



BANK OF MAHARASHTRA

Bank of Maharashtra, Zonal Office, Lucknow, Head Office: Lokmangal, 1501, Shivajinagar, Pune-5
Tel.: 0522-2739259-60, Email: recovery_luc@bankofmaharashtra.bank.in
Zonal Office: 1st Floor, Uttar Pradesh State Sugar Corporation Limited, Vipin Khand, Gomti Nagar, Lucknow

POSSESSION
NOTICE

[Rule-8(1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

The undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice. The borrower / guarantor having failed to repay the amount, Notice is hereby given to the borrower/ guarantor and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said rules.

Sl. No.	Name & Address of Borrower & Guarantor	Amount Due to the Bank as per Notice	Description of the Mortgaged Property	Date of Demand Notice Date of Possession Notice
Branch : Aminabad				
1.	Borrower: Reliable Health Care Pvt. Ltd. Add-Shop No. SF 41, 110/25, New Medicine Market, Meer Jaan Lane, Naya Gaon East, Aminabad Lucknow U.P. Pin-226018 Guarantor: Mr. Om Prakash Singh S/o Late Sharda Prasad Singh Address: B63, Sector-O, Near Domestic Gas Services, Lucknow-226024 Guarantor: Mrs. Kiran Singh W/o Om Prakash Singh Address: B63, Sector-O, Near Domestic Gas Services, Lucknow-226024 Guarantor/Director: Mr. Gyan Prakash Singh S/o Late Mr. Sharda Prasad Singh Address: 549/146, Bara Barha, Alambagh, Lucknow-226005 Guarantor/Director: Mr. Kumar Vikram Singh S/o Mr. Om Prakash Singh Address: B63, Sector-O, Near Domestic Gas Services, Lucknow-226024	Rs. 1,74,98,526.03 (One crore seventy four lakhs Ninety Eight thousand five hundred twenty six rupees and three paise only) + Unapplied respective Interest p.a. w.e.f 21.04.2026+penal interest and other charges / expenses	1. Owner of Property: Shri Om Prakash Singh All those pieces & parcel of property with construction, fixture there being & lying at Vill. Aliganj, Dist. Lucknow / Survey No. B-63, Sector-O, Area known as Aliganj Area Admeasuring 3099.99 sq. ft. Boundaries: North: 9 Mt. Wide Road South:-Nala East:-House On Plot No. B64/O West:-House On Plot No. B62/O 2. Owner of Property : Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop no. FF 6, on First Floor, Property Bearing Municipal No. 110/25 admeasuring 21.93 Sq. Mtr. at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North : Stair Case South : Shop no. FF7 East: Wall of the Complex West: Corridor 3. Owner of Property: Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop No. SF 41 on Second Floor, Property Bearing Municipal No. 110/25 admeasuring 16.26 Sq. Meter at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North: Passage of the Complex South: Shop no. SF 40 East: Wall of Complex	22.04.2026 01.07.2026
West: Passage of the Complex 4. Owner of Property: Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop No. SF 43 on Second Floor, Property Bearing Municipal No. 110/25 admeasuring 24.90 Sq. Meter at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North: Wall of Complex South: Passage of Complex East: Wall of Complex West: - Shop No SF 44 5. Owner of Property: Smt. Kiran Singh W/o Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop No. SF 44 on Second Floor, Property Bearing Municipal No. 110/25 admeasuring 37.36 Sq. Meter at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North: Wall of the Complex South: Corridor East: -Semi-finished Godown No. SF 43 West: Semi-finished Godown No. SF 7 6. Owner of Property: Smt. Kiran Singh W/o Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop No. SF 6 on Second Floor, Property Bearing Municipal No. 110/26 admeasuring 43.87 Sq. mtr. at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North: Stair Case South: Corridor East: Wall and Semi Finished Godown no. 42 West: Corridor				
