



Date:04.07.2026

Name	Address and Contact Information
Shri Rahul Arora S/o Shri Ashok Kumar (Borrower)	(1) H.no 10/84 Gusaiyan, PS- Baraut Teh- Baraut Distt- Baghpat-250611 (2) 74 Guran Road, Punjabi Colony Teh-Baraut Distt- Baghpat (UP)-250611
Shri Ashok Kumar S/o Shri Chander Bhan (CO-Borrower)	(1) H.no 10/84 Gusaiyan, PS- Baraut Teh- Baraut Distt- Baghpat-250611 (2) 74 Guran Road, Punjabi Colony Teh-Baraut Distt- Baghpat (UP)-250611
Shri. Bharat Arora S/o Shri Ashok Kumar (Guarantor)	74 Guran Road, Punjabi Colony Teh-Baraut Distt- Baghpat (UP)-250611
Mrs..Prem Lata W/o Shri Ashok Kumar (Guarantor + Mortgagor)	74 Guran Road, Punjabi Colony Teh-Baraut Distt- Baghpat (UP)-250611

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 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 "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the above mentioned 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 THE SECURED ASSETS

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S N o	(A) Branch	Description of the movable & immovable property Mortgaged/ Owner's Name (mortgagers of property (ies)	(A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 (B) Outstanding Amount as per Demand Notice u/s 13(2) of SARFAESI Act 2002 (C)Present Outstanding as on 30-06-2026 (D) Possession Date u/s 13(4) of SARFAESI ACT 2002 (E) Nature of Possession Symbolic/Physical/Con structive	A) Reserve Price (Rs. in Lakhs)	Date/ Time of E- Auction	Details of the encumb rances known to the secured creditor s
	(B)Account Name			B)EMD		
	(C) Name & Address of Borrower/Co Borrower			C)Bid Increase Amount		
1.	(A) Baraut (004200) (B) Shri Rahul Arora S/o Shri Ashok Kumar (Borrower) & Shri Ashok Kumar S/o Shri Chander Bhan (CO- Borrower)	One House Municipal. Number 10/84 M measuring East 43 Feet 3 inch, West-43 Feet 3- inch North 17 Feet 9 inch, South -17 Feet 9 inch, Total Area 85.30 Sq Yards =71.32 Sq. Mtrs.	A) 22.09.2022. B) Rs. 15,20,178.00 + intt. w.e.f. 01.09.2022 + Legal & other expenses (C) Rs 15,42,942.13+ intt. w.e.f. 01.07.2026 + Legal & other expenses/charges D) 30.11.2022 E) Symbolic	(A) 27.00 Lac (B) Rs 2.7 Lakh (C) Rs 0.30 Lac	04-08-2026 From 11:00 AM to 04:00 PM	SA/71/2 026 Drt lucknow





पंजाब नैशनल बैंक Punjab National Bank

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...The name you can BANK upon!

ARMB - Meerut, E-mail-cs8278@pnb.bank.in
PNB Bhawan, C-01, Vedvyaspuri, Delhi Bypass Road, Meerut-250002

(C) (As mentioned above)	Situated – Punjabi Quarter Patti Baru Kasba Baraut under limit Nagar Palika Parishad Tehsil Baraut Distt- Baghpat. Boundaries of which are as follow :- East : House of Sudarshan & Tirkha West : House of Bhagwan Das North : Hosue of seller South: Gali				
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TERMS & CONDITIONS OF E-AUCTION SALE

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 hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://Baanknet.com> on 04/08/2026 @ 11.00 AM to 04:00 PM
4. For detailed term and conditions of the sale, please refer <https://Baanknet.com>

कृते पंजाब नैशनल बैंक
For PUNJAB NATIONAL BANK

Date: 04.07.2026

प्राधिकृत अधिकारी/Authorized Officer
परिसंयंति गनरालि गबंधन शाखा मेरुत/ARMB, Meerut
For Punjab National Bank

Place: Meerut

Authorized Officer