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CO SAM (RECOVERY), CIRCLE OFFICE, REIDGANJ, DEOKALI ROAD, AYODHYA (FAIZABAD)
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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 SecurityInterest Act, 2002 read with proviso to Rule 8 (6) & 9(1) 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 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. The borrower's/guarantor's/mortgagor's attention is invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

Date/ Time e-Auction : 26.11.2026 (11 AM to 4 PM) | **Details of the encumbrances known to the secured Creditors : No Known Encumbrances**

SCHEDULE OF SALE OF THE SECURED ASSETS

S. No.	Name of the Branch / Name of the Account/ Name & Address of the Borrowers/ Guarantors/Account	Description of the immovable Properties Mortgaged / Owner's Name (Mortgagers of Property(ies) All that part and parcel of the property consisting of	Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002 / Outstanding Amount / Possession date u/s 13(4) of SARFAESI ACT 2002 / Nature of Possession (Physical/Symbolic/Constructive	Reserve Price (Rs. in Lakh) / EMD (last date of deposit of EMD) / Bid Increase amount
1.	**Branch : SGVS Mankapur , Dist. Gonda** **Borrower : M/s Bala Ji Trader** Prop. Shri Ram Gopal S/o Shri Parag (*since deceased now represented by his legal heirs namely*) **(1) Smt. Shakuntala** w/o Ram Gopal R/o Village- Narendrapur, Jhilahi, Pargana-Mankapur, Gonda **(2) Sri Durgesh Kumar** S/o Shri Ram Gopal At- 23 Shastri Nagar, Mankapur, Gonda **Guarantors- (i) Smt. Shakuntala** W/o Ram Gopal **(ii) Sri Durgesh Kumar** S/o Shri Ram Gopal	Landed property covered under Plot no. 228Mi, Area-0.0084 hect 84 sq.mtr. at Vill./Kasba- Jhilahi , Pargana & Tehsil-Mankapur, Gonda owned by Smt. Shakuntala Devi S/o Sri ram Gopal vide Regd. sale deed no.5826 dated 07.11.2013 **Boundary (as per deed) :** East- Khet of Kamla Prasad West- Kharanja North-Kharanja South-Plot Munni Devi	A) 26.07.2021 B) Rs. 11,28,760.54 plus other charges & misc expense C) 15.01.2022 D) Symbolic Possession	A) 5.29 Lakh B) 52,900.00 (25.11.2026) C) Rs. 0.10 Lakh
2.	**Branch : Jogiya, Siddharth Nagar** **Borrower: Sri Surya Kant Srivastava** S/o Sri Kailash Chandra Srivastava R/o-Village-Jagdishpur Khurd, Post-Tetri Bazar, District-Siddharth Nagar-272207 **Guarantor/Mortgagor: Sri Vinod Kumar Srivastava** S/o Late Gorakha Prasad, R/o-Village- Jagdishpur Khurd, Post-Tetri Bazar, Dist. Siddharth Nagar-272207	All the part and Parcel of the Property is in the name of Sri Surya Kant Srivastava S/o Sri Kailash Chandra Srivastava situated at Village- Jagdishpur Khurd, Tappa-Tharauli, Tehsil-Naugarh and Distt.-Siddharth Nagar, Plot no.-218 and 220, area-1575 sqr. ft. **Boundaries as per deed:** East-Land of Onkar Lal thereafter Road kharanja, West- House of Kailash Chandra, North-Land of Kailash Chandra, South- Land of VijayBahadur Lal.	A) 26.08.2008 B) Rs. 10,80,775.70 plus other charges & misc expenses w.e.f. 01.04.2008 C) 19.11.2008 D) Symbolic Possession	A) Rs. 19,42,000.00 B) Rs. 1,94,200.00 (25.11.2026) C) Rs. 0.10 Lakh
3.	**BRANCH : Pachbas, Basti (248200)** **Borrower : Sri Neeraj Singh** S/o Sri Surendra Singh, R/o-21, Ishundaspur, Tehsil-Harriya, Distt. – Basti, U.P. – 272141 (Since Deceased now represented by his legal heirs) **Guarantors/Mortgagor: (1) Sri Shesh Singh** S/o Sri Hariram, R/o - H. no. - 124, Village -Pachbas, Distt. Basti, UP-272127 **(2) Sri Surendra Singh** S/o Sri Durga Prasad Singh, R/o– Village- Vishundaspur, Tappa- Dubauliya, Pargana - Amorha, Tehsil - Harraiya, Distt.- Basti, U.P. 272127	Mortgaged Land and Construction situated at Plot No.-184, Vill - Vishundaspur, Tappa – Dubauliya, Pargana – Amorha, Tehsil – Harraiya, Distt. - Basti measuring plot area – 0.045 hect. in the name of Sri Surendra Singh S/o Sri Durga Prasad Singh **Boundaries (as per deed):** East -Land of Daya Ram Maurya, West-House of Bhupendra, North-House of Balwant Singh, South-Land Rakesh Tiwari.	19.07.2021 ₹ 28,83,629.00 + interest + charges w.e.f. 01.04.2021 19.04.2022 Symbolic Possession	₹ 42.15 Lakhs ₹ 4.21 Lakhs (25.11.2026) ₹ 0.10 Lakh