2.	Borrower: Reliance Pharmaceuticals Prop. Mr. Om Prakash Singh Address: FF66, New Medicine Market Meer Jaan Lane, Latouche Road, Aminabad, Lucknow-226018 Guarantor: Mr. Om Prakash Singh S/o Late Sharda Prasad Singh Address: B63, Sector-O, Near Domestic, Gas Services, Lucknow-226024 Guarantor: Mrs. Kiran Singh W/o Om Prakash Singh Address: 549/146, Bara Barha, Alambagh, Lucknow-226005 Guarantor: Mr. Gyan Prakash Singh S/o Late Mr. Sharda Prasad Singh Address: 549/146, Bara Barha, Alambagh, Lucknow-226005 Guarantor: Mrs. Neelam Singh W/o Mr. Gyan Prakash Singh Address: 549/146, Bara Barha, Alambagh, Lucknow-226005 Guarantor: Mr. Kumar Vikram Singh S/o Mr. Om Prakash Singh Address: B63, Sector-O, Near Domestic Gas Services, Lucknow-226024	Rs. 5,16,98,190.76 (Five crore Sixteen lakhs Ninety Eight thousand One hundred Ninety rupees and Seventy Six paise only) + Unapplied respective Interest p.a. w.e.f 31.03.2026+penal interest and other charges/ expenses	1. Owner of Property: Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Vill. Aliganj, Dist. Lucknow / Survey No. B-63, Sector -O, Area known as Aliganj Area Admeasuring 3099.99 sq. ft. Boundaries: North: 9 Mt Wide Road South: Nala East: House On Plot No. B64/O West: House On Plot No. B62/O 2. Owner of Property: Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop no. FF 6, on First Floor, Property Bearing Municipal No. 110/25 admeasuring 21.93 Sq. Mtr. at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North: Stair Case South: Shop no. FF7 East: Wall of the Complex West: Corridor 3. Owner of Property: Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop No. SF 41 on Second Floor, Property Bearing Municipal No. 110/25 admeasuring 16.26 Sq Meter at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North: Passage of the Complex South: Shop no. SF40 East: Wall of Complex West: Passage of the Complex	02.04.2026 01.07.2026
4. Owner of Property: Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop No. SF 43 on Second Floor, Property Bearing Municipal No. 110/25 admeasuring 24.90 Sq. Meter at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North: Wall of Complex South: Passage of Complex East: Wall of Complex West: Shop No. SF 44 5. Owner of Property: Smt. Kiran Singh W/o Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop No. SF 44 on Second Floor, Property Bearing Municipal No. 110/25 admeasuring 37.36 Sq. Meter at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North: Wall of the Complex South: Corridor East: Semi-finished Godown No. SF43 West: Semi-finished Godown No. SF7 6. Owner of Property: Smt. Kiran Singh W/o Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Shop No. SF 6 on Second Floor, Property Bearing Municipal No. 110/26 admeasuring 43.87 Sq. mtr. at Meer Jaan Lane, Naya Gaon East Lucknow. Boundaries: North: Stair Case East: Wall and Semi Finished Godown no. 42 South: Corridor West: Corridor				
3.	Borrower: 1. Mr. Om Prakash Singh S/o Late Sharda Prasad Singh Address: B63, Sector-O, Near Domestic, Gas Services, Lucknow-226024 2. Mrs. Kiran Singh W/o Om Prakash Singh Address: B63, Sector-O, Near Domestic, Gas Services, Lucknow-226024 3. Mr. Kumar Vikram Singh S/o Mr. Om Prakash Singh Address: B63, Sector-O, Near Domestic Gas Services, Lucknow-226024	Rs. 1,77,18,507.00 (One crore Seventy Seven lakhs Eighteen thousand Five hundred and Seven only) + Unapplied respective Interest p.a. w.e.f 31.03.2026 + penal interest and other charges/ expenses	Owner of Property: Shri Om Prakash Singh All those pieces & parcel of property with construction & fixture there being & lying at Vill. Aliganj, Dist. Lucknow / Survey No. B-63, Sector-O, Area known as Aliganj area Admeasuring 3099.99 sq. ft. Boundaries: North: 9 Mt. Wide Road South: Nala East: House On Plot No. B64/O West: House On Plot No. B62/O	02.04.2026 01.07.2026

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount here in above mentioned. The details of the properties mortgaged to the Bank and taken possession by the Bank are as above. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.
This is to inform that by this notice bank is also giving 30 days period to all above borrower guarantor and mortgagors to redeem their mortgaged properties within 30 days of this notice. After expiry of 30 days Bank shall be free to recover it's deus by sale and auction of the mortgaged properties.

