



पंजाब नैशनल बैंक
.....गरोसे का प्रतीक
(A GOVERNMENT OF INDIA UNDERTAKING)



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

ASSET RECOVERY MANAGEMENT BRANCH, SOUTH DELHI
4th Floor, 7 PNB House, Bhikaji Cama Place
New Delhi-110066 Email: cs4168@pnb.bank.in

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 properties mortgaged /charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by 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 respective 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 SALE OF THE SECURED ASSETS

Sr. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price (Rs. in Lacs)	DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors	Name & Contact No. of Authorized Officer/ nodal Officer
	Name of the Account		B) Amount as per demand notice	B) EMD (Last Date of Deposit of EMD)			
	Name and Addresses of the Borrower/Guarantors Account		C) Possession Date u/s 13(4) of SARFAESI Act 2002 D) Nature of Possession Symbolic/Physical/Constructive	C) Bid Increase Amount			
1.	BO: Mehrauli Road, Hauz Khas (309300) M/s JAIN GRAHA UDYOG PVT LTD A/c No. 3093009000000174 Address:- M/s. Jain Graha Udyog Private Limited, A-320 3rd Floor, Ansal Chamber-1, Bhikaji Cama Place, New Delhi-110066 Also at: M/s. Jain Graha Udyog Private Limited, 39 Mission Compound Road Saharapur, Uttar Pradesh-274001 Also at: M/s. Jain Graha Udyog Private Limited, 144, First Floor, Ansal Chamber-2, Bhikaji Cama Place, New Delhi-110066. Mr Rupak Kumar (Director & Guarantor), H no 924 Flat no 204 Second Floor, Block-C2 Palam Vihar YTC- Choma (62), Gurgaon-122017 Haryana Mr Vikrant Sharma (Director & Guarantor), E-1408 Near Mani ki Taal NIT Faridabad Dabua Colony Faridabad-121001 Haryana, Mr Ashvini Kumar Malik, C- 63 1st Floor Friends Colony East, New Delhi-110065 (Guarantor), 6. Ms Pooja , R/o. 1728 M Block Gali no-7 Vijay Enclave, Dabri South West Delhi-110045 (Guarantor), Ms Preksha Jain, 39 Mission Compound Saharapur Uttar Pradesh-247001 (Guarantor)	Commercial Unit no C -G-05 on Ground Floor, super Area 6754 Sq Ft (627.46 Sq Mtrs.) in commercial Building known as Urban Square at Village Ghata Sector-62 Golf Course Extension Road, Gurgaon Haryana in the name of Ashvini Kumar Malik Property ID: PUNBXJA62563448 Latitude: 28.245146 Longitude: 77.51702	A) 14.05.2026 B) Rs.7.70 Crore C) 22.07.2026 D) Symbolic	A) Rs.09.10 Crore B) Rs.0.91Crore (27.09.2026) C) Rs. 5.00 Lakhs	28.09.2026 11:00 am to 04:00 pm	There is a SA pending but no stay on sale of property	Sh. Om Prakash Bhalotia 9453035426

BRIEF TERMS AND 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 auction sale will be "online through e-auction" portal <https://baanknet.com>, 2. Platform (<https://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). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 3.The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (1) <https://baanknet.com> (2) www.pnbindia.in, 4. 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 paid by the successful bidder only at the time of deposit of remaining 75 % of the bid amount / full deposit of BID amount, 5. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 6. The particulars of Secured Assets specified in the Schedule herein above 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. 7. Notice under Section 13(8) of the SARFAESI Act, and with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 has been issued in all the above cases, 8. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.

Date: 07.09.2026, Place : New Delhi**AUTHORIZED OFFICER, PUNJAB NATIONAL BANK, SECURED CREDITOR**



यूनिऑन बैंक ऑफ इंडिया
एफ एफ डी



Union Bank of India
एफ एफ डी

Asset Recovery Branch,
603B, 6th Floor, Tower B, Konnectus Tower, Bhavbhuti Marg, New Delhi-110001,
Email ID - ubln0554723@unionbankofindia.bank.in

