

Asset Recovery Management Branch (ARMB), Bulandshahr (D. No. 821200)
PNB House, Yamunapuram, Bulandshahr – 203001, Email – CS8212@pnb.bank.in

Appendix – IV-A
[See Proviso to rule 8(6)]

Sh. Dushyant Kumar S/o Sh. Abhay Singh (Borrower/Mortgagor) Proprietor of M/s Abhaya Enterprises Address: Vill Achheja Ghat, Post Hatmabad, Bulandshahr - 203001.	Mohd Saleem S/o Kalua (Guarantor) Address: H. No. 649, Burj Usman, Khurja, Bulandshahr - 203131.
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Sale Notice for Sale of Immovable Properties

Sub: Auction Sale Notice for Sale of Immovable Properties 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

Madam / Sir,

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 properties given below is under Symbolic possession [Possession date: 24.07.2023] which has been taken by the Authorized Officer of Punjab National Bank, will be sold **“As is where is”, “As is what is”, and “Whatever there is”** on **08.06.2026 From 11.00 A.M. to 04:00 P.M.** for recovery of ₹22,67,574/- + interest w.e.f. 01.05.2022 + other costs and expenses due to the secured creditor from **Sh. Dushyant Kumar S/o Sh. Abhay Singh (Borrower/Mortgagor) and Mohd Saleem S/o Kalua (Guarantor)**

The reserve price and the earnest money deposit along with details and full description of the immovable property are as under:

S.N.	Details of Property	Reserve Price	EMD (deposit last date / Time) Bid Factor	Details of encumbrance s known to the secured creditors
1.	Property measuring 1265 Sq. mtrs, part of Khasra No.771 situated at Vill. Accheja Ghat, Post Hatmabad, Distt. Bulandshahr registered vide sale deed registered with Sub Registrar Wahi No. 1, Jild No. 5056, Page No. 237-278, Sr. No. 5156 dated 06.10.2017 in the name of Sh. Dushyant Kumar S/o Sh. Abhay Singh Boundaries: East - Khet of Gajendra West - Chak Road North - Link Marg South - Khet of seller (Under Symbolic Possession)	82,40,000/-	EMD 8,24,000/- (08.06.2026/ Upto 10.00 A.M.) Bid Increase Amount ₹25000.00	Not known





ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ



punjab national bank

The Name you can BANK upon

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For detailed terms and conditions of the sale, please refer <https://Baanknet.com> & www.pnb.bank.in
or may contact Asset Recovery Management Branch (ARMB), Bulandshahr, PNB House, Yamunapuram,
Bulandshahr – 203001 during office hours on any working day

ਕੁਏ ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
For PUNJAB NATIONAL BANK
ਪ੍ਰਾਧਿਕ੍ਰਿਤ ਅਧਿਕਾਰੀ / Authorized Officer

ਪਰਿਸੰਪਤਿ ਵਸੂਲੀ ਪ੍ਰਬੰਧਨ ਸ਼ਾਖਾ-ਬੁਲਨ੍ਦਸ਼ਹਰ
Asset Recovery Management Br. Bulandshahr

Date: 20/05/2026

Place: Bulandshahr

(Name & Designation)
AUTHORISED OFFICER
PUNJAB NATIONAL BANK
(SECURED CREDITOR)