4.	**Branch : Naharbalaganj, Dist. Balrampur** **Borrower- Mrs. Shabana Bano** W/o Mohd Rashid Aziz R/o 861,near sarai fatak Mohalla-Puraniya Talab Balrampur,U.P- 271201 **Guarantor/ Mortgagor -Mrs Shabana Bano** R/o 861, Near Sarai Fatak Mohalla-Puraniya Talab Balrampur,U.P- 271201	EM of Land and building covered plot No 2901/0.0040 & 2903/0.0120 hecttotal measuring Area 0.016 Hect or 160 Sq mtrsituated at Balrampur Dehat Pargana & Tehsil Balrampur,Dist- Balrampur owned by Mrs Shabana Bano vide Regd Sale Deed No 5333/2020 **Dt. 03.10.2020 Boundary of GATA No 2901:** East-Mehilal & etc. West- Abdul ajij etc, North-Sayyad Khan & etc, South- Mehilal etc. **Boundary Gata No 2903**: East-Abdul Karim West-Mehilal & etc, North-Mehilal & etc, South- Mehilal & etc. **Boundaries (As per Valuation):** East-Arazi No 2890, West-Arazi No 2895, North-Arazi No 2890, South Proposed Rasta	A) 19.04.2025 Paper Publication Date-17.09.2025 B) Rs. 10,29,227.58 + interest + Charges w.e.f. 01.04.2025 C) 14.10.2025 D) Symbolic Possession	A) 21.00 Lakhs B) 2.10 Lakhs (25.11.2026) C) Rs. 0.10 Lakhs
5.	**BRANCH : KNIT Sultanpur** **Borrower-(1) Mrs. Manju Singh** W/o Sri Rajesh Kumar Singh R/o-Vill & Post Hamjabad, Jaisinghpur, Sultanpur-228132 **(2) Mr. Rajesh Kumar Singh** S/o Sri Jagdev Singh (*Since deceased now represented by his below mentioned legal heirs namely:* **(i) Mrs. Manju Singh** (wife) **(ii) Sri Anshuman Singh** (Son) **(iii) Sri Ram Singh** (Son) above All (i to iii) residing at Vill & Post Hamjabad, Jaissinghpur, Sultanpur-228132	All the Part and Parcel of land & building underHouse No. 46A (Old) 1148 (new) total area-1404sq.ft. (65x21.6) mortgage area (1/2 of 1404 sq.ft)situated at-Vill. Kasba, Sultanpur, KNIT, Pargana-Barausa, Dist. Sultanpur owned by Mrs. Manju Singh W/o Rajesh Kumar Singh vide Regd. Sale Deed No.3827 Dt. 05.08.2004 read with Mutual Partition Document Dt. 07.01.2018 **Boundary as per Deed:** East-6 ft. wide Galithen House of Kunwar Singh, West-House of Ram Adhar, North-House of Har Prasad, South-Rasta 10 feet then House of Shiv Dayal	A) 01.07.2023 B) Rs. 12,59,723.00 + Other Charges alongwith further interest C) 26.09.2023 D) Symbolic Possession	A) 20.59 Lakh B) 2,05,900.00 (25.11.2026) C) Rs. 0.10 Lakh
6.	**BRANCH : PIPRI, GONDA** **Borrower- M/s Nirali Lauh Kala Udyog** (Proprietorship Firm) throughit's Prop. Nirali Mishra At- Lucknow Road Near Petrol Pump, Colonelganj, Gonda 271502 **(2) Nirali Mishra D/o Agya Ram Mishra** Vill-Pipri Rawat, Post –Pipri (Lucknow Road) Distt Gonda 271502, **Guarantor- Shri Agya Ram Mishra** S/O Raja Ram Mishra Vill-Pipri Rawat, Post Pipri (Lucknow Road) Distt Gonda 2715022) **Guarantor/Mortgagor Smt. Jyoti Singh** W/o Santosh Kumar Singh 212, Janki Nagar, Post Bargaon Bahraich Road Distt-Gonda	All that part and parcel of land and building of Plot No. 757 measuring area of 1785 SqFit equal to 166.04 SqMtr. situated at Mauza Janki Nagar Gramin Pargana, Teh and Distt Gonda owned by Smt Jyoti Singh W/o Santosh Kumar Singh vide Regd. Sale deed no. 12134 dated 10.12.2007 **Bounded As per Deed-** East: Rasta, West: Plot Digar, North: PlotRaj Kishor, South: House Anjani Kumar	A) 28.07.2023 B) Rs. 8,24,108.00 + Other Charges alongwith further interest from 01.07.2023 C) 08.01.2024 D) Symbolic Possession	A) 37.42 Lakhs B) 3,74,200.00 (25.11.2026) C) Rs. 0.10 Lakhs

