



ARMB Kanpur City, 59/29, Birhana Road, Kanpur- 208001  
Email:cs8258@pnb.bank.in

Date: 30.05.2026

## **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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 8(6) and / or 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s), Guarantor (s) and Mortgagor(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" basis 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), Guarantor (s) and Mortgagor(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**

| Lot No. | Name of the Branch                                                                                                                                  | Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property (ies))                                                                                                                                                                                                                                                        | A) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002<br>B) Outstanding Amount as on 30.04.2026(Rs.)<br>C) Possession Date u/s 13(4) of SARFAESI ACT 2002<br>D) Nature of Possession Symbolic/Physical/Constructive | A) Reserve Price (Rs.)                       | Date/ Time of E-Auction              | Details of the encumbrances known to the secured creditors |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------|------------------------------------------------------------|
|         | Name of the Account                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                       | B) EMD (Rs.) (last date of deposit of EMD)   |                                      |                                                            |
|         | Name & addresses of the Borrower/ Guarantors in Account                                                                                             |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                       | C) Bid Increase Amount (Rs.)                 |                                      |                                                            |
| 1       | ARMB Kanpur City (825800)                                                                                                                           | Lease Hold Property- EQM OF RESIDENTIAL FLAT NO 3 FIRST FLOOR PREMISES NO 120/7 LAJPAT NAGAR KANPUR HAVING UNDIVIDED PROPORTIONATE AREA 22.43 SQMTR AND COVERED AREA OF FLAT IS 70.89SQM IN THE NAME OF LALIT ISSRANI AND ASHOK KUMAR ISRANI AS PER SALE DEED DATED 07.07.2014 BOOK NO 1 JILD NO 8286 PAGE NO 109 TO 160 AT SR. NO 6668 REGISTERED AT | A) 22.11.2024<br>B) Rs. 2548457.63/- as on 30.04.2026 with further interest w.e.f 01.05.2026, plus DI and other charges incurred<br>C) 03.09.2025<br>D) Symbolic                                                      | A) Rs. 3806000/- (10% decrease from last RP) | 16.06.2026<br>(11.00 AM to 04.00 PM) | Not Known                                                  |
|         | LALIT ISSRANI                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                       | B) Rs.380000/- (16.06.2026)                  |                                      |                                                            |
|         | 1) Lalit Issrani (Deceased) through its legal Heirs Mrs. Mahak Israni<br>Add 1: C/O Naresh Vaswani House No 13, Tushar Enclave Kalwari Road, Maruti |                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                       |                                              |                                      |                                                            |





ARMB Kanpur City, 59/29, Birhana Road, Kanpur- 208001  
Email:cs8258@pnb.bank.in

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                        |                   |            |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------|--|--|
| <b>Estate Agra-283105.</b><br><b>Address 2: Flat No 3, 1<sup>ST</sup> Floor Prabhu Nishtha Apartment 120/7 Lajpat Nagar Kanpur, UP 208014.</b><br><br><b>2)Kushagra Israni through its natural guardian Mahak Israni</b><br><br><b>Address 1: C/O Naresh Vaswani House No 13, Tushar Enclave Kalwari Road, Maruti Estate Agra-283105.</b><br><b>Address 2: Flat No 3, 1<sup>ST</sup> Floor Prabhu Nishtha Apartment 120/7 Lajpat Nagar Kanpur, UP 208014.</b><br><br><b>3)Kavya Israni through its natural guardian Mahak Israni.</b><br><b>Address 1: C/O Naresh Vaswani House No 13, Tushar Enclave Kalwari Road, Maruti Estate Agra-283105.</b><br><b>Address 2: Flat No 3, 1<sup>ST</sup> Floor Prabhu Nishtha Apartment 120/7 Lajpat Nagar Kanpur, UP 208014.</b> | <b>SUBREGISTRAR ZONE -4 KANPUR NAGAR.</b><br><br><b>AREA- UNDIVIDED PROPORTIONATE AREA 22.43 SQM AND COVERED AREA OF 70.89 SQM.</b><br><b>OWNER – LALIT ISRANI &amp; ASHOK KUMAR ISRANI</b><br><br><b>Bounded :</b><br>East- Flat No 4<br>West – Open Space<br>North – Open Space<br>South – Flat No 2 | <b>C) 25000/-</b> | <b>Rs.</b> |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------|--|--|





4) Mrs Mahak  
Israni

Address 1: C/O  
Naresh Vaswani  
House No 13,  
Tushar Enclave  
Kalwari Road,  
Maruti Estate  
Agra-283105.

Address 2: Flat No  
3, 1<sup>ST</sup> Floor Prabhu  
Nishtha Apartment  
120/7 Lajpat Nagar  
Kanpur, UP  
208014.

5)Mr. Ashok  
Issrani

Address 1: Flat No  
T-1 , 3<sup>RD</sup> FLOOR  
Ghanshyam Villa  
127/581, W-1 Saket  
Nagar Kanpur UP  
208014.

Address 2:Flat No  
4, Laxmi Niwas  
127/678 W1 Saket  
Nagar Kanpur  
208014.

Address 3: Flat No  
3 , 1<sup>st</sup> Floor Prabhu  
Nishtha Apartment  
120/7 Lajpat Nagar  
Kanpur UP  
208014.







पंजाब नैशनल बैंक  
...मरोसे का प्रतीक !



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



ARMB Kanpur City, 59/29, Birhana Road, Kanpur- 208001  
Email:cs8258@pnb.bank.in

- Litigations known to the secured creditors in respect to SARFAESI Action: SA/574/2017

### TERMS AND 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 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](https://baanknet.com)) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. 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](https://baanknet.com)) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd.** having its Registered office at **Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037** (Helpdesk Number +91 8291220220, Email 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.in](https://baanknet.com.in) 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.
  - (1) [https:// baanknet.com](https://baanknet.com)
  - (2) [www.pnbindia.in](http://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-auction portal ([https:// baanknet.com](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. **10 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 **10 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, bidder may contact





ARMB Kanpur City, 59/29, Birhana Road, Kanpur- 208001  
Email:cs8258@pnb.bank.in

authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the auction portal.

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.
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 auction 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 (Name of the A/C) Payable at. 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 Authorised 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 favour of successful bidder on deposit of full bid amount as per the provisions of the act.
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 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.
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 official as per the details provide.
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.







ARMB Kanpur City, 59/29, Birhana Road, Kanpur- 208001  
Email:cs8258@pnb.bank.in

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 refer [https:// baanknet.com](https://baanknet.com) & [www.pnbindia.in](http://www.pnbindia.in).

Date: 30.05.2026  
Place: Kanpur



Authorized Officer  
Punjab National Bank  
Secured Creditor

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