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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES						
E-Notice Sale Notice for Sale of Immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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/changed to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised 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.						
Sl. No.	Branch Account Name Name & Address of Borrower/Guarantor	Description of the Movable and Immovable Properties Hypothecated/Charged/Mortgaged/ Owner's Name (mortgagers of properties)	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 SARFESI ACT 2002 C) Balance as on 31.08.2026 D) Possession Date u/s 13(4) of SARFESI ACT 2002/ E) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price (Rs. in Lakhs) B) EMD C) Bid Increase Amount	Date /Time of E-Auction Date Visit of the site on Date	Details of the encumbrances known to the secured creditors
1	Branch: Baraut, Baghpat (004200) M/s Priya Bharti Shikshan Sansthan Baraut, Add: Khatri Garhi Baraut, Distt Baghpat Pin 250611. Sh Arvind Jain (Vice Chairman), Add: Khatri Garhi Baraut, Distt Baghpat- 250611. Smt Pratibha Agarwal (Administrator + Guarantor), Add: Khatri Garhi Baraut, Distt Baghpat Pin 250611. Sh. Satish Chand Bansal (Mantri), Add: Khatri Garhi Baraut, Distt Baghpat Pin 250611. Sh. Ram Nivas Gupta (Member), Add: Khatri Garhi Baraut, Distt Baghpat Pin 250611.	All the part and parcel of a Plot measuring 273.00 sq yards situated in Patti Meerapur, Baraut under the limit of Nagar Palika Parishad Baraut, Distt Baghpat in the name of Smt Pratibha Agarwal W/o Sh. Ramavtar Gupta. Bounded: East: Plot of Others, West: Plot of Mrs. Suramalti Devi, North: House of Mr. Jayanti Prasad, South: Rasta 12 Ft wide.	A) 27.09.2022 B) Rs. 20,71,011.22 + intt. w.e.f. 01.09.2022 + legal & other expenses C) Rs. 28,59,626.50 + interest w.e.f. 31.08.2026 + Legal & other expenses since NPA D) 23.12.2022 E) Symbolic Possession	Rs. 59.00 Lakh Rs. 5.90 Lakh Rs. 0.60 Lakh	24.09.2026 11:00 AM to 04:00 PM 23.09.2026	SA 193/2026 at DRT Lucknow
2	Branch: Mangal Panday Nagar, Meerut (620400) 1. Shri Manish Rastogi S/O Shiv Shankar Rastogi (Borrower + Mortgagor), Add :- House No. 1126 A , Brahmपुरi Near Ramilla Ground Delhi Road Meerut (UP)-250001. 2. Shri Shiv Shankar Rastogi S/o Shzhzade Lal Rastogi (Co-Borrower + Mortgagor), Add :- House No. 1126 A , Brahmपुरi Near Ramilla Ground Delhi Road Meerut (UP)-250001.	A residential House no. 1126 measuring 78.03 Sq. Mtr. constructed on plot no. 34 situated at brahampuri Extension Meerut city. Property belongs to Sh. Shiv Shankar Rastogi S/o Sh. Shehzade Lal and Sh. Manish Rastogi S/o Shiv Shankar Rastogi. Boundaries are as under:- East :- 14 Ft/House of Nirmala, West :- 14 Feet/ Rasta 15 Feet, North :- 60 Feet/ House of Dalley Singh, South :- 60 Feet/ House of Smt Urmila.	A) 27.09.2021 B) Rs. 22,23,203.00 + Interest w.e.f. 01.09.2021 + legal & other expenses C) Rs. 56,12,810.86 + intt. w.e.f. 31.08.2026 + legal & other expenses Since NPA D) 10.12.2021 E) Symbolic Possession	Rs. 31.50 Lakh Rs. 3.15 Lakh Rs. 0.50 Lakh	24.09.2026 11:00 AM to 04:00 PM 23.09.2026	Not Known any
