

ARMB - Meerut, E-mail-es8278@pnb.co.in
PNB Bhawan, C-01, Vidyaspur, Delhi Bypass Road, Meerut-250002



Date: 27.04.2026

To,

NAME	ADDRESS
Vishal Pathak S/O Devendra (Borrower)	Flat No. 603-604 Navkar Vatika Ganganagr Meerut 250004 Add 2- House No. 37 Golden Avenue phas -3 Modipuram Meerut
Anita Sahai (Guarantor)	738/3 Jagriti Vihar Meerut

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 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 "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 its dues due to the Bank/ Secured Creditor from the above mentioned 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 N o	(A) Branch	Description of the movable & immovable property	(A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs. in Lakhs)	Date/ Time of E-Auction	Details of the encumbrance known to the secured creditors
	(B)Account Name		(B) Outstanding Amount as per Demand Notice u/s 13(2) of SARFAESI Act 2002	B)EMD		
	(C) Name & Address of Borrower/Guarantors		(C)Present Outstanding as on 31.03.2026 (D) Possession Date u/s 13(4) of SARFAESI ACT 2002 (E) Nature of Possession Symbolic/Physical/Constructive	C)Bid Increase Amount		
1.	(A) Mangal Panday Nagar Meerut(620400) (B) As mentioned above	1.All Part and parcel of Residential flat no. 603 at 6th floor situated at Navkar Vatika Near Ganganagar Meerut measuring area 116.12	(A) 12.08.2025 (B) Rs. 42,13,187.45 + intt. w.e.f.	1. (A) 36.00 Lac	26.05.2026 6 From	Not known any

ARMB - Meerut, E-mail-es8278@pnb.co.in
PNB Bhawan, C-01, Vidyanspur, Delhi Bypass Road, Meerut-250002

(C) (As mentioned above)	sq. Mtrs stands in the name of Sh. Vishal Pathak. The detail of property has been taken as per sale deed registered on book no. I volume 12015, page no. 299 to 326 at Sr no. 983 dated 27.01.2018 with Sub- registrar Meerut 1.	29.07.2025 + Legal & other expenses	(B) 3.60 Lac	11:00 AM TO
	2.All Part and parcel of Residential flat no. 604 at 6th floor situated at Navkar Vatika Near Ganganagar Meerut measuring area 116.12 sq. Mtrs stands in the name of Sh. Vishal Pathak. The detail of property has been taken as per sale deed registered on book no. I volume 12015, page no. 271 to 298 at Sr no. 982 dated 27.01.2018 with Sub- registrar Meerut 1.	(C) Rs 46,12,272.94+ intt. w.e.f. 01.04.2026 + Legal & other expenses since NPA D) 30.10.2025 E) Symbolic	(C) 0.50 Lac 1. (A) 36.00 Lac (B) 3.60 Lac (C) 0.50 Lac	04:00 PM

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 hereinabove 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 **26.05.2026 @ 11:00 AM to 04:00 PM**
4. For detailed term and conditions of the sale, please refer <https://baanknet.com>

Date: 27.04.2026

Place: Meerut

For Punjab National Bank
पंजाब नेशनल बैंक
For PUNJAB NATIONAL BANK
प्राधिकृत अधिकारी/Authorized Officer
परिसम्पत्ति वसूली प्रबंधन शाखा, मेरठ
Asset Recovery Management Branch, Meerut
Authorized Officer