[Rule - 8 (1)]
POSSESSION NOTICE (For immovable property)
Whereas, The undersigned being the authorized officer of Union Bank of India, Asset Recovery Branch situated at 603-B, Sixth Floor, Bhavbhuti Marg, Konnectus Tower, New Delhi - 110001 under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 08.07.2022 calling upon the borrower 1. M.K. Linings Prop. Mr. Manish Arora Shop No. UG-7, 359, Wahe Guru Complex, Muklund Nagar, Ghaziabad Uttar Pradesh- 2.Mr. Raj Pal Arora (Guarantor) Flat No. F-2 Plot No. B-195, Near Water Tank, Shalimar Garden Ext. II, Sahibabad, Ghaziabad, Uttar Pradesh-201005 to repay the amount mentioned in the notice being Rs. 22,45,552.00 (Rupees Twenty-Two Lakh Forty-Five Thousand Five Hundred and Fifty-Two only) as on 30.04.2022 (and interest and expenses thereon) within 60 days from the date of receipt of the said notice.
The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this 3rd day of September, 2026.
The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Union Bank of India, Asset Recovery Branch New Delhi, for an amount of 22,45,552.00 Rupees Twenty-Two Lakh Forty-Five Thousand Five Hundred and Fifty-Two only) as on 30.04.2022 and interest and expenses thereon.
The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

Description of Immovable Property
Residential Flat No. F-2, on First Floor without roof rights, Plot No. 195, Block B, Shalimar Garden Extension-II, Sahibabad, Ghaziabad-201005 admeasuring 400 sq. ft. belonging to Mr. Manish Arora and Shri Rajpal Arora, the said property is bounded as:
East: Plot No. 194B, West: Plot No. 196B, North: Service Lane South: Road 30 ft wide
Date : 03.09.2026
Place: Ghaziabad
Authorised Officer,
UNION BANK OF INDIA



पंजाब नैशनल बैंक
.....गरोसे का प्रतीक
(A GOVERNMENT OF INDIA UNDERTAKING)



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

Asset Recovery Management Branch-Ghaziabad,
KJ-13, 2nd Floor, Kavi Nagar, Uttar Pradesh-201001
E mail: cs8228@pnb.bank.in

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SCHEDULE OF SALE OF THE SECURED ASSETS