Date: 05.07.2026Place: LucknowAuthorised Officer, Bank of Maharashtra



बैंक ऑफ बड़ोदा
Bank of Baroda

Stressed Assets Recovery Branch,
Aligarh, Mob: 8477000644, 8477004049

E-AUCTION
SALE NOTICE

[Appendix IV-A (Provision to Rule 8(6) & 9(1))
Sale Notice for Sale of Immovable Properties]

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 provision of Rule 8 (6) & 9 (1) 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 Bank of Baroda, the Symbolic/Physical possession of which has been taken by the Authorised Officer of Bank of Baroda, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for realization of the debts due to Bank. Further details of property are mentioned below.

S. N.	Name & Address of Borrowers/ Guarantors	Demand Notice Date Total Dues (Rs.)	Description of Properties	Type of Possession	Reserve Price (Rs.) EMD (Rs.) Bid Increment Amount (Rs.)
1.	Borrower- 1. M/s Shri Nathji Trading Company Through its Prop. Mr. Kapil Kumar, Add:- Khurja adda. Old G T Road Sikandrabad, Distt Bulandshahr, 2. Mr. Kapil Kumar S/o Mr. Devraj Singh, Add:- Village Bahrawas, Post Roopwa Pachgai, Tehsil Sikandrabad Distt Bulandshahr, Guarantor- Mr. Anil Kumar S/o Mr. Nand Kishore, Add:- 1738, Burja Usman Khana 7 Burja Khurja, Tehsil Khurja, Distt Bulandshahr	24.05.2018 51,53,909/- - inclusive of interest upto 25.01.2016 with future interest and incidental charges w.e.f 26.01.2016	All that part and parcel of one residential plot part of khasra no. 635 Situated at Village Mohamadpur, Karimpur urf Dhankar, Tehsil khurja, Area: 335.74 sq mtr, in the name of Mr. Kapil Kumar S/o Mr. Devraj Singh, Bounded as: East- Rasta, West- Khet Nepal Singh, North- Plot of Surendra Kumar Advocate, South- Plot of Surendra Kumar Advocate Property Inspection date & Time 27-07-2026 10.00 AM to 05.00 PM	Physical	20,81,000/- 2,08,100/- 10,000/-
2.	Borrower- Mr. Farooq Khan S/o Sh. Baboo Khan, Guarantor- 1. Mrs. Mumtaz W/o Mr. Farooq Khan, Add. of both- 677, Burj Usman Khan, Khurja Distt Bulandshahr, 2. Mr. Rahat Khan S/o Sh. Mahmood Khan, Add.- 85Ka, Mohalla Punjabian, Khurja Distt. Bulandshahr	05.09.2017 26,69,994/- inclusive of interest upto 04.09.2017 plus further interest & other charges w.e.f 05.09.2017	Initially following property was mortgaged: Equitable mortgage of residential plot situated at Village Baurdi, Khurja, Distt Bulandshahr. Area: 682.58 sq mtr, in the name of Sh. Farooq Khan S/o Sh. Baboo Khan, Bounded as: East- Rasta Kacha 12 wide and house of Raj Pal, West- Plot of Vikram and others, North- Plot of Mohd Taqi, South- House of Nepal, Sheeshpal and others Currently the invitation for auction is invited to general public for below mentioned "undisputed" area of mortgaged property Equitable mortgage of residential plot situated at Village Baurdi, Khurja, Distt Bulandshahr. Area: 385.30 sq mtr, in the name of Sh. Farooq Khan S/o Sh. Baboo Khan, Bounded as: East- Rasta Kacha 12 wide and house of Raj Pal, West- Plot of Vikram and others, North- Plot of Mohd Taqi, South- Mohd. Anil S/o Sh. Haji Fazal Property Inspection date & Time 27-07-2026 10.00 AM to 05.00 PM	Physical	30,27,000/- 3,02,700/- 10,000/-
