

FORM NO. 14
[See Regulation 33(2)]

**OFFICE OF THE RECOVERY OFFICER-I/II
DEBTS RECOVERY TRIBUNAL DELHI (DRT 1)**
4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

11-12-2025

UNION BANK OF INDIA (CORPORATION BANK)
Versus
SUDHIR KUMAR AND ORS.

To

(C01) SUDHIR KUMAR S/O SATENDER KUMAR. R/O 63-A, BLOCK E-3, SHATABDI VIHAR, SECTOR 52, NOIDA, UP-201301

(C02) AVNISH RATHORE S/O SATENDER KUMAR, R/O 63-A, BLOCK E-3, SHATABDI VIHAR, SECTOR 52, NOIDA, UP-201301

(C03) M/S JBK DEVELOPERS PVT. LTD. (BUILDER & DEVELOPER), THROUGH ITS AUTHORIZED SIGNATORY, OFF: 99, PATPARGANJ, DELHI-110091

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL DELHI (DRT 1) in an amount of Rs 34.13,998.00 along with pendente lite and future interest @ 10% w.e.f. 02/05/2018 till realization and costs of Rs 37,000.00 has become due against you (Jointly and severally Fully/Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on **30/03/2026 at 10:30 a.m.** for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:

(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.

(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: **11/12/2025**

Ravinder Kumar Tomar
Recovery Officer-I
DEBTS RECOVERY TRIBUNAL DELHI (DRT 1)

 Union Bank of India एयुनियन बँक ऑफ इंडिया	FARIDABAD SECTOR 17 (10151) Branch, Address at FARIDABAD SECTOR 17 (10151)(10151), FARIDABAD SECTOR 17, MAIN MARKET, FARIDABAD, FARIDABAD, HARYANA, 121002, Contact no: 9760178005 mail ID: UBIN0810151@unionbankofindia.bank.in				
APPENDIX IV POSSESSION NOTICE [Rule - 8 (1)] (For immovable property)					
Whereas The undersigned being the authorised officer of Union Bank of India, FARIDABAD SECTOR 17 (10151) under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(1c) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 24/12/2025 calling upon the Borrower Shri/Ms. SHAARDATECH MACHINE INDUSTRIES PRIVATE, GUARANTOR 1 BIKESH KUMAR SINGH 2 -PUSHPA DEVI to repay the amount mentioned in the notice being Rs. 7864249.20 (Rupees Seventy Eight lakhs sixty four thousand two hundred forty nine and paise twenty only) within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower 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(4) of the said Act read with rule 8 of the said rules on this 12th March 2026. The borrower 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 UNION BANK OF INDIA for an amount Rs.8416938.82 (Rupees Eighty four lakhs sixteen thousand nine hundred thirty eight and paise eighty two only) as on 12th March 2026 and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.					
Description of Immoveable Property					
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> LAND AND BUILDING WITH FACTORY SET FORMING PART OF KHASRA NO 42/16/17,23/1,24/1,25/1 AND 43/21/2 SITUATED AT MAUZA SIKRI TEHSIL-BALLABGARH DIST-FARIDABAD HARYANA LOCATED NERBY GOPALJI DAIRY AND IS BOUNDED AS UNDER OWNER OF PROPERTY:-MR BIKESH KUMARA SINGH EXTENT OF SITE 767 SQ YARDS WEST-AGRICULTURAL LAND SOUTH-OTHERS OPEN PLOT </td> <td style="width: 50%; vertical-align: top;"> EAST-ROAD 30' WIDE NORTH-OTHERS OPEN PLOT </td> </tr> <tr> <td style="vertical-align: top;"> LAND AND BUILDING WITH FACTORY SET FORMING PART OF KHASRA NO 42/16/17,23/1,24/1,25/1 AND 43/21/2 SITUATED AT MAUZA SIKRI TEHSIL-BALLABGARH DIST-FARIDABAD HARYANA LOCATED NERBY GOPALJI DAIRY AND IS BOUNDED AS UNDER OWNER OF PROPERTY:-MS PUSHPA DEVI EXTENT OF SITE 487.50 SQ YARDS WEST-ROAD 30' WIDE SOUTH-OTHERS OPEN PLOT </td> <td style="vertical-align: top;"> EAST-ROAD 30' WIDE NORTH-OTHERS OPEN PLOT </td> </tr> </table>		LAND AND BUILDING WITH FACTORY SET FORMING PART OF KHASRA NO 42/16/17,23/1,24/1,25/1 AND 43/21/2 SITUATED AT MAUZA SIKRI TEHSIL-BALLABGARH DIST-FARIDABAD HARYANA LOCATED NERBY GOPALJI DAIRY AND IS BOUNDED AS UNDER OWNER OF PROPERTY:-MR BIKESH KUMARA SINGH EXTENT OF SITE 767 SQ YARDS WEST-AGRICULTURAL LAND SOUTH-OTHERS OPEN PLOT	EAST-ROAD 30' WIDE NORTH-OTHERS OPEN PLOT	LAND AND BUILDING WITH FACTORY SET FORMING PART OF KHASRA NO 42/16/17,23/1,24/1,25/1 AND 43/21/2 SITUATED AT MAUZA SIKRI TEHSIL-BALLABGARH DIST-FARIDABAD HARYANA LOCATED NERBY GOPALJI DAIRY AND IS BOUNDED AS UNDER OWNER OF PROPERTY:-MS PUSHPA DEVI EXTENT OF SITE 487.50 SQ YARDS WEST-ROAD 30' WIDE SOUTH-OTHERS OPEN PLOT	EAST-ROAD 30' WIDE NORTH-OTHERS OPEN PLOT
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punjab national bank