Lot. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property)	(A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002	(E) Reserve Price (Rs. in Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Contact Person / Authorised Officer
	Name of the Account		(B) Outstanding Amount per demand Notice u/s 13(2) of SARFAESI Act, 2002.	(F) EMD		
	Name & addresses of the Borrower/Guarantors Account		(C) Balance as on ... (D) Possession date u/s 13(4) of SARFAESI Act, 2002 (E) Nature of Possession (Symbolic / Physical / Constructive)	(G) Bid Increase Amount		
1.	BO: ARMB-Ghaziabad (Prev: at Loha Mandi Ghaziabad) Chandrakanta W/O Sh. Krishan Pal, (Borrower) A/C no-613300NC00002202 R/O-20 RK Puram, Rakesh Marg, Ghaziabad Also at- Plot no-165 (Old-153) Ground Floor, Purva Ismail Khan, Turab Nagar, Ghaziabad, UP-201017 Smt. Neetu Singh W/O Sh. Amit Kumar (Guarantor) R/O H No-365, Ram Nagar, Kirana Mandi, Ghaziabad	Residential flat no-165,(Old 153) Ground floor, Purva Ismail Khan, Turab Nagar, Ghaziabad standing in the name of Smt Chandrakanta W/O Sh Krishan pal, measuring 83.61 Sqm. Bounded as under:- East: Road 15 Feet wide, West: House Diger Malik, North: House Diger Malik, South: House of Ashok Dhul	(A) 22-07-2016 (B) Rs. 3338410.00 + future Interest & Charges thereon (C) Rs. 7906118.00 as on 30.06.2026 (D) 18-02-2017 (E) Physical	(A) Rs. 17.60 Lakh (B) Rs. 1.76 Lakh (C) Rs. 10000.00	24.09.2026 From 11.00 A.M to 04.00 P.M	OA – 792/2017 DRT, LUCKNOW NDOH 28/ 12/ 2026 Mr. Ravindra Kumar, Mob.: 8171640088
2.	BO: ARMB-Ghaziabad (Prev: at Branch Loha Mandi, Ghaziabad) Hitesh Verma S/O Sh. Rajendra Verma, A/C No-613300NC00002220 (Borrower) R/O -234, Turab Nagar Ghaziabad Also at- Plot no-165 (Old-153) Purva Ismail Khan, Turab Nagar, Ghaziabad, UP-201017 Jitendra Kumar S/O Sh. Yogendra Kumar R/O F-2, C222 Anand Plaza, Turab Nagar, Ghaziabad	Free Hold Property, consisting of All the part and parcel of the property, consisting of Residential flat no-165, (Old 153) 2nd Floor, Purva Ismail Khan, Turab Nagar, Ghaziabad standing in the name of Sh. Hitesh Verma S/O Sh. Rajendra Verma, measuring 83.61 Sqm. Bounded as under:- East: Road 15 Feet wide, West: House Diger Malik North: House Diger Malik, South: House of Ashok Dhul	(A) 22-07-2016 (B) Rs.3303153/- + future Interest & Charges thereon (C) Rs.7768323/- as on 30.06.2026 (D) 21-10-2016 (E) Physical: (04-05-2023)	(A) Rs. 15.30 Lakh (B) Rs. 1.53 Lakh (C) Rs. 10000.00	24.09.2026 From 11.00 A.M to 04.00 P.M	OA-775/2018 DRT LUCKNOW NEXT DATE 17.09.2026 Mr. Ravindra Kumar, Mob.: 8171640088
3.	BO: ARMB-Ghaziabad (Prev: at Branch Loha Mandi, Ghaziabad) KrishanPal Singh S/o Sh. Ranjeet Singh, Loha Mandi A/C No-613300NC00002211 R/O – H No-20, R.K.Puram, Rakesh Marg, Ghaziabad Also at- Plot no-165 (Old-153) 1st Floor, Purva Ismail Khan, Turab Nagar, Ghaziabad, UP-201017 Also at: H No-573, Indrapuram Colony, Achroda, Merrut. U. P. Sh. Amit Kumar S/O Satyaveer Singh, R/O H No-365, Ram Nagar, Kirana Mandi, Ghaziabad	Free Hold Property, consisting of All the part and parcel of the property, consisting of Residential Flat no-165 (Old-153) 1st Floor, Purva Ismail Khan, Turab Nagar, Ghaziabad, UP-201017. Standing in the name of Krishan Pal Singh s/o Sh. Ranjeet Singh measuring 83.61 Sqm. Bounded as under:- East: Road 15 Feet wide, West: House Diger Malik, North: House Diger Malik, South: House of Ashok Dhul	(A) 22-07-2016 (B) Rs. 3327095.00 + future Interest & Charges thereon (C) Rs. 6534452.55 as on 30.06.2026 (D) 21-10-2016 (E) Physical	(A) Rs 15.30 Lakh (B) Rs. 1.53 Lakh (C) Rs. 10000.00	24.09.2026 From 11.00 A.M to 04.00 P.M	Borrower executed a Gift deed in favour of Amit Kumar s/o Satyaveer Singh in respect of the said floor on dated 22.06.2017 OA-1008/2018, DRT LUCKNOW, NDOH 06.10.2026 Mr. Ravindra Kumar, Mob.: 8171640088
