



E-AUCTION SALE NOTICE

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

S. No.	Name of Branch Name of the Account Name & Addresses of the Borrower/Guarantor	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property (ies))	Dt of Demand Notice u/s 13(2) of SARFAESI ACT, 2002	Reserve Price	DATE & TIME OF AUCTION	Details of The Encumbrances Known To The Secured Creditors
			Outstanding Amount as on 13(2) Notice	EMD		
			Possession Date of u/s 13(4) of SARFAESI ACT, 2002	Last Date of Deposit of EMD		
			Nature of Possession Symbolic/ Physical/ Constructive	Bid Increase Amount		
1.	PNB : ARMB, Saharanpur Shri Vijay Kumar S/o Shri Bool Chand & Smt Baby w/o Shri Vijay Kumar (Both Borrower) R/o New Sharda Nagar, Nala Patri, Near Gitanjali Public School, Saharanpur-247001 & Guarantors - Shri Dinesh Kumar s/o Shri Brij Mohan R/o 950, New Awasth Vikas, Near Riti Ashram, Saharanpur-247001 & Shri Tinku Saini s/o Shri Goverdhan Saini R/o 158, New Brahampuri Colony, Delhi Road, Saharanpur-247001	One Residential House built on Plot No. 104 measuring area 98.45 Sq Yards or 82.31 Sq Meters of Khasra No. 715, 716, 717, 718, 719, 720 & 721 consisting of all construction therein and land beneath the same with internal construction with electric fitting connection with roof with all rights related to it situated at dara Shivpuri swad, Paragana, Tehsil & Distt. Saharanpur dar abadi Sharda Nagar, Saharanpur owned by Shri Vijay Kumar s/o Shri Bool Chand. Bounded as under- East: Rasta Gali 6 ft wide, West: House of Deepak at Plot No. 108, North: House of Manoj Kumar at Plot No. 105, South: House of Gupta Ji at Plot No.105	13-08-2018	Rs. 18,80,000/-	17-07-2026 from 11:00 AM to 04:00 PM	Not Known
			Rs. 21,81,251.00/- with further interest & other expences	Rs. 1,88,000/-		
			27-11-2018	17-07-2026		
			Symbolic	Rs. 20,000/-		
2.	PNB : ARMB, Saharanpur Shri Abhishek Kumar S/o Shri Sandeep Kumar Saini Add 1: H. No. 61, Hanuman Nagar Colony, Behat Road, Saharanpur-247001 (U.P) & Add. 2: Near Pranami Mandir, Shyampur Colony, Dhobi Ghat, Saharanpur-247001 (U.P) & Guarantor - Mohd. Anas S/o Shri Afak Ahmed R/o Vardhman Colony, Behind Power House, Jain Bagh, Saharanpur-247001 (U.P)	Double Story residential house built on western part of Plot No. 147 bearing MPL No. 61 pertaining to Khasra No. 305/1, 306, 310 & 312 measuring 90 Sq Yards or 75.25 Sq Meters having dimensions in East 45 Ft, West 45 Ft, North 18 Ft & South 18 Ft situated at dara Milkana Swad bairoon Dar Abadi Hanuman Nagar, Paragana Tehsil & Distt. Saharanpur vide sale deed registered on Bahi No. 1, Zild No. 6835, pages 93/124 at Sr No. 186 on dated 06.01.2022 at SRO-III, Saharanpur. Boundaries as per Sale Deed – East: Part of Plot No. 147 of Smt. Kiran Bhatia, West: Plot No. 145, North: Road 15 ft wide or 4.57 meter wide & South: Plot No. 148	20-01-2024	Rs. 31,60,000/-	17-07-2026 from 11:00 AM to 04:00 PM	Not Known
			Rs. 28,06,006.00/- with further interest & other expences	Rs. 3,16,000/-		
			06-06-2024	17-07-2026		
			Symbolic	Rs. 32,000/-		
3.	PNB : ARMB, Saharanpur Shri Alok Aggarwal s/o Shri Rakesh Kumar, Smt. Preeti Aggarwal W/o Shri Alok Aggarwal & Shri Rakesh Kumar S/o Shri Ram Swaroop (All Borrowers) R/o H. No. 13/1205, Ansari Road, Kalu Ram Market, Mohalla Chamagu Kalyan, Purani Sabji Mandi Saharanpur-247001	One Residential House measuring area 250 Sq Yards or 209.03 Sq Meters at 2nd Floor of southern side pertaining old MPL No. 13/1205/2, New No. 13/2236 situated at Mohalla Ansari Road, Saharanpur in the name of Rakesh Kumar Bounded as under – East: Ansari Road, West: Property owned by Jagdish & Others, North: Property owned by Yogesh Kumar & South: Property owned by Kishan Lal & Others	10-01-2023	Rs. 36,35,000/-	17-07-2026 from 11:00 AM to 04:00 PM	Not Known
			Rs. 23,89,538.50/- with further interest & other expences	Rs. 3,63,500/-		
			17-04-2023	17-07-2026		
			Symbolic	Rs. 37,000/-		
4.	PNB : ARMB, Saharanpur Shri Pushpendar Singh s/o Shri Meghraj Singh R/o Vill. Patlokhar, Po. Niyatmatpur Distt. Saharanpur-247129 & Shri Pankaj Kumar S/o Shri Meghraj R/o Vill. Patlokhar, Po. Niyatmatpur Distt. Saharanpur-247129 & Shri Pawan Rawat R/o Vill. Patlokhar, P.O. Niyatmatpur, Distt. Saharanpur-247129 & Guarantor - Shri Anil Kumar s/o Shri Om Prakash R/o 88, Faridpur urf Mandoovala, Saharanpur-247121 (U.P)	Single storied building belonging to Khasra No. 21-M measuring area 200 Sq Yards or 167.22 Sq Meters situated at dar abadi Mohalla Sant Nagar, Vill. Chhutmalpur, Po. Harora, Tehsil. Behat, Distt. Saharanpur. Dimensions in East: 40 feet, West: 40 feet, North: 45 feet & South: 45 feet. Property in the Joint name of Pushpendar Singh, Pankaj Kumar and Pawan Rawat s/o Shri Meghraj Singh vide sale deed document no. 7618 at Bahi No. 1, Zild No. 5275 at pages 277 to 358 on dated 18/09/2019. Bounded as under- East: Rasta 15 ft wide, West: Rasta other person, North: Plot other person & South: Rasta 20 Ft wide	30-09-2025	Rs. 41,20,000/-	17-07-2026 from 11:00 AM to 04:00 PM	Not Known
			Rs. 31,18,594.07/- with further interest & other expences	Rs. 4,12,000/-		
			08-12-2025	17-07-2026		
			Symbolic	Rs. 42,000/-		
5.	PNB : ARMB, Saharanpur Sh. Suhail Choudhary s/o Sh. Shahid Hasan R/o 2C/870A Near Police Line , Masziddera Illahipura Distt , Saharanpur-247001 & Guarantors - Smt. Janan Begum w/o Sh. Abdul Majeed R/o Near Police line Masziddera Illahipura Distt , Saharanpur-247001 & Sh. Vajid S/o Sh. Sharif R/o Dera Illahipura, Jain Degree Road , Distt Saharanpur-247001	One Residential House measuring Area 124.59 sq yards or 104.16 sq mtrs having dimensions in East 19 feet 4 inch, West 19 feet 4 inch, North 58 feet & South 58 feet & on East related to Khasra No.581 pertaining to MPL No.2C/950 /1 consisting all construction therein & Land beneath the same with internal construction with roof rights related to it situated at Pathanpura Z.A.P.T. & District Saharanpur Dar Abadi Daira Illahipura Saharanpur owned by: By Sh. Suhail Choudhary s/o Sh. Shahid Hasan Bounded as under: East : House owned by Anwar Javed, West : Rasta 15 feet wide, North: Plot owned by Jana Begum & South : House owned by Abdul Hamid	23-09-2024	Rs. 31,50,000/-	17-07-2026 from 11:00 AM to 04:00 PM	Not Known
			Rs. 29,53,208.11/- with further interest & other expences	Rs. 3,15,000/-		
			26-12-2024	17-07-2026		
			Symbolic	Rs. 32,000/-		
6.	PNB : ARMB, Saharanpur Sh. Mohd Adil S/o Sh. Mohd Asgar R/o Dera Illahipura, Near Kallu Furniture, Saharanpur-247001 & Guarantor - Sh. Sanjeev Kumar S/o Sh. Bhopal Singh R/o H. No. 147, Punjabi Bagh, Near Ration Depot, Distt Saharanpur, Uttar Pradesh-247001 no. 1, Zild no. 7969, Pages 237 to 256 on dated 06/09/2023. Dimension: East-28 feet, West-28 feet, North 38 feet, South-38 feet. Boundaries as per sale deed: East-Rasta 20 feet wide, West-House of Amir, North-House of Sajid, South- Rasta 20 feet wide	One residential House measuring area 118.22 Sq.Yards or 98.84 Sq. Meters (Covered area 118.22 Sq. Yards) Nagar Nigam No. 2/1461/73 New No. 2C/950 with the all internal construction there in and land beneath the same with internal construction with electric fitting connection with roof with all rights related to it situated at Wake Pathanpura Z.A. dar abadi Dera Illahipura Punjabi Bagh Pargana Tehsil & Distt. Saharanpur. Owned by Sh. Mohd Adil S/o Sh. Mohd Asgar vide Sale deed number 9989 registered in the office of Sub Registrar III, Saharanpur at Bahi	22-09-2025	Rs. 26,64,000/-	17-07-2026 from 11:00 AM to 04:00 PM	Not Known
			Rs. 28,28,688.18/- with further interest & other expences	Rs. 2,66,400/-		
			18-12-2025	17-07-2026		
			Symbolic	Rs. 27,000/-		