...the name you can BANK upon !

POSSESSION

NOTICE

ASSET RECOVERY MANAGEMENT BRANCH AGRA, CIRCLE OFFICE AGRA : 1-2, RAGHUNATH NAGAR, M.G. RAOD, AGRA Email id: cs8182@pnbbank.in

APPENDIX-IV [(Rule-8 (1))]

Possession Notice (For Immovable Property)

Whereas, The Undersigned being Authorized Officer of Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act no. 54 of 2002) and in exercise of powers conferred under Section-13 (12) read with Rule-3 of the Security interest (Enforcement) Rules, 2002, issued a demand notice on the date mentioned against account and stated hereunder calling upon the borrowers/ guarantors/mortgagors to repay the amount mentioned in the notice being together with further interest at contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. within (60) sixty days from the date of receipt of said notice.

The borrowers/guarantors/mortgagors having failed to repay the amount notice is hereby given to the borrowers/ guarantors/ mortgagors and the public in general that the undersigned has taken the Symbolic possession of the properties described herein below in exercise to powers conferred on him/her under section-13 (4) of the said act read with the Rule 8 of the said Rules on the date mentioned hereunder.

The borrowers/guarantors/mortgagors in particular and the public in general are hereby cautioned not to deal with the property. Any dealing with the property will be subject to the charge of Punjab National Bank for the amount and interest thereon.

The borrowers/guarantors/mortgagors attention is invited to the provision of Sub-Section (8) of section-13 of the Act, in respect of time available, to redeem the secured assets.

Details of the mortgaged Properties of which the possession had been taken is as follows.

Name of Borrowers/ Mortgagors/Guarantors	Details of the Mortgaged Property on which possession taken	Demanded Notice Date	Date of Possession	Amt. Due as per Demand Notice
Borrower/Mortgagor/s / Guarantors - Mohd. Naseem S/o Late Sh. Mohd. Shamim and Smt. Rani Naseem W/o Mohd. Naseem	House No. L-2/65 & L-2/66, Nagar Nigam No. 188/2-2/65/66, Shaheed Nagar, Agra-282001. In the name of Mohd. Naseem S/o Late Sh. Mohd. Samim. Measuring Land Area : 111.54 Sq. Mtr. Boundaries as House No. L-2/65 Ground Floor :- East : House No. L-2/67, West : Rasta 30ft. Wide, North : 30ft. Wide, South : LIG House Boundaries as House No. L-2/66 First Floor :- East : Common stairs, West : Open to sky, North : Open to sky, South : Open to sky.	15.11.2025	12.03.2026	Rs. 73,07,576.42/- (Rupees Seventy Three Lakhs Seven Thousand Five Hundred Seventy Six and paise Forty Two only)+ interest and other admissible charges .

Place: Agra. Date: 12.03.2026

Authorized Officer



Canara Bank
A Subsidiary of India Underwriting



Asset Recovery
Management Branch, Agra



Notice Under Section 13(2) Of The Securitisation And Reconstruction of Financial Assets and Enforcement Of Security Interest Act 2002.

Whereas at the request of you (below mentioned borrowers), Canara Bank has granted **Credit Facility** against schedule property creating security interest in favour of the Bank. The particulars of property mortgaged by you by way of deposit of title deeds creating security interest in favour of the Bank are mentioned hereunder. As you have failed to discharge the debit due to the Bank, the below mentioned loan account has been classified as Non-performing Asset as per the guidelines issued by the Reserve Bank of India. As the **Demand Notice** sent to you by Registered Post calling upon you to discharge the debit due to Bank were returned, unserved, we are issuing this notice through publication.

