

Asset Recovery Management Branch (ARMB), Bulandshahr (D. No. 821200)

PNB House, Yamuna Puram, Bulandshahr - 203001, Email - CS8212@pnb.bank.in

M/s Abhaya Enterprises through its proprietor Sh. Dushyant Kumar S/o Sh. Abhay Singh	
Sh. Dushyant Kumar S/o Sh. Abhay Singh (Borrower/Mortgagor) through his legal Heirs Smt. Savita W/o Late Sh. Dushyant Kumar & Master Abhinav Rajora S/o Late Sh. Dushyant Kumar, Kum. Ajikraya Rajora D/o Late Sh. Dushyant Kumar through their Guardian Smt. Savita	Mohd Saleem S/o Kalua (Guarantor)
Address: Vill Achheja Ghat, Post Hatmabad, Bulandshahr - 203001.	Address: H. No. 649, Burj Usman, Khurja, Bulandshahr - 203131.

Appendix – IV-A

[See Proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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, the Symbolic possession of which has been taken by the Authorised Officer the Secured Creditor, will be sold on "**As is Where is**", "**As is What is**" and "**Whatever there is**" on **24/09/2026 From 11 A.M. to 04 P.M.** for recovery of **Rs. 22,67,574/- + further interest + other costs and expenses** due to the secured creditor from Late Sh. Dushyant Kumar S/o Sh. Abhay Singh (Borrower/Mortgagor) and Mohd Saleem S/o Kalua (Guarantor)

The **reserve price** and the earnest money deposit along with details and full description of the immovable property are as under:

S.N.	Details of Property	Reserve Price / EMD (Deposit last date/time) / Bid Increase Amount	Details of encumbrances known to the secured creditors
1.	Property in the form of Plot measuring 1265 Sq. mtrs, part of Khasra No.771 situated at Vill. Achheja Ghat, Post Hatmabad, Distt. Bulandshahr registered vide sale deed registered with Sub Registrar Wahi No. 1, Jild No. 5056, Page No. 237-278, Sr. No. 5156 dated	Reserve Price: Rs. 74.17 Lakh EMD (Deposit last Date/time): Rs. 7.42 Lakh (23/09/2026 / Up to 05:00 P.M.)	Not known to the secured creditor



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06.10.2017 in the name of Late Sh. Dushyant Kumar S/o Sh. Abhay Singh Bounded as under: East: Khet of Gajendra West: Chak Road North: Link Marg 16 ft wide South: Khet of seller	Bid Increase Amount: Rs. 0.25 Lakh	
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For detailed terms and conditions of the sale, please refer <https://Baanknet.com> & www.pnb.bank.in or may contact Asset Recovery Management Branch (ARMB), Bulandshahr, PNB House, Yamuna Puram, Bulandshahr – 203001 during office hours on any working day.

Date:

Place: Bulandshahr



**AUTHORISED OFFICER
PUNJAB NATIONAL BANK
(SECURED CREDITOR)**