



..... भरोसे का प्रतीक

Punjab National Bank
सम अनुभाग, मण्डल कार्यालय: कानपुर नगर
SAM Department, Circle Office – KANPUR CITY
59/29, बिरहाना रोड, कानपुर/BIRHANNA
ROAD, KANPUR
ई-मेल आईडी: cs8258@pnb.co.in

NOTICE TO BE SERVED UPON BORROWER/GUARANTOR/MORTGAGOR BEFORE EFFECTING SALE OF SECURED ASSETS

1. Shree Balaji Stores

Add. -58, Kalyanpur Khurd, Panki Road Kanpur-208017

2. Shri Prahlad Singh S/o Babu Singh (Proprietor)

Add. - 70-B Kalyanpur Khurd, Kanpur- 208017

3. Smt. Madhuri Devi W/o Prahlad Singh (Mortgagor)

Add.1: 58, Kalyanpur Khurd, Panki Road Kanpur, Pin-208017

Add.2: H.No. 70-B, Kalyanpur Khurd, Kanpur, Pin-208017

**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) read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002: M/s Shri Balaji Stores : A/c No. 0768210032407
Branch : PNB- Kalpi Road -Kanpur**

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 Authorised Officer of Punjab National Bank (Secured creditor) on 10.09.2021 (Symbolic), will be sold on "As is where is", "As is what is" and "Whatever there is" on 04.08.2026 date fixed for e auction, for recovery of Rs.30,59,163.25/- (Rs. Thirty Lakh Fifty Nine Thousand One hundred Sixty Three and paisa Twenty Five Only) with further Interest w.e.f. 01.07.2026 and other expenses.**

S.No	Description of Property	Reserve Price (in rupees)	Earnest Money (in rupees)	Date/time fixed for auction	Details of Encumbrances, if any
1	Residential land and Building H. No. 70 B, Mauja-Kalyanpur Khurd Kanpur, situated at part of Arazi No.70-B part of 0.0870 hect, Having area of 124.44 sq yds (104.04 Sq mt) in the name of Smt.	Rs.31,30,000/-	Rs.3,13,000/-	04.08.2026/ 12:00PM to 04:00PM Bid Increase Amount: (in multiple of) 20,000.00	Not known

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Madhuri Devi W/o
Shri. Prahlad
Singh, as per sale
deed dated
03.04.2013, at
Bahi No.1, Zild
No.7358,
Page.no.267 to
286 at Sr.No.2557
registered in office
of Sub- Registrar
Kanpur Nagar
Zone No.4.

Boundaries:

East: House of
Ramkali

West: Part of Arazi

North: Others Plot

South: 12 Ft wide
Road

Please note that the Bank shall put your property on auction sale on the date as mentioned above at the reserve price as mentioned above. This is for your information. For detailed term and conditions of the sale, please visit (<https://ebkgray.in>). www.pnbindia.in

Date: 15.07.2026

For PUNJAB NATIONAL BANK

Place: KANPUR


DINESH KUMAR

Authorized Officer

Punjab National Bank

Secured Creditor

Authorized Signatory
Circle Office, Kanpur City

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TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
The auction sale will be "online through e-auction" portal <https://www.ebkray.in> or baanknet.com
2. The intending Bidders/ Purchasers are requested to register on portal (<https://ebkray.in>) or baanknet.com using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://ebkray.in>) or baanknet.com for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://ebkray.in>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
 - (1) <https://ebkray.in>
 - (2) www.pnbindia.in
 - (3) Baanknet.com
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://ebkray.in>) or baanknet.com
7. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 05 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 05 minutes to the last highest bid, the e-auction shall be closed.

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punjab national bank
...the name you can BANK upon !

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It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the ebkay portal or baanknet.com
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. The secured asset will not be sold below the reserve price.
13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of NEFT/RTGS/Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

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18. 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.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax electricity dues etc.
22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
23. It is open to the Bank to appoint a representative and make self bid and participate in the auction

For detailed term and conditions of the sale, please refer <https://ebkgray.in> or baanknet.com
www.pnbindia.in.

For PUNJAB NATIONAL BANK


Dinesh Kumar
Authorized Signatory
Circle Office, Kanpur City
Authorized Officer
Punjab National Bank
Secured Creditor

Date: 15.07.2026

Place: KANPUR