Name & Address of Borrower/ Mortgagor/Guarantor	Description of Property	Date of Demand Notice	Amount of Demand Notice (₹)
Borrower - 1. Ms Vishranti Resort Prop- Mrs. Renu, Add.- Mahesh General Store Handwar Road Near Rampur Tiraha, Parai Muzaffamagar, 2. Mrs Renu C/o Praveen Kumar, Add- House no. 219 Bhataura, Mansoorpur Muzaffamagar, 3. Mr. Ajab Singh S/o Sukhan Singh, Add:- Vill Bhataura Khatauli, Muzaffamagar	Property bearing Khassra No. 474/1, situated at Vill. Bhataura, Pargana Jalji Jansath, Tehsil Khatauli, Distt. Muzaffamagar, Area- 3872 sqm. In the name of Mr. Ajab Singh S/o Sukhan Singh, Bounded as- East: Khassra 474/2 Kuldeep Kumar, Mohit Kumar S/o Vimal, West: Khassra No. 472, Road Moughpur Village, North: Khassra no. 572, Road Village Bhataura, South: Khassra No. 475, Bisamber S/o Baru	10-03-2026	66,45,838.02 + interest & Other Expenses
Borrower - 1. Ms Avika Enterprises Prop- Mr. Pradeep Kumar, Add- Khassra No. 474 Village Bhataura Manspur, Muzaffamagar, 2. Mr. Pradeep Kumar C/o Ajab Singh, Add:- Village Bhataura Manspur, Muzaffamagar, legal heir of Guarantor Late Sandeep Kumar- 1. Ms Pinky, 2. Ms Lucky, Guarantor- Mr. Ajab Singh S/o Sukhan Singh, Add. of all- Vill Bhataura Khatauli, Muzaffamagar	Property bearing Khassra No. 474/1, situated at Vill. Bhataura, Pargana Jalji Jansath, Tehsil Khatauli, Distt. Muzaffamagar, Area- 3872 sqm. In the name of Mr. Ajab Singh S/o Sukhan Singh, Bounded as- East: Khassra 474/2 Kuldeep Kumar, Mohit Kumar S/o Vimal, West: Khassra no. 472, Road Moughpur Village, North: Khassra no. 572, Road Village Bhataura, South: Khassra No. 475, Bisamber S/o Baru	10-03-2026	49,97,707.18 + interest & Other Expenses
Borrower - 1. Ms Shri Adresh Fabrics Proprietor Lalit Kumar Gupta, Add:- Railway Road Gaur, Pilihuwa Hapur, 2. Shri Lalit Kumar Gupta S/o Sh Phool Chand Gupta, 3. Smt Renu Gupta W/o Shri Lalit Kumar Gupta, 4. Shri Kail Ram Singhal S/o Sh Ramesh Chand Singh, Add. of all- Mandi Gaur, Railway Road, Pilihuwa Hapur	One Shop Single storied with verandah & roof Municipal no. 93 (old), new no. 95, situated at Jahawar Bazaar (behind main road), Pilihuwa, Pargana Dasna, Tehsil Dhaulana, Distt Hapur, Area- 3300 sq yds (27.60 Guna). In the name of Renu Gupta W/o Lalit Kumar Gupta, Bounded as- East: Shop of Magan Lal Sharma Bhuja 32-9', West: Shop of Rani Sharma, Lalwanti Sharma Bhuja 32-9', North: House of Naresh Sharma Bhuja 7-2', South: 20.00 ft wide road Bhuja 10'-6'	13.03.2026	37,50,530.42 + interest & Other Expenses

If you, the aforementioned persons fails to repay the above mentioned amount due by you with future interest and incidental expenses, costs as stated above in terms of this notice under Section 13 (2) of SARFAESI Act, within 60 days from the date of Publication of this notice, the bank will exercise all or any of the rights detailed under Sub-section (4) of section 13 of SARFAESI Act and other applicable provisions of the said Act. This notice is without prejudice of the Bank's right to initiate such other actions or legal proceedings, as it deem necessary under any other provisions of law.