Date/ Time e-Auction : 15.12.2026 (11 AM to 4 PM) | **Details of the encumbrances known to the secured Creditors : No Known Encumbrances**

7.	**BRANCH : Civil Lines Faizabad** **Borrower- Mr. Santosh Kumar Upadhyay** S/o Ram Pal Upadhyay R/o 1/7/55, TogpurSahadatganj, Faizabad, Distt Ayodhya UP Pin 224001 **Guarantor/Mortgagor: Mrs. Radha Upadhyay** W/o Santosh Kumar Upadhyay R/o 1/7/55, Togpur Sahadatganj, Faizabad, Distt Ayodhya UP Pin 224001	EM of property (Land & Building) of Gata No.92 Mi, admeasuring Area-189.77 Sq. meter or 2042 Sq ft situated Village/Mohalla-Togpur Pargana- Haveli Awadh Tehsil- Sadar Distt- Ayodhya in the name of Mrs. Radha Upadhyay W/o Santosh Kumar Upadhyay through Regd. Title Deed No.1729 Dt. 30.04.2008. **Boundaries (as per deed) :** East-Plot Shankar Yadav WestPlot Meera Devi, North-Land Meera Devi, South-12 Feet wide Rasta and Plot Ram Vilas Mishra	A) 01.11.2025 B) Rs. 5,67,607.23 + interest w.e.f. 31.10.2025 and other charges C) 12.03.2026 D) Symbolic Possession	A) 40,28,000.00 B) 4,02,800.00 (14.12.2026) C) Rs. 0.10 Lakhs

Terms & Conditions : 1. The sale shall be subject to the Terms & Conditions prescribed in the Security interest (Enforcement) Rules 2002 and to the following further conditions. 2. The properties are being sold on "As is where is", "As is what is", and "Whatever there is" basis. 3. The particulars of Secured Assets specified in the Schedule herein 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 of omission in this proclamation. 4. The sale will be done by the undersigned through e-auction platform provided at the Website **https://baanknet.com** on above mentioned date. **5. For detailed terms & conditions of the sale https://baanknet.com/eauction & www.pnbindia.in**

Date : 07.11.2026, Place : Ayodhya

Authorised Officer,
Punjab National Bank, Secured Creditor