



E-AUCTION SALE NOTICE

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 9(1) & 8(6) of the Security Interest (Enforcement) Rule, 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/ physical/symbolic possession of which has been taken by the Authorised officer of the Bank / Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of 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 THE SECURED ASSETS

S. No.	Name of Branch	Description of the Immovable Properties	Dt. of Demand Notice 13 (2) of SARFAESI ACT, 2002	RESERVE PRICE	DATE & TIME OF AUCTION	Details of The Encumbrances Known To the Secured Creditors
	Name of the Account	Mortgaged /Owner's Name (Mortgagors of Property (ies))		EMD		
	Name of the Borrower/Guarantor			BID INCREASE AMOUNT		
1.	BO: Sikhera Nagla Kabir (024310) 1. Sh. Kafeel Ahmad S/o Sh. Vakeel	EM of residential property part of Khasra no. 834 village sarwat bahar hadood near moh. New Subhash nagar madarsa wall gali, naseerpur road muzaffarnagar, having total area of 41.805 sq mtr in the name of Sh. Kafeel Ahmad S/o Sh. Vakeel. Registered with sale deed no. 14705 dated 09.09.2022. Property is bounded by: North: Sarkari Nali, South: Road 16ft wide, East: Plot of Dilshad, West: Plot of Other	22.08.2025 Rs. 7,80,325.50 with further interest at the contractual rate and DI +charges 03.11.2025 Constructive	Rs. 11.50 Lakh Rs. 1.15 Lakh Rs. 11,500/-	28.04.2026 from 11.00 AM to 04.00 PM	Not Known
2.	BO: Civil Lines (068910) 1. Kamil s/o Nanna (Borrower)	One Residential Plot (now house) west faced measuring 48.49 sq mtrs and part of khasra no. 851MI situated at mohalla new subhash Nagar village Sarwat bahar hadood Nasirpur Road Muzaffarnagar registered vide sale deed no 13129 dated 02.09.2023, in the name of Sh. Kamil S/o Sh. Nanna. The property is bounded as below: East: House of seller, West: Rasta 15' wide, North: House of Shahjad, South: House of Naim	26.08.2025 Rs. 8,01,333.06 with further interest at the contractual rate and DI +charges 06.11.2025 Constructive	Rs. 11.00 Lakh Rs. 1.10 Lakh Rs. 11,000/-	28.04.2026 from 11.00 AM to 04.00 PM	Not Known
3.	BO: Sikhera Nagla Kabir (024310) 1. Sh. Mohd Imran S/o Sh. Fayyaj 2. Smt. Bundiya W/o Sh. Mohammad Fayyaz (Mortgagor)	Em of a residential property part of Khasra no. 851 M, Moh. New Subhash Nagar Madarsa Wali Gali Near Deepak Gas Agency, Naseerpur Road, distt. Muzaffarnagar Having total area of 43.850 Sq. Mtr in the name of Smt Bundiya W/o Mohammad Fayyaz Registered at sale deed no. 826 dated 15.01.2022. Property is bounded by: North: Plot of seller, South: House of Naem, East: Road 15 ft Wide, West: House of Others	22.08.2025 Rs. 8,37,007.00 with further interest at the contractual rate and DI +charges 03.11.2025 Constructive	Rs. 12.50 Lakh Rs. 1.25 Lakh Rs. 12,500/-	28.04.2026 from 11.00 AM to 04.00 PM	Not Known
4.	BO: Sikhera Nagla Kabir (024310) 1. Sh. Mohd. Muzammil S/o Mr. Nabi Hasan (Borrower) 2. Smt. Haseena Khatoon W/o Mohd Mohaseen (Mortgagor)	EM of a residential property of part of Khasra no. 976m and 863 mohalla Subhash Nagar Sarwat bahar Hadood Muzaffarnagar Uttar Pradesh having total area of 120 Sq. Yards (100.32 Sq Mtrs) in the name of Smt. Haseena Khatoon W/o Mohd Mohaseen Registered at Sr. no. 9536 dated 03.07.2013. Property is bounded as: East: House of harviri, West: House of Ashan, North: House of Radharani, South: Road 15ft wide	22.08.2025 Rs. 10,17,157.67 with further interest at the contractual rate and DI +charges 03.11.2025 Constructive	Rs. 24.00 Lakh Rs. 2.40 Lakh Rs. 24,000/-	28.04.2026 from 11.00 AM to 04.00 PM	Not Known
5.	BO: Civil Lines (068910) 1. Shabber S/o Inamudeen (Borrower) 2. Rizwan S/o Shabbeer (Co-Borrower)	One residential Plot (now House) South Faced Measuring 83.60 Sq mtrs part of Khasra no 175M situated at village nasirpur Muzaffarnagar. Registered vide sale deed no. 4853 dt. 15.06.2004, in the name of Shabbeer s/o Inamudeen. Property is bounded as below: East: Plot Chamaro ka, West: Plot of Rajkumar, North: Plot of Ansari, South: Rasta 15' wide	26.08.2025 Rs. 2,61,932.38 with further interest at the contractual rate and DI +charges 06.11.2025 Constructive	Rs. 11.00 Lakh Rs. 1.10 Lakh Rs. 11,000/-	28.04.2026 from 11.00 AM to 04.00 PM	Not Known
6.	BO: Civil Lines (068910) 1. Smt. Suman W/o Pappu (Borrower) 2. Mr. Suraj S/o Pappu (Co-Borrower)	One south faced residential house measuring area of 83.61 sq mtrs having dimension East 30' West 30' North 30' & South 30' having part of khasra no. 966M & House no. 44 situated at Mohalla-Sunder Nagar Muzaffarnagar registered vide sale deed no. 15558 dated 15.12.2021 in the name of Smt Suman W/o Sh. Pappu. The property is bounded as: East: Plot no. 45 seller, West: Plot no. 27A seller, North: Land others, South: Rasta 18 feet wide	26.08.2025 Rs. 9,80,621.94 with further interest at the contractual rate and DI +charges 06.11.2025 Constructive	Rs. 19.00 Lakh Rs. 1.90 Lakh Rs. 19,000/-	28.04.2026 from 11.00 AM to 04.00 PM	Not Known

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 hereinabove 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 in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 28-04-2026 @ from 11:00 a.m. to 04:00 p.m. 4. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in. or contact Nodal Officer Sh. Daulat Ram Meena, Authorised officer of Circle Office, Muzaffarnagar, Mob. 8954040505. All concerned to note that this publication is also a statutory 15/30 days sale notice to the borrowers/mortgagors/guarantors

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

Place : Muzaffarnagar / Shamli

Authorised Officer (Punjab National Bank)

Date: 08.04.2026