3.	Borrower- Shri. Praveen Kumar Rana S/o Panjab Singh Rana, Guarantor- 1. Smt Anu Bala Rana W/o Praveen Kumar Rana, Add. of both- House No. 102 Block No. 2 Shri ji Shakuntala Apartment Chandan van phase 1 Mathura, 2. Shri. Ved Prakash Srivastav S/o Shri K.L. Srivastav, Add- Shri ji Apartment Chandan van phase 1 Mathura, 3. Panjab Singh Rana S/o Parasram Rana, Add- House No. 102 Block No. 2 Shri ji Shakuntala Apartment Chandan van phase 1 Mathura	09-04-2019 26,62,234.80 as on 31.03.2019 with further interest and charges w.e.f. 31-03-2019	All that pieces and Parcel of Residential land and building Bearing Flat No 102 First floor and khasra No 43 Situated at Shri ji shakuntala Dhan Majua Virajpur, Tehsil & District Mathura, Area: 66.91 sq mtr, in the name of Shri Praveen Kumar Rana and Shri Panjab Singh Rana S/o Prasram Rana, Bounded as: East- Open Area, West- Common Passage, North- Flat no. 101, South- Stair Property Inspection date & Time 27-07-2026 10.00 AM to 05.00 PM	Symbolic	13,36,000/- 1,33,600/- 10,000/-
4.	Borrower- 1. M/s Shri Girraj Ji Industries Through its prop. Mr. Shiv Kumar, Add:- Near Tanki, Sikandrabad Road, Kakore, Distt Bulandshahr, 2. Mr. Shiv Kumar S/o Mr. Hajari Lal Agarwal, Add:- Naya Ganj, Teliyaghat-2, Khurja, Distt. Bulandshahr, Guarantor- 1. Mr. Rohitash Sain S/o Mr. Amichand, Add:- Mata Ghat Road, Saray Sheikh Alam, Khurja, Distt Bulandshahr, 2. Mr. Nitin Kansal S/o Mr. Sandeep Kansal, Add.- 8, Khushi Purana, Najjan, Khurja, Distt Bulandshahr	07.11.2016 16,21,414/- Inclusive of interest upto 30.04.2016 with future interest and incidental charges w.e.f. 01.05.2016	All that part & parcel of the property One Residential plot of land, Khasra No. 1012K situated at Mohd. Karimpur urf Dhankar P & T Khurja, Area: 250.93 sq. mtr. i.e. 300 sq. yard, in the name of Mr. Shiv Kumar Agarwal S/o Mr. Hajari Lal Agarwal, Bounded as: East- (64') Plot of Smt Kashmiri Devi, West- (58') Plot of Smt Rekha Devi, North- (44'-3 1/2') Plot Delhi Wala, South- (44'-3 1/2') Rasta Kachha 20' i.e 6.09 mtr wide Property Inspection date & Time 27-07-2026 10.00 AM to 05.00 PM	Physical	11,04,000/- 1,10,400/- 10,000/-
5.	Borrower- 1. Nijamuddin S/o Hazi Babu, Add.- H. No. 73, Mugulpura1, Khurja Distt. Bulandshahr, 2. Md. Asif S/o Hazi Babu, Add.- H. No. 73, Mugulpura1, Khurja Distt. Bulandshahr, 3. Mrs. Shabnam W/o Hazi Babu, Add.- H. No. 73, Mugulpura1, Khurja Distt. Bulandshahr, Guarantor- Mr. Kamranuddin S/o Hazi Babu, Add.- H. No. 41, Mugulpura1, Khurja Distt. Bulandshahr	30.10.2017 48,25,825/- Inclusive of interest upto 07.07.2017 with future interest and incidental charges w.e.f. 08.07.2017	All that part & parcel of the property One Residential House Municipal no. 162, Situated at Mohalla Radha Krishana, Qasba Khurja . Distt. Bulandshahr. Area: 172 Sq Mtr, in the name of Nijamuddin S/o Hazi Babu, Mrs. Shabnam W/o Hazi Babu & Md. Asif S/o Hazi Babu, Bounded as: East- Gali 10FT, West- House of Ashok Kumar Agarwal, North- Rasta Gali 20 Ft, South- House of Anil Agarwal Property Inspection date & Time 27-07-2026 10.00 AM to 05.00 PM	Symbolic	51,00,000/- 5,10,000/- 10,000/-
