

[APPENDIX-IV-A] Sale Notice For Sale Of Immovable Property

E-Auction Sale Notice for sale of immovable assets under the Securitization 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.

Sale of immovable assets charged to the Bank under the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002. Whereas, the Authorized Officer of Punjab & Sind Bank had taken possession of the following property pursuant to the notice issued under section 13(2) on dates mentioned against each account, read along with the Security Interest (Enforcement) Rules, 2002 in the following loan accounts with right to sell the same on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"**, **"WHAT EVER THERE IS BASIS"** for realization of Bank's dues and interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of powers conferred under section 13(12) of said Act propose to realize the Bank's dues by the sale of the said properties. The sale will be done by the undersigned through E-Auction platform provided at the web portal website <https://baanknet.com>

DESCRIPTION OF IMMOVABLE PROPERTIES

No.	Name of Borrower/ Guarantor & Branch	Description of the property	Demand Notice Date & Outstanding Amount (Rs.) as on + future interest & other expenses thereon	Reserve Price	Name & contact no. Branch	Property inspection date & Time	Last Date & Time of EMD Submission Status of possession	Date/ Time of e-Auction	QR Code for Service Provider
				EMD					
				Bid increase Amount					
1.	Divya Prasad Branch- Jyoti Colony, New Delhi.	Flat no-2, First Floor, Left Side, Plot no- D-695, Indraprastha, Ghaziabad, UP.	05.04.2021 Rs. 20,19,804/- as on 31.01.2026 + further interest, expenses and other charges etc. thereon.	17,50,000/- 1,75,000/- 25,000/-	Branch: Jyoti Colony Mobile- 9914770123 E-Mail: d0783@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
2.	Satish Kumar Pandey Branch- Geeta Colony	Plot no. C-33, First Floor, Village Sadullabad, Ganga Vihar, Loni, Ghaziabad, UP- 201102.	11-06-2024 Rs. 22,81,318/- as on 31-01-2026 + further interest, expenses and other charges etc. thereon.	16,70,000/- 1,67,000/- 25,000/-	Branch: Geeta Colony Mobile-9999224606 E-Mail: d0626@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
3.	Virender Kumar & Harpreet Kaur Branch: Defence Colony	Property bearing no. RZ-53, entire Third floor with roof rights, on plot no. 56&57, in gali no. 15, out of khasra no. 404, village Nasirpur, colony known as West Sagarpur, New Delhi- 110046.	06.09.2024 Rs.15,27,466.83/- as on 31.08.2024 + further interest, expenses and other charges etc thereon	20,00,000/- 2,00,000/- 25,000/-	Branch: Defence Colony Mobile-9041939975 E-Mail: d0250@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
4.	Sarmistha Mandal & Mujibar Rahaman Mandal Branch: Defence Colony	Entire Third floor southern side without roof/terrace rights, built up property bearing No. RZ-G-636 area measuring of 50.00sq. yards out of total area measuring 100 sq. yards, Khasra no. 50/16/1 17/1 & 18/1, situated in the revenue estate of Village Palam, Delhi State Delhi, Colony Known as Raj Nagar-II, Palam Colony, New Delhi- 110077.	30.08.2025 Rs.15,27,399/- as on 31.01.2026 + further interest, expenses and other charges etc thereon	18,00,000/- 1,80,000/- 25,000/-	Branch: Defence Colony Mobile-9041939975 E-Mail: d0250@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
5.	Mrs. Malti Devi Branch- Gole Market, New Delhi.	Property bearing no C-400, entire First Floor, out of Khasra no. 362, abadi known as Main Market, Bhajanpura, situated in the area of village Ghonda Gujran Khadar, Illaqa Sahadara, Delhi-110053	07-04-2021 Rs. 9,92,455/- as on 19.04.2025 + further interest, expenses and other charges etc. thereon.	33,75,000/- 3,37,500/- 25000/-	Branch: Gole Market Mobile- 8318375159 E-Mail: d0762@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
6.	Ms. Naina & Mr. Prem Pal Branch- Babarpur, New Delhi.	Entire third floor of property no.1/6445, out of Khasra No.330 plot no.14 at Gali no.5, East Rohtas Nagar Village Sikdarpur, illaqua Shahdra, Delhi-32	03-04-2021 Rs. 15,10,147/27 as on 03.04.2021 + further interest, expenses and other charges etc. thereon.	11,50,000/- 1,15,000/- 25,000/-	Branch: Babarpur Mobile- 9971685684 E-Mail: d0536@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
