

Appendix – IV-A

[See Proviso to rule 8 (6)]

1. **M/s J.M.Builders and Promoters (Borrower)**
Through its Partner Smt.Ruchi Tiwari & Shri Nitin Tiwari
Address: 01, Kumar Complex, Gorakhpur Main Road, Near Katanga Crossing,
Jabalpur (MP) - 482001
2. **Shri Nitin Tiwari s/o Shri J.M.Tiwari (Partner, Guarantor & Mortgagor)**
Address: H.No.1568-69, Yadav Colony, Jabalpur (MP) 482001
3. **Smt.Ruchi Tiwari w/o Shri Nitin Tiwari (Partner, Guarantor & Mortgagor)**
Address: H.No.1568-69, Yadav Colony, Jabalpur (MP) 482001

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 **Symbolic possession** of which has been taken on **27.09.2024** by the Authorised Officer the Secured Creditor, will be sold on "As is Where is", As is What is" and Whatever there is" on **07.07.2026 (from 12.00 pm upto 05.30 pm)**, for recovery of Rs. **4704596.22 as per demand notice Dated 22.07.2024 plus future interest and other charges** due to the secured creditor from **M/s J.M.Builders and Promoters (Borrower), Shri Nitin Tiwari s/o Shri J.M.Tiwari (Partner, Guarantor & Mortgagor), Smt.Ruchi Tiwari w/o Shri Nitin Tiwari (Partner, Guarantor & Mortgagor)**
The reserve price will be Rs. **93,98,700.00/-** and the earnest money deposit will be Rs. **9,39,870.00/-**.

All that part and parcel of Triple Storied Residential Building constructed on Part of Khasra No.83/1, Area 3110.82 sq.ft. (289.11 sq.mtr.) situated at Mouza Kungwa, "Ojas Homes", N.B.99, PH.No.34, RNM Jabalpur-2, New Ward No.71, Tehsil & Distt. Jabalpur (MP).

Boundaries: North: Road, South: Open Land of Nalanda School, East: House of Mr.Nema ji, West: Boundary Wall/Open Land

Owner & Mortgagor: M/s J.M.Builders and Promoters Through its Partner Smt.Ruchi Tiwari & Shri Nitin Tiwari

Auction Ref No. PUNB0217191224

DRT-SA/340/2025

For detailed terms and conditions of the sale, please refer to the link provided in Secured creditor's website, i.e. BAANKNET, PSB, Alliance, i.e. <http://baanknet.com>

Yours faithfully,

For Punjab National Bank

Date: 15.06.2026

Place: Jabalpur



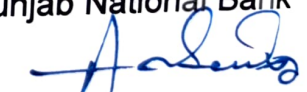

Authorised Officer

CC: BO: Jawaharganj (MP) - You are requested to paste one copy of sale notice on a conspicuous part of each property, take photographs and send the photographs of our office.



Yours Faithfully,

For Punjab National Bank


Authorised Officer