4.	BO: LOHA MANDI (613300) Smt. Aarushi jain D/o Sh. Ravi Kumar Jain (Borrower) R/O - Flat No 302, 3rd Floor "Raj Apartment", Village Mehma Sarai Alias Kot, Ghaziabad, U.P.-201102 Also at- H.No -132, Turab Nagar Ghaziabad U.P. 201001 Smt. Archana Jain W/o Sh. Ravi Kumar Jain (Co-Borrower) Flat No 302, 3rd Floor "Raj Apartment", Village Mehma Sarai Alias Kot, Ghaziabad, U.P.-201102 Also at H.No -132, Turab Nagar Ghaziabad U.P. 201001 Sh. Tarun Goel S/o Sh. Ramavatar Goel (Guarantor) R/o 21/17, Labour Colony Lal Quarter Ghaziabad U.P. 201001	All the part and parcel of the Property consisting of Residential Flat No 302, 3rd Floor (With Roof Rights), Khasra No. 27/1, situated in "Raj Apartment", Village Mehma Sarai Alias Kot, Tehsil & District- Ghaziabad, Uttar Pradesh-201102 Area 67.22 sq. mtrs or 81 Sq yards in the name of Aarushi Jain D/O Ravi Kumar jain. Bounded as under:- East: Wall Mustraka Baadhu, Property of another owner. West: Wall Mustraka Baadhu, Property of another owner. North: On the ground floor, 20Foot widev road, South: Wall Mustraka Baadhu, Property of the Seller.	(A) 30-12-2024 (B) Rs. 6501412.00 + Future interest & Charges (C) Rs. 7767711.95 as on 30.06.2026 (D) 15-10-2025 (E) Symbolic	(A) Rs. 25.39 Lakh (B) Rs. 2.54 Lakh (F) Rs. 0.25 Lakh	24.09.2026 From 11.00 A.M to 04.00 P.M	Not Known / As on date RC/807/2018, NDOH-14.09.2026 SA/749/2023, MA126/2025 NDOH 17.11.2026 Mr. Ravindra Kumar, Mob.: 8171640088
5.	BO: ARMB Ghaziabad (822800) Shailendra Kumar Singh s/o Shri Gajendra Singh (Borrower) R/o Flat no P-401, 3rd 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 (Co- Borrower) Flat no P-401, 3rd 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	All part and parcel of the property Residential Flat no P-401, 3rd 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. 109.62 Sq. mtr in the name of Shailendra Kumar Singh s/o Shri Gajendra Singh	(A) 19.12.2016 (B) Rs. 41.81 Lacs + Interest & Charges thereon (C) Rs. 136.91 Lakhs as on 31.08.2026 (D) 10.01.2020 (E) Symbolic	(A) Rs. 45.13 Lakh (B) Rs. 4.52 Lakh (F) Rs. 0.20 Lakh	24.09.2026 From 11.00 A.M to 04.00 P.M	Not Known / OA No 870/2020, SA No 284/2020 Mr. Ravindra Kumar, Mob.: 8171640088
6.	BO: ARMB-Ghaziabad (Prev: at Branch Loha Mandi, Ghaziabad) Sh. Anurag Gaur S/O Sh. Rakesh Mohan Gaur (Borrower & Mortgager) A/C No- 613300NC00001595. Smt Pooja Gaur W/O Sh. Anurag Gaur (Co Borrower) R/O House no-167 (Old No-155) First Floor, Without Roof right, Purva Ismail Khan, Turab Nagar, Ghaziabad, UP Alka Rani W/O Sunil Kumar (Guarantor) H No-193 B, Turab Nagar, Ghaziabad.	Free Hold Property, consisting of Residential house no-167 (Old no.155) First floor without roof right Purva ismail Khan Maruf, Turab Nagar Tehsil Ghaziabad. Measuring 83.20 Sq.Mtr standing in the name of Sh. Anurag Gaur S/O Sh. Rakesh Mohan Gaur Bounded as under:- East-Road, West-Other House, North-Nehru Co op Society, South-Other, House Kudemal.	(A) 13-01-2017 (B) Rs.5023513.00 + Interest & Charges thereon (C) Rs.11401458.00 as on 30.06.2026 (D) 05-08-2023 (E) Symbolic	(A) Rs 17.00 Lakh (B) Rs.1.7 Lakh (C) Rs. 0.50 Lakh	24.09.2026 From 11.00 A.M to 04.00 P.M	Not Known / OA No 779/2017 Disposed Off Mr. Ravindra Kumar, Mob.: 8171640088