Dated : 17-03-2026 Place : Agra

Authorised Officer

"IMPORTANT"

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Indian Overseas Bank

ROHINI BRANCH

R.C. COMPLEX PLOT NO. 1, ROHINI SECTOR-09, NEW DELHI-110085

(Address : MATTHURA, UTTAR PRADESH-281001)

Ph:011-25220374/25223958 & Email Id : iob@iob.co.in

Date : 29/12/2025

Demanded Notice to Borrowers / Mortgagees / Guarantors

Under Sub-section (2) of Section 14 of the SARFAESI Act, 2002

(For movable property) (Rule 8(i))

Place : 1429, TILAK DWARK, MATTHURA, MATTHURA, UTTAR PRADESH-281001

Date : 29/12/2025

Sl. No	Borrower
01	RAJESH KUMAR Permanent Address : BHARATPUR GATE, MATHUA, 09, 281001 Communication Address : BHARATPUR GATE, MATHURA, UTTAR PRADESH-281001, Office Address : BHARATPUR GATE..... MATHUA,09,281001
02	SHAKUNTAKA DEVI Permanent Address : BHARATPUR GATE, MATHUA, 09, 281001 Communication Address : Office Address : BHARATPUR GATE..... MATHUA,09,281001

Dear Sir/s

Re.: Your Credit facilities with Indian Overseas Bank, Mathura Branch

1. You, the above named borrowers of our bank have availed the following credit facilities from our Mathura Branch:

The details of credit facilities with outstanding dues are as under:

Sl No.	Nature of Facility	Limit	Rates of interest (including overdue interest) & rest	Last Interest Debit Date (Mandatory)	Total dues as on 23/12/2025 in Rs.
1.	RSUBH	6,38,172.00	11.80%	29.11.2025	6,88,287.52
Total		6,38,172.00			6,88,287.52

* With further interest at contractual rates/rests will become payable from the date mentioned above till date of payment.

The above named guarantors referred under SI. Nos have executed guarantee deed and thereby guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to Indian Overseas Bank by the borrowers for the aggregate credit limits of Rs.6,38,172.00 together with agreed interest, charges etc.

The credit facilities were secured by the assets mentioned below by way of mortgage/hypothecation/hire purchase/ lease (as applicable) standing in the name of the borrower Nos. 1, 2. They were also secured by mortgage of property in the name of borrower / mortgagor mentioned in SI. No1, 2. They were also secured by mortgage of properties in the name of mortgagor / guarantor Nos. herein above.

The guarantors mentioned under SI. Nos and of you have given personal guarantee for the credit facilities as given above.

You have acknowledged from time to time the liabilities mentioned herein above through various documents executed by you.

2. The details of securities in favour of the Bank for the aforesaid credit facilities are:

Nature of Security	Particular of securities
1. Mortgage	44.96 SQM WATER RATE NO. 165/249 BADRI NAGAR, NEAR NAI BASTI UNT GALI MATHURA, Tehsil and dist. in the name of Smt. Shakuntala Devi/W/o Khem Chand East: Rasta 3 Feet West: House of Buyer North: House of Dharmi South: House of Kenheya

**** The Bank reserves its right to proceed against the agricultural land security Nos. 6 above through other available legal course of action.**

3. Consequently upon defaults committed by the above named borrowers in payment of the principal debt / interest as per agreed terms, loan account mentioned above have been classified as Non-Performing Asset on 27/09/2025 (date of classification as NPA) as per Reserve Bank of India guidelines and directives. Despite our reminders for regularization of your account, you have not repaid the overdue loans including interest thereon.

4. Since you the above named borrowers referred under SI. Nos. 1, 2, have failed to meet the liabilities in respect of the credit facilities duly secured by various securities mentioned above and upon classification of your account as a Non-Performing Asset, we hereby recall our advances to SI Nos 1, 2, of you and give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the bank aggregating to Rs.6,88,287.52 (Rupees Six Lakhs Eighty Eight Thousand Two Hundred Eighty Seven and Paise Fifty Two Only), as detailed in para 1 above, with further interest @ 11.80% compounded with Monthly, half, yearly as agreed, from the date mentioned above, within 60 days from the date of receipt of this notice.

5. The above named mortgagor / guarantor Nos have given undertaking for repayment / guarantee for the credit facilities taken by the borrowers and have also mortgaged the properties herein mentioned to secure the above said credit facilities. Since the borrowers have committed defaults in repayment, the mortgagors/guarantors have become liable to pay to us in terms of the guarantee, the amounts due to the Bank as per the loan / credit facilities aggregating to Rs.6,88,287.52 (Rupees Six Lakhs Eighty Eight Thousand Two Hundred Eighty Seven and Paise Fifty Two Only) together with further interest @ 11.80% compounded with monthly/half/yearly as agreed and we hereby invoke the guarantee against the mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely of you and call upon to pay the said amount within sixty days from the date of receipt of this notice. Please be advised that the Guarantors liability is co-extensive with the liability of the borrowers.

6. We further give notice to the borrowers namely 1, 2, and mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely that failing payment of the above amount in full with interest and charges etc till the date of payment, we shall exercising all or any of the rights vested on us, under sub-section (4) of section 13 of the said Act.