TERMS AND CONDITIONS : 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 properties are being sold on **“AS IS WHERE IS BASIS”** and **“AS IS WHAT IS BASIS”** and **“WHATEVER THERE IS BASIS”** 2. 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. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on **17-07-2026 @ 11.00 AM to 04.00 PM**. 4. For detailed term and conditions of the sale, please refer <https://baanknet.com>. **For any query the Interested bidder May Contact Nodal Officer Mrs. Rakhi Bahuguna, Authorised Officer of ARMB, Raj Towers, Shivaji Nagar, Delhi Road, Saharanpur, Mob. 8130692377** The Authorised Officer reserves the right to reject or accept all or any bids without assigning any reason. The Authorised Officer further reserve the right to postpone/cancel /adjourn/discontinue the process of E-Auction at any stage without assigning any reason & his decision in this regards shall be final. The Authorised Officer may vary the terms of E-Auction at any time without assigning any reason. Incase the contents of English Version & Hindi Version differs, the English version shall prevail.

ALL CONCERNED TO NOTE THAT THIS PUBLICATION IS ALSO A STATUTORY 15 / 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002 TO THE BORROWERS /MORTGAGORS/GUARANTORS.

Date : 18-06-2026

Place : Saharanpur (U.P.)

Authorised Officer (Punjab National Bank)