6.	Borrower- M/S Shiva Dairy Farms , Through its Proprietor Mrs Raj Wala W/o Mr. Ghur Kumar Gautam, Add.- Jalesar Raoad, Sadabad, Hathras, Factory Add.- Clo Madan Lal Agrawal Sheelgrah P. Ltd, Jalesar Road, Sadabad Hathras, Proprietor/ Guarantor- Mrs. Raj Wala W/o Mr. Ghur Kumar Gautam, Guarantor- 1. Mr. Ghur Kumar Gautam, 2. Mr. Sachin Sharma, 3. Mr. Atul Gautam, Add. of all- H. No. 21, Prakash Nagar Mursan Road, Sadabad Hathras	06.02.2025 3,54,55,758.94 plus interest and other charges w.e.f 01-02-2025 (less recovery thereafter, if any)	Property 1- Equitable mortgage of residential plot situated at Khasra No. 225, Village Madhapithu, Post and tehsil Sadabad, Distt. Hathras, Area: 2371.25 sq mtr, in the name of Mrs. Raj Wala W/o Mr. Ghur Kumar Gautam, Bounded as: East- Arazhi Charan Singh & Avnish Measurement 33 1/2 mtr., West- Rasta 5 mtr Chora, Measurement 36 1/2 mtr., North- Arazhi ram Bharsore & Others, Measurement 30 mtr., South- Plot Ghur Kumar Gautam measurement 46 mtr. Property 2- Equitable mortgage of plot situated at Khasra No. 225, Village Madhapithu, Post and tehsil Sadabad, Distt. Hathras. Area: 423.50 sq mtr, in the name of Mr. Ghur Kumar Gautam S/o Mr. Babu Lal Gautam, Bounded as: East- Arazhi Charan Singh & Avnish Measurement 11mtr., West- Rasta 5 mtr Chora, Measurement 11mtr., North- Seller land 39mtr., South- Sadabad Jalesar Road 38mtr.	Symbolic	1,96,19,000/- 19,61,900/- 10,000/- (Note:-Property 1 & 2 will be sold jointly as per bid(s) received)
Property 3- Equitable mortgage of plot situated at Khsra No. 1084, Village Madhapithu, Post and tehsil Sadabad, Distt. Hathras, Area: 5670 sq mtr, in the name of Mrs. Raj Wala W/o Mr. Ghur Kumar Gautam, Bounded as: East- Plot of Shri Om prakash, West- Land of Shri Pratap Singh, North- Nala, South- Kaccha Road					
Property 4- Equitable mortgage of plot situated at Khsra No. 1540, Village Salempur, Post and tehsil Sadabad, Distt. Hathras, Area: 1210 sq mtr, in the name of Mrs. Raj Wala W/o Mr. Ghur Kumar, Mrs. Sulekha W/o Mr Kapil Gautam, Mr. Sachin Sharma S/o Mr Dharmendra Gautam & Mr. Atul Gautam S/o Mr Ghur Kumar, Bounded as: East- Property of Smt Lalita Devi at Present Smt Sulekha, West- Land of Smt Omvati, North- Road Sadabad to Jalesar, South- Rasta & land of Shri Vendveer Singh Property Inspection date & Time 27-07-2026 10.00 AM to 05.00 PM					
7.	Borrower- 1. M/s Bindal Product Masala Udyog Prop. Mr. Kunal Agarwal, Add.- Hath Darwaza, Bada Bazar, Goverdhan, Mathura, 2. Mr. Kunal Agarwal Prop. M/s Bindal Product Masala Udyog, Guarantor/Mortgagor- Mrs. Babita Agarwal W/o Sh. Balkishan Agarwal, Add. of both 1- Hath Darwaza, Bada Bazar, Goverdhan, Mathura, Add. of both 2- 88, KheraKhatpar, Goverdhan, Mathura	30-11-2021 27,09,622/- plus interest and other charges upto 31.10.2021 + interest & other charges w.e.f 01-11-2021	A residential plot no. 21 situated in the Sakitara Shehari Kshetra Khasra No. 392 Tehsil Govardhan & Distt. Mathura, Area: 85.08 sq mtr, in the name of Smt. Babita Agarwal W/o Sh. Balkishan Agarwal, Bounded as: East- Land of Mansi Ganga, West- Plot Smt. Kirti & Road 11 Ft wide, North- Land Chandra Prakash Khandelwal, South- Land of Mansi Ganga Property Inspection date & Time 27-07-2026 10.00 AM to 05.00 PM	Symbolic	27,50,000/- 2,75,000/- 10,000/-

