



Date: 03.08.2026

Shailendra Kumar Singh s/o Shri Gajendra Singh A/c no 00199011000151/00196015001463 (Borrower & Mortgagor) R/o Flat No P-401, 3 rd Floor (Super MIG type, without roof right) Vrindavan Heights Built, on Plot no 20 A bearing Khasra no 892, 900, 953 Min 954 min Vrindavan Garden, Pasonda Ghaziabad, Uttar Pradesh-201001	SMT. Payal Singh W/O SHRI Shailendra Kumar Singh a/c no 00199011000151/00196015001463 (Co-Borrower & Mortgagor) R/o Flat No P-401, 3 rd Floor (Super MIG type, without roof right) Vrindavan Heights Built, on Plot no 20 A bearing Khasra no 892, 900, 953 Min 954 min Vrindavan Garden, Pasonda Ghaziabad, Uttar Pradesh-201001.
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Sub: Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Madam / Sir,

Please refer to the notice dated 19.12.2016 issued by Authorized Officer u/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and also possession notice dated 10.01.2020 u/s 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 issued by Authorized Officer while taking the symbolic possession of under mentioned assets

SR	Details of Properties
1.	Freehold Residential Flat No P-401, 3 rd Floor (Super MIG type, without roof right) Vrindavan Heights Built, on Plot no 20 A bearing Khasra no 892, 900, 953 Min 954 min Vrindavan Garden, Pasonda Ghaziabad, Uttar Pradesh-201001 in the name of Shri Shailendra Kumar Singh s/o Shri Gajendra Singh. Measuring Super Cover Area 109.62 sq mtr. Bounded as under: East: Plot of Digar. West: Plot of Digar North: Ambedkar Youth Venture South: 40 ft Wide Road

In this connection, you are hereby called upon to pay outstanding dues amounting to

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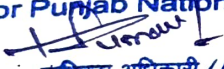
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Rs.13527905.41 (Rupees One Crore Thirty Five Lac Twenty Seven Thousand Nine Hundred and Forty one paise only) as on **31.07.2026** along with future interest & expenses thereof incurred by the Bank for recovery as mentioned in the demand notices issued by authorized officer with up to date interest and applicable rate of interest and costs incurred by the undersigned while taking possession of the said assets and thereafter preservation of the same within 15 days from the date of receipt of this notice and get released of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amount within the said period, the undersigned may be constrained to sell aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Acts and Rules.

Thanking You,

 कृते पंजाब नेशनल बैंक
For Punjab National Bank


Ravinder Kumar / Auth. Officer
CHIEF MANAGER, GHAZIABAD
AUTHORIZED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR



Auction Ref. No. Shailendra Kumar Singh and SMT. Payal Singh

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Sale of Financial Assets and Enforcement of Security Interest Act, 2002 read with rules 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 of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is" and "As is what is" on the date as mentioned in the table herein below, for recovery of its dues from the Secured Creditor from the respective borrower (s) and guarantor (s). The respective earnest money deposit will be as mentioned in the table below against the respective assets.

SCHEDULE OF THE SECURED ASSETS

Sl. No.	Name of the Branch:	Description of the Immovable Properties	(A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002	(A) Reason for Demand	Date of Demand	Amount of Demand
	ARMB- Ghazipur (Prev. at Branch Wright Ganj Ghazipur)	Mortgaged Owner's Name (mortgagors of property(ies))	(B) Outstanding Amount per demand Notice u/s 13(2) of SARFAESI Act, 2002.	(C) Balance as on 31.07.2026	(D) Possession date u/s 13(4) of SARFAESI Act, 2002	(E) Nature of Possession Symbolic /Physical /Constructive)
				(F) EMI (last date of deposit of EMI)		
				(G) Bid amount		
1.	Shailendra Kumar Singh s/o Shri Gajendra Singh R/o Flat no P-401, 3 rd Floor (Super MIG type, without roof right) Vrindavan Heights	Freehold Residential Flat no P-401, 3 rd Floor (Super MIG type, without roof right) Vrindavan	(A) 19.12.2016 (B) Rs 3984231.00 (C) Rs13527905.41 (D) 10.01.2020 (E) Symbolic	(A) Rs. 45.13 Lac (B) Rs. 452000 (C) 0.20 Lac	24.08.2026 11.01.2020 10.01.2020	

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2.

Built, on Plot no 20 A bearing Khasra no 892, 900, 953 Min 954 min Vrindavan Garden, Pasonda Ghaziabad Uttar Pradesh-201001 SMT. Payal Singh W/O SHRI Shailendra Kumar Singh R/o Flat no P-401, 3 rd Floor (Super MIG type without roof right) Vrindavan Heights Built, on Plot no 20 A bearing Khasra no 892, 900, 953 Min 954 min Vrindavan Garden Pasonda Ghaziabad Uttar Pradesh-201001	Height Built, on Plot no 20 A bearing Khasra no 892, 900, 953 Min 954 min Vrindavan Garden, Pasonda Ghaziabad, Uttar Pradesh- 201001 in the name of Shri Shailendra Kumar Singh s/o Shri Gajendra Singh.
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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 (SI) and the Rules 2004 and to the following further conditions. The auction sale will be online through e-auction portal <https://baanknet.com>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email id and mobile number. The process of eKYC is to be done through Digilocker. After e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to the e-auction using online challan mode before the expiry time in the portal. The registration, verification and transfer of EMD in wallet and linking of wallet amount to Property must be completed well 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://baanknet.com>) for e-Auction will be provided by e Auction service provider of 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 No: 022-29122700. Email id: support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Providers website <https://baanknet.com>. This Service Provider will also provide online demonstration/ training about Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published on following websites/ web page portal: (a) <https://baanknet.com> & (b) www.pnbindia.in
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 and e-auction portal (<https://baanknet.com>).
7. Bidders 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 the last bid quoted and the increase in the bid amount must be of increment amount mentioned in the (10) 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 Ten (10) minutes to the last highest bid, the e-auction shall be closed.
9. 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. whose details are available on the [baanknet](https://baanknet.com) portal.
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 as EMD. The amount deposited, on the same day or not later than the next working day and the balance amount shall be paid within 15 days from the date of auction in the form of NEFT/RTGS/Bank Draft/ Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c 822800317118A, IFSC: PUNB0822800 (Name of the A/c: Sundry NPA/SARFAESI/Auction Related) Payable at Ghaziabad. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder shall be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction.

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the property & the defaulting bidder shall not have any claim over the forfeited amount of 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 on a time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
 15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable, postpone/cancel/adourn/discontinue or vary the terms of the auction at any time without 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**".
 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 held responsible 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 its 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, etc. shall have to be borne by the purchaser.
 21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrance or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not attached to the bank. The Intending Bidder is advised to make their own independent inquiries regarding 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/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://baanknet.com> & www.pnb.co.in

पंजाब नेशनल बैंक
For Punjab National Bank

Date: 03.08.2020
Place: Ghaziabad

Name: Ravinder Kumar
Designation: Chief Manager, Authorized Officer

Secured Creditor: Punjab National Bank

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002