7.	M/s. Pallynware India Branch- IBD, CP, New Delhi.	Property bearing no. MPL 3735, 2nd floor without roof rights, ward no VI, Charkhewalan, Chawri Bazar, New Delhi- 110006	07-10-2017 Rs. 1,78,11,116/- as on 30.06.2022 + further interest, expenses and other charges etc. thereon.	65,20,000/- 6,52,000/- 25,000/-	Branch: IBD Mobile-9988960850, E-Mail: ibd.delhi@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
8.	Harish Kumar Branch- Gole Market	Front side third floor with roof rights Property bearing portion of Plot No. RZ-37, having Old No. 37, out of Khasra 35 , village Bindapur, colony subhash park , Uttam Nagar Delhi-59	19-07-2019 Rs.982501/37 as on 29.02.2024 + further interest, expenses and other charges etc. thereon.	14,25,000/- 1,42,500/- 25000/-	Branch: Gole Market Mobile- 8285575585 Email: d0762@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
9.	Asha Seth & Ashish Kumar Branch- Geeta Colony	Flat No. UGF 1, Upper Ground Floor, Plot no. C-93, Residential Colony Ganga Vihar, Village Sadulabad, Loni Ghaziabad, UP-201102	02-06-2022 Rs. 847619/06 as on 31.05.2022 + further interest, expenses and other charges etc. thereon.	15,50,000/- 1,55,000/- 25000/-	Branch: Geeta Colony Mobile- 9897856363 E-Mail: d0626@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
10.	Mr. Dinesh Kumar & Mrs. Bharti Branch- Geeta Colony, Delhi	Flat No. GF-02, LIG, Ground Floor, Plot No. C-103, Ganga Vihar, Loni Ghaziabad, UP.	03.04.2021 Rs.10,71,354/41 as on 31.05.20222 + further interest, expenses and other charges etc. thereon.	9,25,000/- 92,500/- 25,000/-	Branch: Geeta Colony Mobile- 9999224606 E-Mail: d0626@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
11.	Harbans Lal & Shanti Devi Branch- Geeta Colony	Flat No. SF-3, HIG, 2nd Floor, Plot No. A-44, Ganga Vihar, Loni, Ghaziabad, 201102	04-10-2019 Rs. 1771210/- as on 30.09.2019 + further interest, expenses and other charges etc. thereon.	16,00,000/- 1,60,000/- 25000/-	Branch: Geeta Colony Mobile-9897856363 E-Mail: d0626@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
12.	Radha Ghosh Branch: Yamuna Vihar	1/5801, Second Floor Old Municipal No 1439/A/49 Part of plot No. 3 & 3A Gali no. 12, Balbir Nagar, Shahdara Delhi	23-06-2021 Rs. 1467415/37 as on 30.09.2021 + further interest, expenses and other charges etc. thereon.	12,50,000/- 1,25,000/- 25000/-	Branch: Yamuna Vihar Mobile-9654872020 Email: d1244@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
13.	Manoranjn Hota Branch- Geeta Colony	Flat No. FF-03, First Floor, HIG, Plot No. A-45, Ganga Vihar, Loni, Ghaziabad, UP- 201010	03-12-2018 Rs. 2108266/80 as on 31.12.2019 + further interest, expenses and other charges etc. thereon.	16,32,000/- 1,63,200/- 25000/-	Branch: Geeta Colony Mobile-9999224606 E-Mail: d0626@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
14.	Mrs. Monika & Mr. Hemant Kumar Branch- New Modern Shahdara, Delhi	Property bearing No. C-4/289, First floor, Yamuna Vihar, Delhi- 110053.	15-05-2017 Rs. 23,21,294/41 as on 31.05.2022 + further interest, expenses and other charges etc. thereon.	17,00,000/- 1,70,000/- 25,000/-	Branch: New Modern Shahdara Mobile- 9897967070 E-Mail: d0953@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
15.	Mr. Khan Chand Branch- Malviya Nagar, Delhi	Residential Flat A-117 3rd Floor with roof rights, village Nawada, GulabBagh, Uttam Nagar, Delhi- 110059	01-10-2019 Rs. 14,62,696/40 as on 31.01.2021 + further interest, expenses and other charges etc. thereon.	17,00,000/- 1,70,000/- 25,000/-	Branch: Malviya Nagar Mobile- 8447705268 E-Mail: d1058@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
16.	Mr. Ravinder Kumar Tyagi Mrs. Neha Rani Branch- Geeta Colony, Delhi	Property no. 1/6296, old no. 1327-B, part of khasra no 1986/229, Uper ground floor, gali no.3, East Rohtas Nagar, Shahdara, Delhi 110032.	04-04-2017 Rs. 22,19,787/50 as on 30.11.2020 + further interest, expenses and other charges etc. thereon.	13,72,000/- 1,37,200/- 25000/-	Branch: Geeta Colony Mobile- 9999224606 E-Mail: d0626@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
