

E-AUCTION SALE NOTICE for sale of immoveable assets under the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to 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), mortgagor(s) and guarantor(s) that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the symbolic/physical (whichever is applicable) possession of which has been taken by the Authorized officer of Punjab National Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned hereinbelow for recovery of amount, due to the Punjab National Bank secured Creditor from below Named borrower(s), mortgagor(s) and guarantor(s). The Reserve price and the earnest money deposit will be as mentioned below against the respective properties. A short description of the immovable property(ies) with known encumbrances, if any, are mentioned as under.

Date and Time of E-Auction – 17.07.2026 between 12:00 p.m. to 05:30 p.m.(with extensions of 10 minute duration after 05:30 p.m., if required). Last date of submission of EMD – 17.07.2026 till 05:30 P.M.

THE BIDDER SHALL IMPROVE THE BID OFFER IN MULTIPLE OF Rs. 10000/- (RUPEES TEN THOUSAND ONLY)

Borrower/Mortgagor/ Guarantor Name	Description of Immoveable Properties/Secured Assets	A) Demand Notice date B) Possession date C) Nature of possession D) Amount due to bank (As per Demand Notice)	A) Reserve Price (Rs.) B) EMD (Rs.) C) Last Dat of Deposit of EMD D) Bid Increase Amount
1. Branch: Vidisha (eOBC) 1. M/s Gunsai Tyre Remoulding Industries (Borrower) Proprietor Shri Hukum Chand Ahirwar S/o Nathuram Ahirwar (Mortgager), Address: 23, Industrial Area Sagar Road, Vidisha (M.P.)-464001	Immovable property situated at Plot No.23, Industrial Estate, Sagar Road, Village Vidisha, Tehsil Vidisha, District Vidisha admeasuring 3000 sq. ft. as per lease deed dated 24.06.1996 executed by General Manager, District Industries Centre, Vidisha in favour of M/s Gunsai Tyre Remoulding Industry through Proprietor Shri Hukum Chand S/o Nathuram Ahirwar., Boundaries (Plot 1): North: Sagar Road and Wall of Nagar Palika Vidisha, South: Road, East: Plot No.22 M/s Pitalia Plastics, West: Open Land	A) 31/03/2021 B) 25.10.2021 C) Symbolic Possession D) Rs.14,70,229.90 + interest and other charges	A) 29,28,000.00 B) 2,93,000.00 C) 17.07.2026 D) 25,000.00
2. Shri Hukum Chand Ahirwar S/o Nathuram Ahirwar (Mortgager) Proprietor of M/s Gunsai Tyre Remoulding Industries Address: House No. 47, Ward No. 30, Khari Phatak Road Near Railway Gate, Vidisha (M.P.)-464001	And at adjoining plot admeasuring 1200 sq. ft. in Village Vidisha, Tehsil Vidisha, District Vidisha as per lease deed dated 16.05.2002 in favour of M/s Gunsai Tyre Remoulding Industry through Proprietor Shri Hukum Chand Ahirwar S/o Nathuram Ahirwar., Boundaries (Plot 2): North: Industrial Estate South: Open land and L.U.N. Shed, East: Gunsai Tyre Remoulding Industry, West: Open Land,	A) 30/06/2021 B) 25.10.2021 C) Symbolic Possession D) Rs. 26,43,226.00 + interest and other charges	A) 14,98,000.00 B) 1,50,000.00 C) 17.07.2026 D) 25,000.00
2. Branch : Vidisha (eOBC) 1. M/S Nitara Dairy (Borrower), Prop :- Late Akhilesh Kirar S/o Kaluram Kirar (since deceased) Through legal heir Smt Komalbai Kirar W/o Kaluram Kirar (Mortgager) Both Address: 1 - Ahmedpur Road, Vijay Nagar, Near Hanuman Temple Vidisha (M.P.), 2 :- Village Moodara, PH Moodara Prasukhedi, Tehsil & District- Vidisha (M.P)	All that part & parcel of immovable property situated at khasra No 147/2/2/2, Village Moodara, PH Moodara Prasukhedi, Tehsil & District- Vidisha (M.P), Area 0.209 hectare Boundaries:- East- Road , West- Land of kamal singh , North- Remaining portion of land seller , South- Land of Akhil Owner- Smt Komalbai Kirar W/O Kaluram Kirar	A) 26.10.2022 B) 29.04.2023 C) Symbolic Possession D) Rs. 36,86,992.00 + interest and other charges	A) 1,50,66,000.00 B) 15,06,000.00 C) 17.07.2026 D) 50,000.00
3. Branch : Shahdol 1. Shri Virendra Soni S/o Munna Lal Soni (Borrower) Add- Ward no 20, near Khermata Dhanpuri Sohagpur, Shahdol M.P., 2. Shri Munna Lal Soni, Add- 76 Dhanpuri Teh. – Sohagpur Distt Shahdol (M.P.)- 484114	Details of property – All that part & parcel of immovable property situated at Khasra No 437/2/1, rakwa 0.085 hec, Mauja Dhanpuri, Boundaries – North – Land of seller, South – Land of Suresh Krishnani, East – Unpaved Road West – Land of Moti Lal Patel	A) 26.10.2022 B) 29.04.2023 C) Symbolic Possession D) Rs. 36,86,992.00 + interest and other charges	A) 1,50,66,000.00 B) 15,06,000.00 C) 17.07.2026 D) 50,000.00

Details of encumbrances known to the secured creditor: Not known

STATUTORY SALE NOTICE UNDER RULE 8(6) & 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AND SARFAESI ACT, 2002

TERMS AND CONDITIONS: (1) The sale shall be subject to the terms and conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions. **(2)** The properties as being sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "AS IS WHATEVER THERE IS" basis. **(3)** The particulars of Secured Assets specified in the Schedule herein 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 in this proclamation. **(4)** The sale will be done by the undersigned through e-auction platform provided at the website – <https://baanknet.com>, on mentioned dates at the given time. **(5)** For detailed terms and conditions of the sale, please refer to www.pnbindia.in, <https://baanknet.com>.

Date : 02.07.2026, Place : Katni

Authorised Officer, Punjab National Bank