shanti Nagar, Andheri East, Mumbai, Maharashtra 400093. Tel. No.: +91 022 62638200; Email id: info@bigshareonline.com, Contact Person: Mr. Babu Raphal.

V. This Detailed Public Statement will also be available on SEBI's website (www.sebi.gov.in) and BSE's website (www.bseindia.com) & CSE's website (www.cse-india.com).

VI. In this DPS, all reference to "Re.", "Rs." or "₹" are references to the Indian Rupee(s).

THIS DETAILED PUBLIC STATEMENT IS ISSUED BY THE MANAGER TO THE OFFER ON BEHALF OF THE ACQUIRERS

KUNVARJI

Name	:	Kunvarji Finstock Private Limited
Registered Office Address	:	Block B, First Floor, Siddhi Vinayak Towers, Off S. G. Highway Road, Mouje Makarba, Ahmedabad, Gujarat – 380051.
Corporate Office Address	:	905-907, Sakar-V, B/h. Natraj Cinema, Ashram Road, Ahmedabad, Gujarat – 380009.
Contact No.	:	+91 79 6666 9000
Website	:	www.kunvarji.com/merchant-banking/
SEBI Reg. No.	:	INM000012564
Contact Person	:	Mr. Devesh Khandelwal
Email Id Investor	:	mb@kunvarji.com
Grievance ID	:	mb.investorgrievances@kunvarji.com

Date: 17/03/2026
Place: Ahmedabad

For and on behalf of the Acquirers
Nishad Jitendra Shah (Acquirer-1)

पंजाब नैशनल बैंक धड़कने का प्रतीक
punjab national bank ...the name you can BANK upon!
(A GOVERNMENT OF INDIA UNDERTAKING)

संपत्ति वसूली प्रबंधन शाखा, नोएडा, एसएच-12,पहली मंजिल,
गामा शॉपिंग सेंटर, सेक्टर-गामा-I, ग्रेटर नोएडा जिला गौतमबुद्ध नगर, उ.प्र.- 201308,
ई-मेल: cs8290@pnb.bank.in

अचल सम्पत्तियों की बिक्री हेतु बिक्री सूचना

प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8(6) के प्रावधानों के साथ पठित वित्तीय आस्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के तहत अचल आस्तियों की बिक्री हेतु ई-नीलामी विक्रय सूचना। एतद्वारा जनसामान्य को तथा विशेष रूप से कर्जदार(रों) एवं जमानती(यों) को सूचना दी जाती है कि प्रतिभूति क्रेडिटर के पास बंधक/प्रभारित नीचे वर्णित अचल सम्पत्ति, जिसका रचनात्मक/भौतिक/सांकेतिक कब्जा बैंक/प्रतिभूत क्रेडिटर के अधिकृत प्राधिकारी द्वारा कर लिया गया था, की बिक्री सम्बद्ध कर्जदार(रों) एवं जमानती(यों) से बैंक/प्रतिभूत क्रेडिटर के बकायों की वसूली हेतु नीचे तालिका में वर्णित तिथियों पर **"जहाँ है वहाँ है", "जो है वही है" तथा "जो कुछ भी है वहीं है"** आधार पर की जायेगी। आरक्षित मूल्य तथा जमा धरोहर राशि नीचे तालिका में सम्बन्धित सम्पत्तियों के सम्मुख उल्लिखित के अनुसार होगी।