17.	Mr. Rahul Saxena Branch: Jyoti Colony	Ground floor (without roof rights) Flat no G-4 Plot no F-40 –41, SLF VedVihar, Village Pasonda, Pargana- Loni, Dist. Ghaziabad U.P. 201102	29.10.2014 Rs.10,57,462.00 as on 30.09.2014 + further interest, expenses and other charges etc thereon	8,96,000/- 89,600/- 25000/-	Branch: Jyoti Colony Mobile-9914770123 E-Mail: d0783@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
18.	Shaista Branch: Anand Vihar	2ND FLOOR PROPERTY BEARING NO 93 OLD PROPERTY NO 31 MASJID WALI GALI NEAR BADI MASJID BABARPUR ILLAQA SHAHDARA DELHI 110032	05-04-2017 Rs. 18,70,840/00 as ooon 05-04-2017 + further interest, expenses and other charges etc. thereon.	11,05,000/- 1,10,500/- 25000/-	Branch: Anand Vihar Mobile-9814770123 E-Mail: d0565@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
19.	Mr. Deepak Gupta & Mrs. Pooja Gupta Branch: Anand Vihar	Flat- Ground Floor(Back Side Portion), Pvt. Flat No.G-3, Category-LIG, on property Bearing plot No. C-82, Block-C, Near Purana Aggarwal Sweets, situated in the residential Colony Known as DLF Dilshad Ext. Part-II Bhopura, Loni Ghaziabad UP-201005	16-09-2019 Rs.13,81,947/25 as on 31.01.2021 + further interest, expenses and other charges etc. thereon.	12,31,000/- 1,23,100/- 25000/-	Branch: Anand Vihar Mobile-9891508012 E-Mail: d0565@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
20.	Mrs. Kanchan Devi & Mr. Nand Lal Branch: Anand Vihar	Property bearing no. WS-1B, (Part of Plot No. WS-1) Khasra No. 148, Second Floor, Bhagat Singh Gali No. 1, Sudamapuri, Babarpur, IllaqaShahdra, Delhi- 110032	16-09-2019 Rs.20,95,893/71 as on 31.01.2021 + further interest, expenses and other charges etc. thereon.	16,90,000/- 1,69,000/- 25000	Branch: Anand Vihar Mobile-9891508012 E-Mail: d0565@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
21.	Mr. Ashok Kumar Branch- Mata Sundari College, Delhi	Plot No. RZ 155-A, Illrd Floor, Nand Ram Park, Khasra No. 628, Village - Bindapur, Uttam Nagar, New Delhi-59	10-08-2015 Rs. 4055089/00 as on 29-06-2022 + further interest, expenses and other charges etc. thereon.	20,75,000/- 2,07,500/- 25000/-	Branch: Mata Sundry College Mobile- 9569459864 E-Mail: d0784@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
22.	Mr. Amit Kumar Chauhan & Shehella Chauhan Branch: Krishna Nagar	Flat No. S-1, 2nd floor (HIG) Block-B, on plot no. B-1/140, situated in the abadi of village Brahampur, presently residential colony as DLF Dilshad Extention-II Loni, Tehsil & District, Ghaziabad UP- 201102	02-07-2019 Rs.34,42,266/50 as on 31.01.2021 + further interest, expenses and other charges etc. thereon.	24,50,000/- 2,45,000/- 25000/-	Branch: Krishna Nagar Mobile- 8146635827 E-Mail: d0338@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
23.	Mr. Sachin Rai & Shalu Rai Branch: Krishna Nagar	Flat no. SF-3, 2nd Floor, plot no. C-1/64, DLF Dilshad Extn-II, Village Bhopura, Ghaziabad, UP	15-07-2017 Rs.27,47,294/70 as on 31.10.2020 + further interest, expenses and other charges etc. thereon.	10,00,000/- 1,00,000/- 10,000/-	Branch: Krishna Nagar Mobile- 8146635827 E-Mail: d0338@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
24.	Mrs. Rashmi Verma Branch- Okhla, New Delhi.	Property bearing House no. 55 D, lower Ground floor, Siddhartha Nagar, New Delhi-110014.	04-03-2024 Rs. 22,05,657/42 as on 29-02-2024 + further interest, expenses and other charges etc. thereon.	19,70,000/- 1,97,000/- 25000/-	Branch: Okhla Mobile- 6396005612 E-Mail: d0540@psb.bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
25.	Mr. Vijay Dogra Branch- Jyoti Colony	First floor, plot no. F-02, without roof rights, bearing property no. B-63, Shalimar Housing Complex, Vikram Enclave, Ghaziabad, UP.	06-01-2018 Rs. 2561869/89 as on 30-11-2021 + further interest, expenses and other charges etc. thereon.	12,60,000/- 1,26,000/- 25,000/-	Branch: Jyoti Colony Mobile-9914770123 E-Mail: d0783@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	
26.	Sunil Kumar Branch: Jyoti Colony	Second floor flat no. S-02 with roof rights back side property bearing no. B-63, Shalimar Housing Complex, Vikram Enclave, Sahibabad, Ghaziabad, UP.	04.07.2017 Rs.16,59,144.00 as on 30.06.2017 + further interest, expenses and other charges etc thereon	12,60,000/- 1,26,000/- 25000/-	Branch: Jyoti Colony Mobile-9914770123 E-Mail: d0783@psb. bank.in	Date 28.07.2026 between 11.00 AM to 3.00 PM	29.07.2026 Upto 4.00 PM Physical Possession	30.07.2026 01.00 PM to 3.00 PM	