DATE OF E-AUCTION: 28-07-2026, Time: 2:00 pm to 06:00 pm

Note:- EMD Amount to be deposited in E-Wallet of M/s PSB ALLIANCE PVT LTD. (BAANKNET) portal directly or by generating Challan there in to deposit the EMD through RTGS/NEFT in the account details as mentioned in said challan on or before 27.07.2026 time 05:00PM
Details of encumbrance over the above property, as known to the Bank - Not Known
For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and https://www.baanknet.com, Also, prospective bidders may contact the Authorised officer on Mobile 8477000644
For property under symbolic possession bank will handover the property symbolically to auction purchaser
STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2002
This sale notice will also be considered as 15 days notice to the above-mentioned borrower(s)/guarantor(s)/mortgagor(s) under Rule 8(6)/Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Place : AligarhDate : 02.07.2026Authorised Officer





पंजाब नैशनल बैंक

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...the name you can BANK upon!

ASSET RECOVERY MANAGEMENT BRANCH, Noida, SH-12, 1st floor,
Gama Shopping Centre, Sector-Gama-I, Greater Noida, Distt. Gautam Budh Nagar, UP- 201308
E-mail: cs8290@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of 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 by the Authorized Officer of the Bank/ Secured Creditor, will be sold 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 of the Account Name and Addresses of the Borrower/Guarantors Account	A) Date of Demand Notice U/s 13(2) of Sarfaesi Act 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of Sarfaesi Act 2002 D) Nature of Possession Symbolic / Physical/ Constructive	Description of Immovable Properties Mortgaged / owner's Name (Mortgagers of Property)[ies]	A) RESERVE PRICE B) EMD C) Bid Increase Amount	DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors & Authorised Officer
1.	B/O :-Sector-18 Noida(370200) Borrowers :- M/S PKS Infra Engineers Pvt. Ltd: 4B, Mahalaxmi Square, 2ND FLOOR, Sector-12, Vasundhara, Ghaziabad-201012, Registered Address:- J 288, Saket, New Delhi-110017 Sh. Abhinav Goel (Director/ Guarantor): M/S PKS Infra Engineers Pvt. Ltd 15/119Duplex, Vasundhara, Ghaziabad, UP-201012 Smt. Shail Sushma Goel: (Director/ Guarantor) M/S PKS Infra Engineers Pvt. Ltd 15/119 Duplex, Vasundhara, Ghaziabad, UP-201012 Smt. Samta Mittal (Guarantor- M/S PKS Infra Engineers Pvt. Ltd.): B3/110, Manu Apartments, Mayur Vihar, Phase-1, Delhi-1100991 Sh. Vipul Agarwal: S/O Late Arun Agarwal (Guarantor- M/S PKS Infra Engineers Pvt. Ltd) 15/327, Vasundhara, Ghaziabad, UP-201012	A) 05.02.2026 B) Rs. 1,02,15,414.63 plus further interest & charges thereon C) 17.04.2026 (D) (Symbolic)	1. Equitable Mortgage of Property Commercial Office No. SF-3, Second Floor, covered area 33.49 Sq. Mtrs (360.5 Sq. Ft.) in Mahalaxmi Square, Plot No. 4B, Sector-12, Vasundhara, Ghaziabad (U.P.), standing in the name of Smt. Sushma Goel, Registered at Sub Registrar-IV, Ghaziabad, UP, Boundary of plot- East-Road 18mtr, Wide, West- Plot No. 4A, North-Plot No. 12/HS-2, South Plot No. 4A 2. Equitable Mortgage of Property Commercial Office No. SF-1, & one Pantry Second Floor, covered area 66.13 Sq. Mtrs (711.9 Sq. Ft.) Pantry area 3.51 Sq. Mtr.(37.73 Sq. Ft.), Total Area 69.64 Sq. Mtr in Mahalaxmi Square, Plot No. 4B, Sector-12, Vasundhara, Ghaziabad (U.P.), standing in the name of M/s PKS Infra Engineers Pvt. Ltd, Registered at Sub Registrar-IV, Ghaziabad, UP, Boundary of plot- East-Road 18mtr, Wide, West- Plot No. 4A, North-Plot No. 12/HS-2, South-Plot No. 4A	A)Rs.28.11 Lakh B)Rs.2.82 Lakh C)Rs. 0.10 Lakh A)Rs.58.44 Lakh B)Rs.5.85 Lakh C)Rs. 0.10 Lakh	30-07-2026 11:00 AM to 04:00 PM	NOT KNOWN MR. SANTOSH KUMAR JHA MOB: 9650960134 AUTHORISED OFFICER ARMB NOIDA
