



Branch Office Model Town Yamuna Nagar, Email: bo3701@pnb.bank.in

SALE NOTICE

Date- 15.04.2026

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| 1. Mohd Rafi S/o Taki Mohd
R/o Mouja Mumidi, H B No 470 within MC Limits Yamunanagar
Distt. Yamunanagar |
| 2. Mohd Safi S/o Taki Mohd
R/o Mouja Mumidi, H B No 470 within MC Limits Yamunanagar
Distt. Yamunanagar |
| 3. Ekram Khan S/o Taki Mohd
R/o Mouja Mumidi, H B No 470 within MC Limits Yamunanagar
Distt. Yamunanagar |

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 **Physical possession** of which has been taken by the Authorized Officer the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 26.05.2026 for recovery of Rs. 15,94,175.70 (Rupees Fifteen Lakh Ninety Four Thousand One Hundred Seventy Five and Seventy Paise only) with further interest w.e.f. 03.01.2024 Plus other expenses Minus (-) recovery, if any, until payment in full (hereinafter referred to as "secured debt") due to secured creditor from Mohd. Rafi S/o Taki Mohd, Mohd Safi S/o Taki Mohd and Ekram Khan S/o Taki Mohd.

The Reserve Price will be Rs. 22,03,200/- with earnest money deposit will be Rs 2,20,320/- and Incremental Bid Amount is Rs 10,000/-.

All that Part and Parcel of residential house bearing Property ID No 384C161U42 measuring 180 Sq Yds out of land measuring 02K-19M, comprising in Khewat No 240, Khatauni No 283, Khasra no 20//18/2 situated at Mouja Mumidi, H B No 470 within MC Limits of Municipal Corporation Distt. Yamunanagar and mortgaged vide mortgage deed no. 6769 dated 02.12.2016, Original Regd. Transfer Deed No 999 Dated 02/05/2016 in the name of Mohd Rafi S/o Taki Mohd, Original Regd. Transfer Deed No 1001 Dated 02/05/2016 in the name of Mohd Safi S/o Taki Mohd, Original Regd. Transfer Deed No 1001, dated 02.05.2016 in the name of Mohd. Safi S/o Taki Mohd and Original Regd. Transfer Deed No 1000 Dated 02/05/2016 in the name of Ekram S/o Taki Mohd Original Regd Sale Deed No 3846 Dated 18/09/1997. Certified copy of Mutation No 2755 and 4940. Certified Copy of Jamabandi for the Year 2011-12. The property is measuring and bounded as per sale deed as under:

North: 39'-3"- Gali South: 32'-6"- House of Naushad Khan
East: 39'-6"- Gali West: 59'-9"- House of Sultan Khan

Encumbrances: Not known to the bank



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TERMS AND CONDITIONS OF E-AUCTION SALE:

1. 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 auction sale will be "online through e-auction" portal <https://baanknet.com>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. The process of e-KYC is to be done through Digi Locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-auction Date and time in the Portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet Bidders not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider M/S PSB Alliance Limited having its Registered office at Unit 1, 3rd Floor, VIOS commercial Tower, Near Wadala Truck. Terminal, Wadala East, Mumbai-400 037. (Help Desk Numbers: +91 8291220220, e-Mail ID: support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (a) <https://baanknet.com> (b) www.pnbindia.in.
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-portal <https://baanknet.com>
7. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of (increment amount) mentioned. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the Baanknet portal.





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- 11.** After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
- 12.** The secured asset will not be sold below the reserve price. The secured asset will only be sold at a price higher than the reserve price fixed for the property with at least one incremental Bid. The Bidder, at the time of commencement, shall give a minimum of one Bid increment at least greater than and over above the reserve price fixed for the property. The property will not be sold and auction will not be confirmed, in case failed to fetch the price higher than the reserve.
- 13.** The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale through NEFT/RTGS/IMPS in A/c number 370100317118A, IFSC Code PUNB0370100, Punjab National Bank, Model Town, Yamunanagar OR in the form of Banker's Cheque/Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (SUNDRY NPA SARFEASI AUCTION RELATED) payable at Yamunanagar. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- 14.** Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
- 15.** The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- 16.** The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act. No request for inclusion/substitution of name other than those mention in the bid, in the sell certificate will be entertained the sell certificate will be issue only in the name of the successful bidder.
- 17.** The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- 18.** The particulars of Secured Assets specified in the Schedule herein above 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.
- 19.** It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing officials at Branch.



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20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

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

For detailed term and conditions of the sale, please visit to branch office or refer <https://banknet.com> and www.pnbindia.in.

STATUTARY 30 DAYS NOTICE UNDER RULE 8(6) THE SARFAESI ACT, 2002

Date: 15.04.2026

Place: Yamunanagar

For Punjab National Bank

AUTHORISED OFFICER

EH127737145IN, IVR No1: 6972127737145
16-04-2026 13:29:39, Counter Mandate
To: MOHD RAFI
470 MUMIDI, YAMUNANAG, 135001
From: PNB 3701
YNR, YAMUNANA, 135001
Base Amt: 19.00, CGST:2.00, SGST:2.00
To: MOHD RAFI
P.Mode: Cash
FOD:No, www.indiapost.gov.in