3	Branch: Sardhana, Meerut (085800) M/S Moon Tailors and Readymade garments under Proprietorship of Mohd. Afsar S/o Mehandi Hasan, Add:- Near railway Crossing, Sardhana Road, Daurala, Distt: Meerut-250342. Mohd Afsar S/o Mehandi Hasan (Prop. In Moon Tailors and Mortgagor), Add: Near Railway Crossing, Sardhana Road, Daurala, Meerut-250221. Mohd Afsar S/o Mehandi Hasan (Prop. In Moon Tailors and Mortgagor), Add: 227, Bhampuri, Subhashpur, Daurala, Sardhana, Meerut-250221. Aslam (Guarantor in Mohd. Afsar) S/o Mehandi Hasan, Add: Ward No 9 & 10, Subhashpur, Daurala, Sardhana Meerut-250221, Mohd Usman (Guarantor in Moon tailors and Mohd Afsar) S/o Ajjuddin, Add:- Ward No 5, Subhashpur, Daurala, Sardhana Meerut-250221.	All Part and parcel of EM of all part and parcell of a residential House having an area 83.61 Sq. Mtrs. i.e100.00 sq. yrds. Situated at mohalla Brahmपुरi, ward no. 09 Kasba Daurala Pargana-Daurala, Sardhana Meerut in the name of Mohd. Afsar S/o Mehndi Hasan . Boundaries are as under:- East-30 F/ House of Chauhah, West:- 30 F/ Rasta 12 Ft, North:- 30 F/ Rasta 15 Ft, South:- 30 F/ House of Alisher.	A) 01.11.2023 B) Rs. 26,25,511.28 + intt. w.e.f. 01.11.2023 + Legal & other expenses (Until payment in full) C) Rs. 37,49,729.59 + intt w.e.f. 24.09.2026 + Legal & other expenses since NPA D) 09.01.2024 E) Symbolic Possession	Rs. 25.00 Lakh Rs. 2.50 Lakh Rs. 0.25 Lakh	24.09.2026 11:00 AM to 04:00 PM 23.09.2026	Not known any
4	Branch: Garh Road, Meerut (798200) 1. M/s Shree Balaji Trading Co. (Prop- Devendra Kumar), Add:- 198, phase II Rohta Road Saraswati Vihar Phase -II,Meerut UP 250002. 2. Sh.Devendra Kumar (Borrower /Mortgagor), Add:- 198, phase II Rohta Road Saraswati Vihar Phase -II, Meerut UP 250002. 3. Sh. Rakesh Kumar S/o nathu Ram (Guarantor/ Mortgagor) Add:- 198, phase II Rohta Road Saraswati Vihar Phase -II, Meerut UP 250002.	All Part and Parcel of the EM residential Property situated at municipal no. 550/50-92A, part of khasra no.198 measuring area 126 sq. yards or 105.35 sq. mtrs. saraswati vihar Village Aurangshahpur, Golababad pargana Rohta Road Meerut UP East:- Plot of Sh. Vinod Kumar, West:- Plot of Sh. Satyaveer Singh, North:- Property of Sh. KP Singh, South:- Rasta 20 Ft wide.	A) 06.04.2022 B) Rs. 31,56,956.86 + intt. w.e.f. 01.04.2022 + Legal & other expenses (Until payment in full) C) Rs. 48,28,660.97 + intt w.e.f. 31.08.2026 + Legal & other expenses since NPA D) 20.06.2022 E) Symbolic Possession	Rs. 49.00 Lakh Rs. 4.90 Lakh Rs. 0.50 Lakh	24.09.2026 11:00 AM to 04:00 PM 23.09.2026	Not known any
5	Branch: Kankar Khera Meerut (072900) 1. M/S Professional Education TrustAdd:- B-170, Pallavpuram Phase -1 Meerut 250110. 2. Shri Sanjeev Tomar S/o Ishwar Singh (Chairman) Add:- B-170, Pallavpuram Phase -1 Meerut 250110. 3. Neetu Tomar W/o Sanjeev Tomar, Add:- B-170, Pallavpuram Phase -1 Meerut 250110. 4. Mayrastra College of Global Education, Add:- Lawad Road, Dulhera Chauhan, Pargana- Daurala Tehsil- Sardhana Meerut. 5. Meerut College of Global Education, Add:- Lawad Road, Dulhera Chauhan, Pargana- Daurala Tehsil- Sardhana Meerut. 6. Meerut College of Professional Education, Add- Khirwa Jalalpur, Dist- Meerut. 7. Sai Nath Educational social Welfare Trust, Add:- B-170, Pallavpuram Phase -1 Meerut 250110. 8. Nilanjna Education Social Welfare Trust, Add:- B-170, Pallavpuram Phase -1 Meerut 250110.	EM of School Land Building situated in Khasra no. 1950, Village Khirwa Jalalpur, Pargana Tehsil- Sardhana, Dist- Meerut measuring area 6340 Sq. Mtr. Ownership: M/s Professional Education Trust (Meerut College of Professional Education run by Professional Education).	A) 09.01.2023 B) Rs. 2,09,83,901.15 + intt. w.e.f. 01.01.2022 + Legal & other expenses (Until payment in full) C) Rs. 3,82,35,907.54 + intt w.e.f. 31.08.2026 + Legal & other expenses since NPA D) 19.04.2023 E) Symbolic Possession	Rs. 340.00 Lakh Rs. 34.00 Lakh Rs. 3.40 Lakh	24.09.2026 11:00 AM to 04:00 PM 23.09.2026	Not known any