2.	BO: Bhangel (D.No. 606400) Borrower : M/S Ayush Communication Address: M/S Ayush Communication (Prop.) Smt. Seema Gupta , House No. 1030, Sector-15, Sonapat, Haryana Smt. Seema Gupta W/O Sh. Rajesh Gupta Prop. (M/S Ayush Communication) House No. 1030, Sector-15, Sonapat, Haryana	A) 17.10.2013 B) Rs. 348.94 Lakh + interest and Charges thereon. (C) 17.01.2014 (D) (Physical)	1.Commercial Property Comprising of Shop No.,21-22 in First Floor, Unique Shopping Mall, at Murthal Road, Near Municipal Council Market , Sonapat, Haryana On Plot Bearing Khasra No. 2453/7133/7141/ 7142/6704/4816 in patti Jatan, Murthal Road, Sonapat, Haryana, area admeasuring 50.24 Sq. Yards (45.9 Sq. Mtrs.), Super Area Approximately 700Sq. Ft., Carpet Area 452.18 Sq. Ft., standing in the name of Smt. Seema Gupta, Bounded as under:- East :- Gali- Housing Board Colony, West:- Corridor 10ft., South:- Shop No.27, North :- Shop No. 23 2. Commercial Property Comprising of Shop No.23-24 in First Floor, Unique Shopping Mall, at Murthal Road, Near Municipal Council Market , Sonapat, Haryana On Plot Bearing Khasra No. 2453/7133/7141/ 7142/6704/4816 in patti Jatan, Murthal Road, Sonapat, Haryana, Having area admeasuring 46.05 Sq. Yards (42.1Sq. Mtrs), Super Area Approximately 641.6Sq. Ft., Carpet Area 414.46 Sq. Ft., standing in the name of Smt. Seema Gupta, Bounded as under:- East :- Gali- Housing Board Colony, West:- Corridor 10ft., South:- Shop No.22, North :- Shop No. 25 3. Commercial Property Comprising of Shop No., 25-26 in First Floor, Unique Shopping Mall, at Murthal Road, Near Municipal Council Market , Sonapat, Haryana On Plot Bearing Khasra No. 2453/7133/7141/ 7142/6704/4816 in patti Jatan, Murthal Road, Sonapat, Haryana, having area 41.86 Sq. Yards (38.27Sq.Mtr), Super Area Approximately 583.2Sq. Ft., Carpet Area 376.74 Sq. Ft., standing in the name of Smt. Seema Gupta Bounded as under:- East :- Gali- Housing Board Colony, West:- Corridor 10ft., South:- Mandir- Housing Board Colony, North:- Shop No. 24	A) Rs.13.82 Lakh B) Rs.1.39 Lakh B) Rs. 0.10 Lakh A) Rs.12.67 Lakh B) Rs.1.27 Lakh B) Rs. 0.10 Lakh A) Rs. 11.52 Lakh B) Rs. 1.16 Lakh B) Rs. 0.10 Lakh	30-07-2026 11:00 AM to 04:00 PM	NOT KNOWN MR. SANTOSH KUMAR JHA MOB: 9650960134 AUTHORISED OFFICER ARMB NOIDA

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 here in above 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 on the proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com. 4. For detail term and conditions of the sale, please refer https://baanknet.com & www.pnbindia.in 5. All statutory dues/attendant charges/other dues including registration charges, stamp duty, Tax/Any Authority charges etc shall have to be borne by the purchaser and Authorised Officer or the bank shall not be responsible for any charges, lien in encumbrance are any other dues to govt or anyone else in respect of Property (e-auctioned) not known to the bank the intending bidder is advised to make there on independent inquiries regarding the encumbrance on the property including statutory liabilities, arrears of property tax, electricity dues etc.

(STATUTORY SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SARFAESI ACT, 2002)

Date: 04.07.2026, Place : Greater Noida

AUTHORIZED OFFICER, PUNJAB NATIONAL BANK

New Delhi