

(ADDRESS WITH PIN NUMBER: PNB CIRCLE OFFICE, BSNL Building, Bhujauti, Mau- 275101)
E mail: cs8277@pnb.co.in

AuctionRefNo.

Date: 12.06.2026

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) 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 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 its 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

Lot No	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name of property(ies)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs. in Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) Outstanding Amount as on 31.05.2026	B) EMD		
	Name & addresses of the Borrower/ Guarantors Account		C) Possession Date u/s 13(4) of SARFESI ACT 2002	C) Bid Increase Amount		
			D) Nature of Possession Symbolic/Physical/Constructive			
1	PNB- Ghazipur (066200)	Property 1 EM of property situated at Plot no. 16, Mauza Patkaniya, Tehsil- Jamaniya, Distt- Ghazipur; Sale deed no.1472 dated 21.08.1996 in the name of Smt Lalsa Devi W/o Shri Tribhuwan Narain Singh, Area-88740 sq.ft.. Boundaries: East-Land of Shitali, Buchan etc. West- Land of Bharat Singh. North- Land of Brijnath Mishra,	(A) (i) 12.05.2021 in case of M/s Tribhuwan Narain Singh (ii) 24.05.2021 in case of M/s Pawansut Automobile India Pvt Ltd. (iii) 23.02.2022 in case of M/s Pawansut Construction	Property 1 Rs.3,83,26,000/- Rs.38,32,600/- Rs.1,00,000/-	30.06.2026 From 11:00:00 AM to 16:00:00 Noon	NA



(A) M/S Tribhuwan Naraian Singh Tribhuwan Naraian Singh (Prop) Address: Chandrashekhar Nagar, Rauza Ghazipur, UP-233001 Guarantors/Mortgagers- Sri Amresh Kumar Singh s/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 Sri Abhishek Kumar Singh s/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 Sri Vivek Kumar Singh s/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 Smt. Lalsa Devi w/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001	South- Mednipur to Patkaniya pitch road Property 2 Property situated at Arazi no. 180, 205 and 205, Village- Patkaniya, Distt. Ghazipur; Sale deed no. 245 dated 25.02.2003, sale deed no. 1726 dated 23.08.2005 and sale deed no. 1727 dated 23.08.2005 in the name of Sri Tribhuwan Narayan Singh Area- 6590 sq. mtr. Boundaries (as per deed no. 245) East- Chak Marg, West- Land of Ram Avatar, North- Land of Surendra, South- Siwana, Boundaries as per sale	(iv)18.05.2021 in case of M/s Pawansut Stone Products (B) 64,45,78,322.14/- + with further intt. w.e.f. 01.06.2026 and other costs,charges incurred. (C) (i) 31.08.2021 in case of M/s Tribhuwan Narain Singh (ii) 05.08.2022 in case M/s Pawansut Automobile India Pvt Ltd. (iii) 05.07.2022 in case of M/s Pawansut Construction (iv) 31.08.2021 in case of M/s Pawansut Stone Products (D) Symbolic	Property 2 Rs.2,96,55,000/- Rs.29,65,500 Rs.1,00,000/-	30.06.2026 From 11:00:00 AM to 16:00:00 Noon	
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Neeta Singh w/o Satish Kumar Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 (B) Pawansut Automobile India Private Limited Directors (i) Abhishek Kumar Singh s/o Sri. Tribhuwan Naraian Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 (ii) Amresh Kumar Singh s/o Sri. Tribhuwan Naraian Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 Guarantors/Mortgagers: Sri Vivek Kumar Singh s/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 Sri Amresh Kumar Singh s/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar,	deed no. 1726- East- Land of Ram Dheeraj, West- land of Atwari Devi, North- Land of Vikrama, South- Arazi Mukir, Boundaries as per sale deed no. 1727- East- Land of Kedar, West- Land of Bandhu & Garjan, North- Land of Shyam Narayan, South- Land of Harihar Property 3 EM of property situated at Arazi no. 454, 455, 456, Village- Rajdepur Dehati, Distt. Ghazipur; Sale decd no.1044 dated 27.04.1985 in the name of Smt. Lalsa Devi W/o Shri Tribhuwan Narain Singh. Area-1114.42 Sq. mtr. Boundaries: East-House of Rajendra Yadav, West- Land of Tribhuwan Singh, North-Pitch Road Zamania Mod to Zamania road, South- Land of Lorik Property 4 House No. A-3/484, MauzaVishwas Khand, GomtiNagar, Tehsil & Dist.- Lucknow in the name of Mrs Lalsa Devi W/O Mr. Tribhuwan Naraian Singh Area- 3228.00 Sq. Ft. Boundaries:		Property3 Rs.2,41,74,000/- Rs.24,17,400/- Rs.1,00,000/- Property 4 Rs.3,16,80,000/- Rs.31,68,000/- Rs.1,00,000/-	30.06.2026 From 11:00:00 AM to 16:00:00 Noon 30.06.2026 From 11:00:00 AM to 16:00:00 Noon	
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Rauza , Ghazipur, UP-233001 Tribhuwan Naraian Singh Address: Chandrashekhar Nagar, Rauza Ghazipur, UP- 233001 (C) Pawansut Construction Abhishek Kumar Singh (Prop) Address: Chandrashekhar Nagar, Rauza Ghazipur, UP- 233001 Guarantors/Mortg agors: Tribhuwan Naraian Singh Address: Chandrashekhar Nagar, Rauza Ghazipur, UP- 233001 Sri Amresh Kumar Singh s/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 Sri Vivek Kumar Singh s/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar,	East- H. No. 3/435 West- Road 30 Mt. Wide North- Road 12 Mt. Wide South- H.No 3/484-A Property 5 Plot No. 678, 818, 579, 259, 263 at Gang Barar Jadid mauza Ghazipur in the name of Sh. Vivek Kumar Singh, Abhishek Kumar Singh & Amresh Kumar Singh, all s/o Tribhuwan Narain Singh Area-16304 Sq. Mtr. Boundaries: East- Chak Marg West- Land of Subba North- Land of Aniruddha South- Land Of Ashok Singh Property 6 Arazi no. - 443, 450, 322, Village- Rajdepur Dehati, Distt. Ghazipur; Sale deed no. 1903 dated 30.05.2009 in the name of Vivek Kumar Singh, Abhishek Kumar Singh & Amresh Kumar Singh. Area- 2687 Sq. Mtr Boundary (Arazi no. 443 & 450): East- House of Shakal and Rajendra West- Land of Lalsa Devi North- House of Hardev, Jagdev South- House of Jogi etc. Boundary (Arazi No. 332): East- Kachcha Rasta		Property 5 Rs.2,64.12,000/- Rs.26,41,200/- Rs.1,00,000/-	30.06.202 6 From 11:00:00 AM to 16:00:00 Noon	
			Property 6 Rs.2,41,83,000/- Rs.24,18,300/- Rs.1,00,000/-	30.06.202 6 From 11:00:00 AM to 16:00:00 Noon	