प्रतिभूत आस्तियों की अनुसूची

क्र. सं.	शाखा का नाम / खाते का नाम / कर्जदार/जमानती के खाते का नाम एवं पता	A) सरफैसी अधिनियम, 2002 की धारा 13(2) के तहत माँग सूचना की तिथि / B) तिथि तक बकाया राशि / C) सरफैसी अधिनियम, 2002 की धारा 13(4) के तहत कब्जा करने की तिथि / D) कब्जे की प्रकृति सांकेतिक/भौतिक/रचनात्मक	अचल सम्पत्तियों का विवरण बंधककर्ता/स्वामी का नाम [सम्पत्ति(यों) के बंधककर्ता]	A) आरक्षित मूल्य / B) ईएमडी / C) संविदा वृद्धि राशि	ई-नीलामी की तिथि/समय	प्रतिभूति क्रेडिटर के संज्ञान में ऋणभारों का विवरण अधिकृत प्राधिकारी का नाम एवं सम्पर्क नं.
1.	शा.का.: नोएडा सेक्टर-63 (डी. नं. 671700) कर्जदार: - प्रह्लाद त्यागी और अम्रता त्यागी पता: -1, 277, शक्ति खंड, इंद्रापुरम, गाजियाबाद उ.प्र. 201014 पता:-2. प्लॉट 5/1514/4, सेक्टर-5, वसुंधरा, गाजियाबाद उ.प्र. 201010 पता:-3. ए902, एचआईजी गार्डन अपार्टमेंट, सेक्टर 3, वैशाली, गाजियाबाद उ.प्र., 201019 पता:-4. मकान नंबर-175, मकनपुर-1, इंद्रापुरम गाजियाबाद उ.प्र. 201014श्री आदेश त्यागी गारंटर:- पता:-1.373, नीति खंड-2, इंद्रापुरम गाजियाबाद उ.प्र. 201014 पता:-2. मकान नंबर 69, डिवाइन हेरिटेज, जीके-2, इंद्रापुरम गाजियाबाद, उ.प्र. 201014	A) 01.03.2025 B) रु. 1,27,05,514.40/-+ उस पर भावी ब्याज एवं प्रभार (C) 06.06.2025 (D) (सांकेतिक)	मकान नंबर 5/1514/4, सेक्टर 5, वसुंधरा, गाजियाबाद, उत्तर प्रदेश 201010 श्री प्रहलाद त्यागी पुत्र स्वर्गीय श्री राजेंद्र सिंह के नाम पर, कुल कवर क्षेत्र 651.728 वर्ग मीटर, सीमा निम्नानुसार है: पूर्व: भवन संख्या 5/1514/3 तरफ 24.00 मीटर। पश्चिम: सड़क 15 मीटर चौड़ी, पार्श्व 24.00 मीटर। उत्तर: सड़क 30 मीटर चौड़ी, पार्श्व 18.00 मीटर। दक्षिण: प्लॉट नंबर 5/1515 पार्श्व 18.00 मीटर	A) 7,30,00,000/- B) 73,00,000/- C) 10,00,000/-	28.04.2026 को 11:00 बजे पूर्वा. से 04:00 बजे अप.	प्रतिभूत लेनदार के संज्ञान में ज्ञात ऋण भार नीचे उल्लिखित है

'ऋणभार प्रकटीकरण:-
1. उल्लिखित संपत्ति 2013 में प्रह्लाद त्यागी द्वारा पंजाब नेशनल बैंक के पास गिरवी रखी गई है
2. बाद में प्रह्लाद त्यागी ने बैंक की सहमति के बिना उल्लिखित संपत्ति को कई इकाइयों में सृजित किया और वर्तमान में 14 थर्ड पार्टी के ब्याज के तहत कई खरीदारों को बेच दिया, जैसा कि नीचे उल्लिखित प्रतिभूति ऋणदाता को ज्ञात संपत्ति पर सृजित किया गया है।

