



पंजाब नेशनल बैंक

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Asset Recovery Management Branch South Delhi, 4th Floor, 7, BHIKAJI CAMA PLACE, NEW DELHI-110066 EMAIL: cs4168@pnbbank.in

En-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction 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 properties mortgaged (charged) to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by 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 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 SALE OF THE SECURED ASSETS

Sr. No.	Name of the Branch Name and Addresses of the Borrower/Guarantors Account	Description of Immovable Properties	E) Dt. of Demand Notice u/s 13(2) of SARFAESI ACT 2002		DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors	Name & Contact No. of Authorized Officer/ nodal Officer
			F) Balance outstanding as on date of NPA G) Possession Date u/s 13(4) of SARFAESI ACT 2002 H) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B) EMD C) Bid Increase Amount			
1.	PNB Bio Vasant Kunj (411400) Mr. Vinod Kumar Sharma S/o Late Sh. Devi Ram Sharma H.NO-53 Sri Nagar Colony Sindhora Kalan Ashok Vihar New Delhi-110052	All Part and Parcel of Property at House NO-53 Basement Upper Ground Floor and 3rd floor at Singtar Colony Sindhora Kalan Ashok Vihar New Delhi-110052 Measuring 150 Sq Yards	E) 26.09.2019 F) Rs. 56.06 lakhs plus further interest & Other charges G) 11.03.2020 H) Symbolic	A) Rs. 272.00 lakhs B) Rs. 27.20 lakhs C) Rs. 100000/-	30.06.2026 11.00 am to 04.00 pm	There is no SA filed / stay on sale of property	Mr. OM Prakash Bhalola Ph.: 945303426
2.	Branch : ECE House, New Delhi M/S Ruchi Tax. A/- House No.-437R, Ward No.-483 29 Sejan Singh Park, Model Town Pantap-132103 M/S Ruchi Tax. B - 172 A, 7th Floor in Tower B of Advant Navis Plot No. -7 Sector -142 Expressway Ullar Pandey, Noida - 201305 M/S Ruchi Tax Basement Plot No. C-65, Sector 65 Noida, Gautam Budh Nagar, UP M/S Ruchi Tax A - 30 Sector - 65, Noida U.P. - 201301 Smt Ruchi Bhai W/o Sh Pravej Bhai House No. - 483- R Ward No. 483 29 Sejan Singh Park Model Town Pantap - 132103	Equitable mortgage of Leasehold Rights of Industrial Land & Building shed at Unit no- B712A, 7th Floor, Tower B, of Advant Navis, Plot No 7, Sector-142, Expressway Noida, GB Nagar UP in the name of Smt. Ruchi Bhai area measuring 758 sq ft and covered area 450.80 sq ft	E) 06.04.2018 F) Rs. 42.13 lakhs plus further interest + Other charges G) 27.06.2018 H) Symbolic	A) Rs. 40.10 lakhs B) Rs. 4.01 lakhs C) Rs. 1,00,000/-	30.06.2026 11.00 am to 04.00 pm	There are pending dues of Advant I. T. Park Pvt. Ltd.	Mr. Sunil Kr Dash Ph.: 9437322902

BRIEF 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.in> (2) Platform support <https://baanknet.in> 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, VOS Commercial Tower, Near Wadala Truck Terminal, Wadala East Mumbai-400037 (Helpdesk Number +91 8291220220, Email id: support.abctry@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.in>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. (3) The Sale Notice containing the successful bidder only at the time of deposit of remaining 75 % of the bid amount/ full deposit of BID amount. (4) 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 paid by the bidder to the bank at the time of deposit of remaining 75 % of the bid amount/ full deposit of BID amount. (5) The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". (6) The particulars of Secured Assets specified in the Schedule herein above shall be the basis of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. (7) Notice under Section 13(4) of the SARFAESI Act, and with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 has been issued in all the above cases (8) For detailed term and conditions of the sale, please refer <https://baanknet.in> & www.pnbhindi.in.

Date: 10.06.2026. Place : New Delhi

AUTHORIZED OFFICER, PUNJAB NATIONAL BANK

New Delhi