6	Branch: Baghpat Road, Meerut (253300) Mrs Anshu Jain W/o Mr Mohit Jain (Borrower), Add: 13 A Beech Wali Gali Jain Nagar Railway Road Baghpat gate Meerut 250002. Sh Mohit Jain S/o Sh Sudhir Jain (Co-Borrower), Add: 13 A Beech Wali ali Jain Nagar Railway Road Baghpat gate Meerut 250002.	All the part and parcel of one residential flat No. 4th Floor private no B 403 having covered area 89 Sq mtr & Super area of flat 102.19 Sq meter at minjumle Khasra No 310 Vikhyat Shyam Ratan Apartment revenue village Abdullapur Pargana and Tehsil meerut belongs to Mrs Anshu Jain W/o Sh Mohit Jain. Bounded: East: Common Passage, West: Rasta at Ground Floor, North: Flat No. B 402, South: Flat No. B 404.	A) 17.11.2023 B) Rs. 29,25,584.00 + interest w.e.f. 01.11.2023 + legal & Other expenses C) Rs. 40,75,737.31 + intt w.e.f. 31.08.2026 + legal & other expenses since NPA D) 29.02.2024 E) Symbolic Possession	Rs. 39.10 Lakh Rs. 3.91 Lakh Rs. 0.40 Lakh	24.09.2026 11:00 AM to 04:00 PM 23.09.2026	SA No. 47/2026 DRT Lucknow Stay on taking Physical Possession
7	Branch: Baghpat Road, Meerut (253300) M/S Voli Innovations Pvt Ltd, Add:- 11/5 Transport Nagar, Delhi Road, Meerut (U P) 250002. Sh. Ramendra Kumar Jain (Director + Guarantor), Add: House NO 13A Beech Wali Gali, Jain nagar, railway Road, Meerut 250002. Sh Deepak Jain S/O Sh Ramendra Jain (Director + Guarantor), Add: House No 13A Beech Wali Gali, Jain nagar, railway Road, Meerut 250002. Sh Mohit Jain S/o Sh Sudhir Kumar Jain (Guarantor), Add: House NO 13A Beech Wali Gali, Jain nagar, railway Road, Meerut 250002. Mrs Anshu Jain (Guarantor), Add: House No 13A Beech Wali Gali, Jain nagar, railway Road, Meerut 250002. Mrs Anju Jain W/o Sh Sudhir Kumar Jain (Guarantor), Add: House NO 13A Beech Wali Gali, Jain nagar, railway Road, Meerut 250002.	All the part and parcel of Property situated at plot no 9,scheme no 2, Transport Nagar, Near Kanpur Bareli Transport Company, Meerut (UP) measuring area 336.39 Sq Mtrs in the name of Sh Mohit Jain S/o Sh Sudhir Kumar Jain, Mrs Anju Jain W/o Sh Sudhir Kumar Jain & Mrs Anshu Jain W/o Sh Mohit Jain. Note:- Three Properties have been mortgaged in the A/C: M/S Voli Innovations Pvt Ltd. Property 1: All the part and parcel of Property situated at plot no 9,scheme no 2, Transport Nagar, Near Kanpur Bareli Transport Company, Meerut (UP) measuring area 165.83 Sq Mtrs in the name of Sh Mohit Jain S/o Sh Sudhir Kumar Jain (sale deed registered on dated 16.05.2012 in the office of Sub Registrar Meerut at Bahi no1 zild no 7817 pages 37 to 74 at serial no 7974) and correction deed registered on dated 14.03.2013 in the office of sub registrar Meerut at Bahi no 1 zild no 8619 pages 273 to 284 at serial no 3275. Property 2: All the part and parcel of Property situated at plot no 9,scheme no 2, Transport Nagar, Near Kanpur Bareli Transport Company, Meerut (UP) measuring area 85.28 Sq Mtrs in the name of Smt Anju Jain (sale deed registered on dated 16.05.2012 in the office of Sub Registrar Meerut at Bahi no1 zild no 7816 pages 389 to 418 at serial no 7972) and correction deed registered on dated 14.03.2013 in the office of sub registrar Meerut at Bahi no 1 zild no 8619 pages 341 to 352 at serial no 3280. Property 3: All the part and parcel of Property situated at plot no 9,scheme