Rauza , Ghazipur, UP-233001 Smt. Lalsa Devi w/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 Neeta Singh w/o Satish Kumar Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 (D) M/S Pawansut Stone Products Amresh Kumar Singh (Prop) Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 Guarantors/Mortg agors: Sri Amresh Kumar Singh s/o Sri Tribhuwan Narayan Singh Address- Chandra Sekhar Nagar, Rauza , Ghazipur, UP-233001 Sri Vivek Kumar Singh s/o Sri Tribhuwan Narayan Singh	West- Land of Nadu etc North- Land of Shankar etc South- House of Jogi etc. Property 7 Araji no. 44, MauzaMitthan Para, Tehsil & District. Ghazipur in the name of Neeta Singh w/o Satish Kumar Singh, Area- 127.00 Sq. Mtr. Boundaries as per deed East- House of Prabha Rai West- House of Prabha Nandini Dubey North- Land of Vidya Srivastava South- Proposed Kacchha rasta Property 8 Araji no. 47 sn, Mauza – Mitthan Para, Tehsil & District Ghazipur Area- 144.98 Sq. Mtr Boundaries as per deed: East- Land of Nand Kishor Rai West- House of Asha Devi North- Proposed Kacchha Rasta South- Land of Ganesh & Others. Property 9 Plot No. (86,88), (215), (14,35), (144) Patkaniya & Gang Barar Jadid Ghazipur. Area- 13115.00 Sq. Mtr. Boundaries (Plot no.86 & 88). East- Land of Gama & others West- land of Bullan North- Land of Jai Prakash & others, South- Land of Brij raj & Sri Raj Boundaries Plot no. 215 East- Land of Lal Ji & others West- Land of Mewa lal & others North- Road Medanipur Patkaniya. South- Land of Gupteshwar & others Boundaries Plot no 14 & 35. East- Land of Vibhuti Singh West- Land of Ramanuj		Property 7 Rs.40,55,000/- Rs.4,05,500/- Rs25,000/- Property8 Rs.46,68,000/- Rs.4,66,800/- Rs25,000/ Property9 Rs.2,83,28,000/- Rs.28,32,800/- Rs.1,00,000/-	30.06.202 6 From 11:00:00 AM to 16:00:00 Noon 30.06.202 6 From 11:00:00 AM to 16:00:00 Noon 30.06.202 6 From 11:00:00 AM to 16:00:00 Noon	
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		North- Land of Subhag Mishra South- Land of Brahmdev Yadav. Boundaries Plot no. 144. East- Land of Shivdhani Yadav West- Land of Ramchig Yadav North- Land of Brahmdev Yadav South- Land of Vikrama Yadav Property 10 EM of property situated at Arazi no. 122/2 and 122, Village- Kapoorpur Dehati, Distt Ghazipur; Sale deed dated 18.04,1988, Owner-Smt, Lalsa Devi W/o Tribhuwan Narain Singh and Tribhuwan Narain Singh S/o Late Ramdev Singh Area-2860 sq. mt. Boundaries: East-House and land of Lalsa Devi West- Land of Markandey Singh North- House & Land of Lalsa Devi. South- Chandrashekhar Nagar Colony		Property 10 Rs. 1,06,76,000/- Rs. 10,67,600/- Rs.1,00,000/-	30.06.202 6 From 11:00:00 AM to 16:00:00 Noon	
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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.
The auction sale will be "online through e-auction" portal
<https://www.baanknet.com>
- The intending Bidders/ Purchasers are requested to register on portal (**<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>) 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.ebkay@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://ebkay.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>
 - (2) 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://ebkay.in>).
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 authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the ebkay 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,



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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 refer <https://ebkgray.in> & www.pnbindia.in.

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Date: 12.06.2026
Place: Mau

Authorized Officer
Punjab National Bank
Secured Creditor

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