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ARMB ARRAH, 2ND FLOOR Regal Hotel, Arrah-802301

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 Security Interest Act, 2002 read with provision 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.

SCHEDULE OF THE SECURED ASSETS

Lot. No.	Name of the branch Name of the account Name & addresses of the Borrower /Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as per Demand Notice C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive E) Outstanding amount as per Sale Notice	A) Reserve Price B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
01	**BO: BUXUR (387700)** **M/S RISHIKA LAYER FARM** Prop: Sh. Ritesh Kumar Verma **A/C No- 3877008600000139** **SH. RITESH KUMAR VERMA** S/o Late Sonalal Verma **R/o:** At Bhikabandh, Chatursalganj, Po+PS: Dumraon Plot No. 21 Near Chhatiya Pokhara, Dist: Buxar, Bihar 802119 Mob: 9006227350	**1.All that part and parcel of immovable property situated at:** Mauza- Jaso, Thana No- 330, Thana – Buxar, Khata No.-03, Plot No.- 420, Dist- Buxar, Bihar **Area- 24.6561 Decimal** **Registered Mortgage Deed No.- 699 dated 30.01.2024** **Qwner-** Ritesh Kumar Verma **Boundaries:** North-Akhilesh Rai, South-Vishwanath Rai, East- 16 Feet Wide Private Road & Saurabh Singh, Ashish Kumar, Lalan Prasad & Gautam Kumar, West-Plot No. 422 and 423	**A) 25.05.2026** **B) Rs 1,86,84,606.91/-** with further int. & other charges C) 19.08.2026 D) Symbolic **E) Rs. 1,77,46,606.91/-** (Rs One Crore Seventy Seven Lakh Forty Six Thousand Six Hundred Six and Ninety One Paisa Only) as on 31.08.2026 + further interest and charges/ expenses	**A) Rs.1,88,61,300/-** **B) Rs. 18,86,130/-** **C) Rs 25,000/-**	**26/11/2026** From 12:00 Noon to 04:00 PM	Not known

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 hereinabove 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 in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website **https://baanknet.com on 26/11/2026 @ 12.00 Noon to 04:00 PM**
4. For detailed term and conditions of the sale, please refer **https://baanknet.com & www.pnbindia.in.**

AUTHORISED OFFICER