

ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ

(ਭਾਰਤ ਸਰਕਾਰ ਕਾਊਪਕਰਮ)

ਬਰਾਂਚਕਾਰਜਲਿਯੰਡਿਰਾਪੁਰਮ

12ਐ, ਅਹਿੰਸਾਖੰਡ, ਜਯਪੁਰਿਯਾਸਨਰਾਭਜਗ੍ਰੀਨਮ,

ਭੰਦਿਰਾਪੁਰਮ, ਗਾਜ਼ਿਯਾਬਾਦ- 201014

ਫ਼ੋਨ: 0120-2650404

ਈ-ਮੇਲ: i0883@psb.co.in

ੴ ਸ੍ਰੀ ਵਾਗਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ



ਪੀ.ਐਸ.ਬੀ.

PUNJAB & SIND BANK

(A Government Of India Undertaking)

B.O. Indirapuram

12A, AhinsaKhand, Jaipuria Sunrise Green,

Indirapuram, Ghaziabad- 201014

Phone: 0120-2650404

E-mail:i0883@psb.co.in

“Annexure-VI”

APPENDIX IV-A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) 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, physical possession of which has been taken by the Authorised Officer of Punjab & Sind Bank, Secured Creditor, shall be sold on “As is where is”, “As is what is”, and “Whatever there is” on 31/07/2026 , for recovery of Rs 61,86,333.29/- Due to the Punjab & Sind Bank, Secured Creditor from Vishal Tyagi and Neeraj Tyagi (Borrowers) and Sanjay Tyagi(Guarantor). The Reserve price shall be Rs.20,00,000/- and the earnest money deposit shall be Rs 2,00,000/-

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

Flat No S2, Second Floor , with roof Rights (HIG Back Side) Plot no B 1/91, DLF Dilshad Extension II, Village Brahampur Urf Bhopura Loni Ghaziabad area 70 Sq Meter.

For detailed terms and conditions of the sale, please refer to the link provided in Punjab & Sind Bank, Secured Creditor's website i.e. www.punjabandsindbank.in

Date: 23/06/2026

Place:Ghaziabad

ਕ੍ਰਿਤੇ ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
For Punjab & Sind Bank

ਅਧਿਕ੍ਰਿਤ ਅਧਿਕਾਰੀ / Authorised Officer

Authorised Officer

Punjab & Sind Bank

पंजाब एंड सिंध बैंक

(भारत सरकार का उपक्रम)

ब्रांच कार्यालय इंदिरापुरम,

12ए, अहिंसाखंड, जयपुरियासनराइजग्रीनस,

इंदिरापुरम, गाजियाबाद- 201014

दूरभाष : 0120-2650404

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Phone: 0120-2650404

E-mail: i0883@psb.co.in

REF: 0883/Land R/Redemption/2026/June/03

Date: 23/06/2026

1. Shri Vishal Tyagi (Borrower)

S/o Shri Jag Bhushan Tyagi

R/o B-1/91, DLF Flat No S2, II nd Floor

Dilshad Extension II, Bhopura

Loni 201102

Ghaziabad Uttar Pradesh

Also At:

R/o S 28, I Floor, Arya Samaj Road,

Uttam Nagar

Delhi 110059

2. Smt Neeraj Tyagi (Co Borrower)

W/o Shri Vishal Tyagi

R/o B 1/91, DLF Flat No S 2

II Floor, Dilshad Extension II Bhopura

Loni 201102

Ghaziabad Uttar Pradesh

Also At:

R/o S 28, I Floor, Arya Samaj Road,

Uttam Nagar

Delhi 110059

Also At:

R/o Village Siroli, Post Office Asmoli

Sambhal 244302

Uttar Pradesh

3. Shri Sanjay Bhati (Guarantor)

S/o Shri Babu Ram

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(ਭਾਰਤ ਸਰਕਾਰ ਕਾਉਪਕਰਮ)

ਬਰਾਂਚਕਾਰਜਾਲਿਓਂਡਿਰਾਪੁਰਮ,

12ਐ, ਅਹਿੰਸਾਖੰਡ, ਜਯਪੁਰਿਆਸਨਰਾਭਜਗ੍ਰੀਨਸ,

ਭਿਰਾਪੁਰਮ, ਗਾਜ਼ੀਆਬਾਦ- 201014

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Phone: 0120-2650404

E-mail:i0883@psb.co.in

R/o C 84, F 1, DLF, Dilshad Extension II

Bhopura Ioni 20112

Uttar Pradesh

Dear Sir/Madam,

Reg.: Notice for redemption in terms of the right vested with you under Section 13(8) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 in A/C of Shri Vishal Tyagi and Smt Neeraj Tyagi 08831200631709 Branch Indirapuram

As you are aware that the Authorised Officer of the bank has issued a demand notice under section 13(2) of the SARFAESI ACT on 03/04/2016 as a measure for enforcement of security interest in the secured asset offered by you as security in the subject loan account.

Subsequently, the Authorised Officer while taking further measures under section 13(4) of the Act, took possession of the secured asset on 17/09/2016.

As you have failed to discharge your liabilities of the bank, therefore, the undersigned as authorized officer, in exercise of its power under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 has decided to sell the properties secured assets as described below through E-Auction for realization of debts due to the Bank from above mentioned Borrower & Guarantors.

Your attention is invited to the Section 13(8) of Securitisation 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, in respect of the time available (i.e. 30 days), to redeem the secured assets. Kindly note that your right under section 13(8) will cease from the


ਕ੍ਰਿਤੇ ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
For Punjab & Sind Bank
ਅਧਿਕ੍ਰਿਤ ਅਧਿਕਾਰੀ / Authorised Officer

पंजाब एंड सिंध बैंक

(भारत सरकार का उपक्रम)

ब्रांच कार्यालय इंदिरापुरम,

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१९९१ मी. दृष्टिगत नो वी ड्रजिंग



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date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

Details of Sale Notice for Sale of Immovable Property are as under:-

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.

E Auction Date & Time: 31/07/2026 at 11 AM to 01 PM

Date of Inspection: 29/07/2026 between 11 AM to 4 P.M

Last Date of BID Submission: 30/07/2026 up to 04 PM

Name of Borrower & Guarantors	Borrower: Shri Vishal Tyagi and Smt Niraj Tyagi Guarantors: Shri Sanjay Bhati
Demand Notice date & Amount	03/04/2016 for Rs. 19,81,657.80/- + future interest and costs from 01/04/2016
Account Details	
Total O/s as on 31.05.2026	Rs 61,86,333.29/-

Details of Properties	MRP (in Cr.)
1. Flat No S2, Second Floor, with roof Rights (HIG Back Side) Plot no B 1/91, DLF Dilshad Extension II, Village Brahampur Urf Bhopura Loni Ghaziabad area 70 Sq Meter.	Rs 20,00,000/-


कृते पंजाब एंड सिंध बैंक
For Punjab & Sind Bank

AUTHORIZED OFFICER

अधिकृत अधिकारी / Authorised Officer