7. Please note that in law the borrowers and guarantors are jointly and severally liable to repay the dues with further interest and charges etc.

8. Please note that interest will continue to accrue at the rates and rests as agreed for each credit facility until full repayment.

9. Your attention is also invited to sub-section (13) of section 13 of the said Act in terms of which you are restrained from transferring/alienating/shifting any of the secured assets referred to above by way of sale, lease or otherwise, without 40 obtaining our prior written consent. Please also note that non-compliance / contravention of the provisions contained in the said Act or Rules made thereunder, is an offence which is punishable with imprisonment and/or fine as provided under section 29 of the Act.

10. The guarantors referred under SI. Nos have given personal guarantee to secure the loans of the said borrowers and as such we advise you to prevail upon the borrowers to repay the dues as per our demand since we have the right to initiate action against you simultaneously in accordance with law, for recovery of our dues based on your personal guarantee.

11. We also put all of you on notice that if the account is not regularized/ repaid within the stipulated time and in case of the Bank classifying you as a willful defaulter as per RBI Guidelines, the Bank reserves its rights to publish your photograph in newspaper(s) with your name, address, details of default, dues etc., in accordance with RBI Guidelines besides initiating all recourses available to the Bank for recovery.

12. We also advise you that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we have for recovery of the above said dues as well as our right to make further demands in respect of sums due and payable by you.

13. Further, your attention is invited to provisions of Sub-section(8) of the Section 13 of the Act, in respect of time available to you, to redeem the secured assets.

Yours faithfully,

Authorized Officer



पंजाब नैशनल बैंक
.....भरोसे का प्रतीक
(A GOVERNMENT OF INDIA UNDERTAKING)



punjab national bank
...the name you can BANK upon!

ASSET RECOVERY MANAGEMENT BRANCH, Noida, SH-12, 1st floor,
Gama Shopping Centre, Sector-Gama-I, Greater Noida Distt. Gautam Budh Nagar, UP- 201308,
E-mail: cs8290@pnb.bank.in

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 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 the Bank/ Secured Creditor, will be sold 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.

SCHEDULE OF SALE OF THE SECURED ASSETS

Sr. No.	Name of the Branch Name of the Account Name and Addresses of the Borrower/Guarantors Account	A) Date of Demand Notice U/s 13(2) of Sarfaesi Act 2002	Description of Immovable Properties Mortgaged / owner's Name (Mortgagers of Property[ies])	A) RESERVE PRICE	DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors & Authorised Officer
		B) Outstanding Amount as on		B) EMD		
		C) Possession Date u/s 13(4) of Sarfaesi Act 2002		C) Bid Increase Amount		
		D) Nature of Possession Symbolic / Physical/ Constructive				
1.	BO: Noida Sector-63(D.No. 671700) Borrower:- Prahlad Tyagi & Amrata Tyagi Address:- 1. 277, Shakti Khand, Indrapuram, Ghaziabad UP 201014 Address:- 2. Plot 5/1514/4, Sector-5, Vasundhara, Ghaziabad UP 201010 Address:- 3. A 902, HIG Garden Apartment, Sector 3, Vaishali, Ghaziabad UP, 201019 Address:- 4. House Number- 175, Makanpur-1, Indrapuram Ghaziabad UP 201014 Mr. Adesh Tyagi Guarantor:- Address:- 1. 373, Niti Khand-2, Indrapuram Ghaziabad UP 201014 Address:- 2. House Number 6A, Divine Heritage, GK-2, Indrapuram Ghaziabad, UP 201014	A) 01.03.2025 B) Rs 1,27,05,514.40/-+ Further interest and Charges thereon (C) 06.06.2025 (D) (Symbolic)	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	A)7,30,00,000/- B)73,00,000/- C)10,00,000/-	28.04.2026 11:00 AM to 04:00 PM	Known Encumbrances to the secured Creditor is mentioned below

*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 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

TERMS AND CONDITIONS: 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 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 through e-auction platform provided at the Website <https://banknet.com> 4. For detail term and conditions of the sale, please refer <https://banknet.com> & www.pnbindia.in 5. All statutory dues/ attendant charges/ other dues including registration charges, stamp duty, Tax/ Any Authority charges etc shall have to be borne 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 anyone 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.

(STATUTORY SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SARFAESI ACT, 2002)

Date: 16.03.2026

MR.RAVINDRA KUMAR MOBILE:- 8171640088 AUTHORIZED OFFICER, PUNJAB NATIONAL BANK, SECURED CREDITOR