TERMS & CONDITION : a) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorized officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder is advised to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the authorized officer/Secured Creditors in this regard at a later date. **b)** In the event of any default in payment of any of the amounts, or if the sale is not completed by reasons of default on the part of the purchaser/ bidder within the aforesaid time limit, the bank shall be entitled to forfeit all monies paid by the purchaser/bidder till then and put up the secured asset(s) for sale again, in its absolute discretion. **c)** Auction/bidding shall be only through 'Online Electronic Bidding' through the website <https://baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. **d)** The property can be inspected, on 28.07.2026 from 11:00 AM to 3:00 PM. **e)** The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process. **f)** EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of (M/s PSB Alliance Pvt. Ltd.), (Contact No. 7046612345/ 6354911072/ 8291222020/ 9892212848/ 8162050551, Email: support.BAANKNET@psballiance.com/ support.ebkay@procure247.com) (BAANKNET.COM) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan. **g)** After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 29.07.2026 by 04.00 PM, to Punjab & Sind Bank Branch mentioned above by hand or by email. **h)** Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. **iii)** Bidders Name. Contact No. Address, E-Mail id. **iv)** Bidder's A/c details for online refund of EMD. **g)** EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest. **h)** Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of amount as mentioned above. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. **i)** The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), by next working day on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again. **j)** For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank. **k)** All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. **l)** Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. For detailed terms & conditions please refer to <https://baanknet.com> or <https://www.punjabbandsind.bank.in>

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 9(1) & 8(6) SARFAESI ACT, 2002

This may also be treated as notice u/r 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

Date: 30.06.2026, Place: New Delhi

Authorised Officer Punjab & Sind Bank