



Annexure- A

## 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 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 symbolic possession of which has been taken by the Authorised Officer of Punjab & Sind Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on Sale), for recovery of Rs. Four crore twenty five lakh fifty one thousand six hundred forty four due to the Punjab & Sind Bank, A.K.D.C. Branch, Secured Creditor from:

- |                                                   |           |
|---------------------------------------------------|-----------|
| 1. M/S Xtramile Innovation                        | Borrower  |
| 2. Mr Ashutosh Choudhary S/o Om Prakash Chaudhary | Guarantor |
| 3. Mr Radheyshyam Mishra S/o Ram Sajeevan Mishra  | Guarantor |
| 4. Mrs. Charu Kranti W/o Anil Mishra              | Guarantor |
| 5. Mrs. Preeti Srivastava W/o Rahul Mishra        | Guarantor |

Short description of the immovable property with known encumbrances (if any):

1. Land and building at House No. 89/76, Mohalla Mahaveeran Lane, Pargana & Tehsil Sadar, Distt Prayagraj. Owner of the house – Shri Radhey Shyam Mishra S/o Ram Sajivan Mishra  
**Details of title deed** – Registered at Bahi No 1 Zild 2598 Pages 46/52 document no 1645 dated 22-01-1987

**Reserve Price: Rs 130.00 Lakhs**

**Earnest Money Deposit: Rs 13.00 Lakhs**

**Date & Time of Auction: 31.07.2026 10:00 AM to 02:00 PM**

The sale will be done by the undersigned through e-Auction platform provided at the website <https://www.baanknet.com>. For detailed terms and conditions of the sale, please refer to [www.baanknet.com](https://www.baanknet.com)

Date. 14.07.2026

Place. Prayagraj

For Punjab & Sind Bank  
Authorised Officer  
Punjab & Sind Bank