no 2, Transport Nagar, Near Kanpur Bareli Transport Company, Meerut (UP) measuring area 85.28 Sq Mtrs in the name of Sh Mohit Jain S/o Smt Anshu Jain (sale deed registered on dated 16.05.2012 in the office of Sub Registrar Meerut at Bahi no1 zild no 7816 pages 347 to 378 at serial no 7970) and correction deed registered on dated 14.03.2013 in the office of sub registrar Meerut at Bahi no 1 zild no 8619 pages 313 to 324 at serial no 3278. All these above properties have been converted into one building by borrower. We are placing this combined property in auction as all these properties have been combined by borrower.	A) 10.11.2022 B) Rs. 5,05,70,901.07 + interest w.e.f. 01.11.2022 + legal & Other expenses C) Rs. 7,86,47,191.07 + intt w.e.f. 31.08.2026 + legal & other expenses since NPA D) 23.01.2023 E) Symbolic Possession	Rs. 350.00 Lakh Rs. 35.00 Lakh Rs. 3.50 Lakh	24.09.2026 11:00 AM to 04:00 PM 23.09.2026	Not known any
Property 2 : All the part and parcel of Property situated at plot no 9,scheme no 2, Transport Nagar, Near Kanpur Bareli Transport Company, Meerut (UP) measuring area 85.28 Sq Mtrs in the name of Smt Anju Jain (sale deed registered on dated 16.05.2012 in the office of Sub Registrar Meerut at Bahi no1 zild no 7816 pages 389 to 418 at serial no 7972) and correction deed registered on dated 14.03.2013 in the office of sub registrar Meerut at Bahi no 1 zild no 8619 pages 341 to 352 at serial no 3280.						
Property 3: All the part and parcel of Property situated at plot no 9,scheme no 2, Transport Nagar, Near Kanpur Bareli Transport Company, Meerut (UP) measuring area 85.28 Sq Mtrs in the name of Sh Mohit Jain S/o Smt Anshu Jain (sale deed registered on dated 16.05.2012 in the office of Sub Registrar Meerut at Bahi no1 zild no 7816 pages 347 to 378 at serial no 7970) and correction deed registered on dated 14.03.2013 in the office of sub registrar Meerut at Bahi no 1 zild no 8619 pages 313 to 324 at serial no 3278. All these above properties have been converted into one building by borrower. We are placing this combined property in auction as all these properties have been combined by borrower.						
8	Branch: Sports Complex, Meerut 1. M/s Biorow Life Sciences Limited (Represented through Directors) (Borrower + Mortgagor), Address:1 Registered Office 11, Divya Jyoti Lake, Bay apartments Singasandra next Begur Lake, Bangalore- 560006, Email: info@biorowlife.com; website: www.biorow.us, Address 2. 501/1, Kaseru Bakdar, Mawana Road, Meerut (U.P), 2. Smt. Kusum Lata Tyagi (Director + Mortgagor + Guarantor), A/44 Pocket-A Ganga Nagar, Mawana Road, Meerut. 3. Smt Chhaya Tyagi (Director + Guarantor), A/44 Pocket-A Ganga Nagar, Mawana Road, Meerut. 4. Smt. Shivail Garg W/o Vineet Garg (Director + Mortgagor + Guarantor), Rasheed Nagar, Lisari Road, Meerut UP. 5. Smt. Roopa Gupta (Director + Guarantor), 89, new 162, Village Shobhapur, Rohta Road, Meerut- 250002.	One residential house baring municipal No. A-44 constructed on one residential HIG plot bearing No. A-44 admeasuring 200 sq. mtr situated at Pocket-A, Ganga Nagar, Mawana Road, Meerut in the name of Smt. Kusum Lata Tyagi W/o Rameshwar Dayal Tyagi.	A) 21.06.2022 B) Rs. 1,74,28,574.34 + Interest w.e.f. 01.06.2022 + expenses C) Rs. 3,00,94,151.94 + intt. w.e.f. 31.08.2026 + expenses & charges D) 05.09.2022 E) Symbolic	Rs. 167.00 Lakh Rs. 16.70 Lakh Rs. 1.67 Lakh	24.09.2026 11:00 AM to 04:00 PM 23.09.2026	SA No. 569/2023 In DRT