क्र.सं.	प्रथम पक्ष	द्वितीय पक्ष	सृजित ऋणभारों की तिथि
1	प्रहलाद त्यागी	श्रीमती रुचि कुमारी पत्नी सुजीत राऊत	30.12.2019
2	उपरोक्त	श्री बाबू राम पुत्र बारू सिंह	14.08.2019
3	उपरोक्त	रोशन लाल बंसल पुत्र रामेश्वर दास बंसल	22.07.2019
4	उपरोक्त	श्रीमती लीला बंसल पत्नी रोशन लाल बंसल	22.07.2019
5	उपरोक्त	श्री उमेश चंद पुत्र विजय पाल सिंह	28.06.2019
6	उपरोक्त	श्री घमंडी सिंह पुत्र रघुवीर सिंह	09.05.2019
7	उपरोक्त	मीनाक्षी भारद्वाज पत्नी सचिन भारद्वाज	25.03.2019
8	उपरोक्त	नीलम पत्नी उमेश चंद और मिथलेश पत्नी नरेंद्र पाल	02.03.2020
9	उपरोक्त	केशव कुमार पुत्र राम नंदन और भावना सिंह पत्नी केशव कुमार	20.12.2021
10	नीलम पत्नी उमेश चन्द एवं मिथलेश पत्नी नरेन्द्र पाल	कुणाल खन्ना पुत्र बाल किशन खन्ना	25.11.2022
11	प्रहलाद त्यागी	मधु पत्नी अभिषेक सिंह	22.06.2022
12	केशव कुमार पुत्र राम नन्दन एवं भावना सिंह पत्नी केशव कुमार	मंजू त्यागी पत्नी अरविंद त्यागी	13.09.2024
13	दीप्ति त्यागी पत्नी संजय कुमार त्यागी	फरहाना खातून पुत्री मोहम्मद कलीम	09.09.2021
14	रमेश भट्ट पुत्र रघुवर दीनदयाल	कुसुम देवी पत्नी जय सिंह	31.01.2023

ई-नीलामी बिक्री के संक्षिप्त नियम एवं शर्तें : बिक्री प्रतिभूति हित (प्रवर्तन) नियम 2002 में निर्धारित नियम एवं शर्तों तथा आगे निम्नलिखित शर्तों के अधीन होगी : 1. सम्पत्तियों की बिक्री **"जहाँ है जैसे है", "जो है वही है" तथा "जो कुछ भी है वहीं है"** आधार पर की जा रही है। 2. यहाँ ऊपर अनुसूची में निर्दिष्ट प्रतिभूत आस्तियों के विवरण अधिकृत प्राधिकारी की सर्वोत्तम सूचना के आधार पर बताये गये हैं, किन्तु अधिकृत प्राधिकारी इस उद्घोषणा में किसी त्रुटि, गलतबयानी अथवा विलोपन के लिए उत्तरदायी नहीं होगा। 3. बिक्री वेबसाइट https://baanknet.com पर प्रावधानित ई-नीलामी प्लेटफार्म के माध्यम से नीलामी की उपर्युक्त तिथि एवं समय तक होगी। 4. बिक्री के विस्तृत नियम एवं शर्तों के लिए कृपया https://baanknet.com तथा www.pnbindia.in देखें। 5. सभी वैधानिक बकाया/परिचर प्रभार/पंजीकरण शुल्क, स्टांप शुल्क, कर आदि सहित अन्य बकाया क्रेता को वहन करना होगा और प्राधिकृत कार्यालय या बैंक किसी भी शुल्क, भार में ग्रहणाधिकार या सरकार या किसी अन्य को संपत्ति (ई-नीलामीकृत) के संबंध में किसी अन्य बकाया के लिए जिम्मेदार नहीं होगा, जो बैंक को ज्ञात नहीं है, इच्छुक बोलीदाता को सलाह दी जाती है कि वह वैधानिक देनदारियों, संपत्ति कर के बकाया, बिजली के बकाया आदि सहित संपत्ति पर भार के बारे में स्वतंत्र जांच करें।

(सरफेसी अधिनियम, 2002 के नियम 8(6) और नियम 9(1) के तहत वैधानिक बिक्री सूचना)

दिनांक: 16.03.2026

श्री रविंद्र कुमार, मोबाइल:- 8171640088, अधिकृत अधिकारी, पंजाब नेशनल बैंक, सुरक्षित लेनदार