7.	BO: ARMB-Ghaziabad (Prev: at Branch Nehru Nagar Ghaziabad) Sh. Prabhat Gupta (Borrower & Mortgager) A/C No-613300NC00001531, R/O House no-167 (Old No-155) Ground Floor, Purva Ismail Khan, Turab Nagar, Ghaziabad, UP Also at: Sh Sunil Kumar S/O Dewan Chand (Guarantor), R/O House no-197B, Turab Nagar, Ghaziabad, UP. Smt. Punam Gupta, R/O House no-167 (Old No-155) Ground Floor, Purva Ismail Khan, Turab Nagar, Ghaziabad, UP.	Free Hold Property, consisting of Residential house no-167 (Old no.155) Ground floor (without roof right), Purva Ismail Khan, Turab Nagar Tehsil Ghaziabad. Measuring 32.50 Sq.Mtr standing in the name of Sh. Prabhat Gupta S/O Sh. Suresh Chand Gupta. Bounded as under:- East-House of Diger Malik, West-Rasta 14 feet wide North-Rasta 10 feet wide, South-House of Diger	(A) 13-01-2017 (B) Rs.4999599.00 + Interest & Charges thereon (C) Rs.10540756.31 as on 30.06.2026 (D) 01-05-2017 (E) Symbolic	(A) Rs. 7.43 Lakh (B) Rs. 0.743 Lakh (C) Rs. 0.10 Lakh	24.09.2026 From 11.00 A.M to 04.00 P.M	Not Known / OA798/2017 RC/ 915/2018 NODH 02/12/2026 DRT LUCKNOW Mr. Ravindra Kumar, Mob.: 8171640088
8.	BO: Branch: G T Road Ghaziabad (1) Sh. Subhash Chandra S/O Balveer (Borrower) a) 17, R K Puram Ghaziabad UP 201001 b) H. No. 294, Village Gram Baraka Aligarh UP 202038 c) H. No. 202, First Floor (without roof right), Turab Nagar Purva Ismile Khan Ghaziabad UP 201001 (2) Sh. Sundar Lal S/O Sh. Murari Lal (Guarantor) a) 201, Turab Nagar Ram Nagar Ghaziabad UP 201001.	H.No. 202, First Floor (without roof right) Turab Nagar Purva Ismile Khan Ghaziabad UP 201001 measuring 65.40 Sq.mtr. In the name of Sh. Subhash Chandra S/O Sh. Balveer. Bounded as under: East: Rasta 16 ft wide., West: Rasta 14 ft wide., North: Property of Satpal., South: Property of Dalchand.	(A) 04.01.2020 (B) Rs. 2081277 + Interest & Charges thereon (C) Rs.4813416.00as on 30.06.2026 (D) 25.08.2023 (E) Physical	(A) Rs. 18.53 Lakh (B) Rs. 185300.00 (C) Rs. 10000.00	24.09.2026 From 11.00 A.M to 04.00 P.M	Not Known / The Property sold by borrower to third party after mortgage with bank. Third party also availed a loan on same property from Bank of Baroda. OA No- 1402/2019, NDOH- 28.09.2026, SA No- NA Mr. Ravindra Kumar, Mob.: 8171640088
9.	BO: Punjab National Bank, Chander Nagar, Ghaziabad M/s Shree Krishna Enterprises (Borrower) Office- IX/7208, Gurudwara Gali, Gandhi Nagar, Delhi- 110031 Also, At: - House No. 422, Jyoti Milk Marg, Near Bada Ramliia Ground, Jwala Nagar, Shahadra, New Delhi-110022 Smt. Atri Garg W/o Shri Padam Garg (Proprietor) R/o- House No. 422, Jyoti Milk Marg, Near Bada Ramliia Ground, Jwala Nagar, Shahadra, New Delhi-110022 Shri Padam Kumar Garg S/o Shri Jyoti Prashad (Guarantor/Mortgagor) R/o- House No. 422, Jyoti Milk Marg, Near Bada Ramliia Ground, Jwala Nagar, Shahadra, New Delhi-110022 Shri Veer Pal S/o Shri Ramji Lal Singh (Guarantor/Mortgagor) Plot No.-03, Shanti Vihar, Sector-23, Raispur, Guldhar Road, Sanjay Nagar, Ghaziabad-201002 Smt. Brijesh W/o Shri Veer Pal (Guarantor/Mortgagor) Plot No.-03, Shanti Vihar, Sector-23, Raispur, Guldhar Road, Sanjay Nagar, Ghaziabad-201002	Property 1. Property Bearing No.- 422, out of Khasra No.