9	Branch: Baghpat Road, Meerut (253300) M/s Sainson House Pvt Ltd, Add:- 9G ,Transport Nagar, Palak Copy Wale Ke Pass, Meerut, Uttar Pradesh-250001. Sh. Sudhir Kumar Jain S/o Shri. Mahendra Sen jain (Director + Guarantor), Add:- House No 13A Beech Wali Gali, Jain Nagar, Railway Road, Meerut, Uttar Pradesh-250002. Mrs Anju Jain W/o Sh. Sudhir Kumar Jain (Director + Guarantor), Add: House No 13A Beech Wali Gali, Jain Nagar, Railway Road, Meerut, Uttar Pradesh-250002. Sh. Mohit Jain S/o Sh. Sudhir Kumar Jain (Director + Guarantor), Add: House No 13A Beech Wali Gali, Jain Nagar, Railway Road, Meerut, Uttar Pradesh-250002. Mrs. Anshu Jain (Guarantor), Add: House No 13A Beech Wali Gali, Jain Nagar, Railway Road, Meerut, Uttar Pradesh-250002. Sh. Deepak Jain S/o Sh. Ramendra Jain (Guarantor), Add:- House No 13A Beech Wali Gali, Jain Nagar, Railway Road, Meerut, Uttar Pradesh-250002. Sh. Ravindra Kumar Raghav (Mortgagor and Guarantor), Add:- 34/3 , Vldhya Nagar Sector 3 Shastri Nagar Meerut 250004.	Property 1: (A) All the part and parcel of commercial property situated at 73/7 (sale deed no Pustaak No 1, khand no 2435, Serial No 2836, Dated 20.04.2004, at SRO III, Meerut) having an area 182.00 sq. Mtr & (B) 73/8 (sale deed no Pustaak No 1, khand no 2435,Serial No 2833,Dated 20.04.2004, at SRO III, Meerut) Scheme No 02, having an area 180.90 sq.Mtr. Transport Nagar, Pargana Tehsil & District Meerut (U.P) having an combined area 362.90 Sq. Mtr in the name of Shri Sudhir Kumar Jain S/o Shri Mahendra Sen Jain. Note: Property No. 1 has been converted into one building by joining property A and B mentioned above by borrower. We are placing this combined property for auction. Property 2: All the part and parcel of property of Residential House situated at Nagar Nigam 299, Part of Khasra No. 16/3 village Hafizabad Mewla, Near Gali No 2, Gupta Colony, Meerut (U.P.) having a total covered area of 330.60 Sq. Mtr. i.e. 165.30 Sq. Mtr. On Ground Floor and 165.30 Sq. Mtr on First Floor Property in the name of Sh. Deepak Jain and Sh. Ravindra Kumar Raghav. Note: House has been sealed by Nagar Nigam due to pending dues of Nagar Nigam.	A) 10.11.2022 B) Rs. 5,18,65,098.87 + interest w.e.f. 01.11.2022 + legal & other expenses C) Rs. 9,06,42,028.52 + interest w.e.f. 31.08.2026 + Legal & other expenses since NPA D) 23.01.2023 E) Symbolic Possession	Property No. 1. Rs. 292.00 Lakh Rs. 29.20 Lakh Rs. 3.00 Lakh Property No. 2. Rs. 73.00 Lakh Rs. 7.30 Lakh Rs. 1.00 Lakh	24.09.2026 11:00 AM to 04:00 PM 23.09.2026	SA/1134/2025 DRT Lucknow
Date: 31.08.2026						
Branch: Jagrati Vihar, Meerut M/s Khanna Enterprises (Borrower), Add1:- 85, New Arya Nagar, Jail Road, Meerut (UP), Add2: 26/2, New Arya Nagar, Jail Road, Meerut (UP). Sh Anil Malik S/o Sh Jal Singh Verma (Partner) Add 1:- 85, New Arya Nagar, Jail Road, Meerut (UP). Add 2: 26/2, New Arya Nagar, Jail Road, Meerut (UP). Sh Kanishk Malik S/o Sh Anil Malik (Partner), Add1:- 85, New Arya Nagar, Jail Road, Meerut (UP), Add2: 26/2, New Arya Nagar, Jail Road, Meerut (UP). Smt Chandrawati W/o Jal Singh Verma (Guarantor), Add1:- 85, New Arya Nagar, Jail Road, Meerut (UP). Add 2: 26/2, New Arya Nagar, Jail Road, Meerut (UP).			Place: Meerut A residential building at house No-26/2 (old) & 103 (new) part of Khasra No.5643, 5644, 5647, 5651 (Shansha Park), New Arya Nagar, Jail Road, Meerut belonging to Smt Chandrawati, having measuring area 250.84 sq meter. The boundaries as under: East: Road 18 ft wide, West: Plot No.3, North:			