- 642, situated at Village Chandrawali Alias Shahdara, in the abadi of Maharathi Colony, Jawala Nagar, Shahdara, Delhi area measuring 130 Sq. Yards, in the name of Shri Padam Kumar Garg S/o Sh. Jyoti Prashad. Bounded By : East-Road 13 ft. Wide, West-Property of others, North-Road 20 ft. Wide, South-Road 10 ft. Wide Property 2. Residential House out of Khasra No. 379 Mi, village Raispur Pergana Dasna, Tehsil & District Ghaziabad, U.P. having area 88.27 sq. mtrs. and covered area 62.70 sq. mtrs., in the name of Shri Veerpal Singh S/o Shri Ramji Lal Singh. Bounded By : East- Property of Shri Ompal, West-Property of Shri Samarpal, North- Property of others, South- 24 ft. wide Road Property 3. Residential House Khasra No. 379 Mi, village Raispur Pergana Dasna, Tehsil & District Ghaziabad, U.P. having area 117.05 sq. Mtrs. and Covered area 83.61 sq. mtrs., in the name of Smt. Brijesh W/o Shri Veer Pal. Bounded By : East- Property of Shakuntla, West- Property of Shri Madanlal, North-Property of others, South- 24 ft. wide Road Note: - Property No. 2 & 3 Will be sale jointly.	(A) 14.12.2022 (B) Rs. 4,93,03,403.36 as on 30.11.2022 (C) Rs. 8,09,22,741.36 as on 31.03.2026 Plus, further Interest plus Bank Charges plus other charges incurred by bank for recovery (D) 21.02.2023 (E) Symbolic	(A) Rs. 178.36 Lakh (B) Rs. 17.84 Lakh (C) Rs. 1.00 Lakh (A) Rs. 95.87 Lakh (B) Rs. 9.59 Lakh (C) Rs. 0.50 Lakh (Valuation is jointly of IP S.No 2 & 3)	24.09.2026 From 11.00 A.M to 04.00 P.M	SA 835/2019 AND SA 255/2023 at DRT Lucknow Mr. Ravindra Kumar Mob.: 8171640088
10.	BO: Punjab National Bank, Chander Nagar Ghaziabad M/s Rahul Trading Company (Borrower) Office: 155, Mohalla Sohan Lal, Sihani Gate, Ghaziabad, U.P. 201001. Sh. Narendra Kumar, S/o Sh. Rameshwer (Proprietor) Resident of: 155, Mohalla Sohan Lal, Sihani Gate, Ghaziabad, U.P. 201001. M/s Vardha Builders Pvt. Ltd. (Corporate Guarantor) through Mohammad Hanif, S/o Mohd. Yusuf, C-10, Sector-1, Noida, Gautam Buddha Nagar, U.P. M/s Vardha Builders Pvt. Ltd. (Corporate Guarantor) through Mohammad Hanif, S/o Mohd. Yusuf, B-84, 3rd Floor, Sector-02, Noida, Gautam Buddha Nagar, U.P. 201301	Property situated at Gata No 8/2, NH-24 Moradabad Rampur Road, Village Saeed Nagar Hardo Patti Tehsil Sadar, Distt Rampur, UP Area-478.58 Square Mtr. belonging to M/s Vardha Builders Pvt. Ltd C-10 Sector-01 Noida through Mohd. Hanif S/O Mohd Yusuf. Bounded as: East: Arazi Ikram Khan, West: Arazi Shahjahan Begum, North: Arazi Jolly Sahab, South: Rasta 12, feet wide.	(A) 12.09.2022 (B) Rs. 7,11,95,720.90 as on 12.09.2022 (C) Rs. 9,84,67,802.37 as on 31.07.2026 (D) 24.01.2023 (E) Physical	(A) Rs. 126.00 Lakh (B) Rs. 12.60 Lakh (C) Rs. 0.50 Lakh	24.09.2026 From 11.00 A.M to 04.00 P.M	Subject to final outcome of SA 145 by 2026 Mr. Ravindra Kumar Mob.: 8171640088

DATE: 07.09.2026, PLACE: GHAZIABAD

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

AUTHORISED OFFICER, PUNJAB NATIONAL BANK

TERMS AND CONDITIONS: 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 here in above 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 on the proclamation. 3. The Sale will be done by the undersigned online, through e-auction platform provided at the Website <https://baanknet.com>. 4. For detail term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in. 5. All statutory dues/ attendant charges/ other dues including registration charges, stamp duty, Tax/ Any Authority charges etc shall have to be born by the purchaser and Authorised Officer or the bank shall not be responsible for any charges, lien in encumbrance are any other dues to govt or any one else in respect of Property (e-auctioned) not known to the bank the intending bidder is advised to make there on independent inquiries regarding the encumbrance on the property including statutory liabilities, arrears of property tax, electricity dues etc.