पंजाब नैशनल बैंक
...परोसे सर प्रगति !
punjab national bank
...the name you can BANK upon!

ARMB(824400)आस्ति वसूली प्रबंधन शाखा कार्यालय, जयपुर
2 Nehru Place, Tonk Road, Jaipur)2 नेहरू प्लेस, टोंक रोड, जयपुर(
Mail : cs8244@pnb.co.in

"APPENDIX- IV-A"
[See proviso to rule 8 (6)]
Sale notice for sale of immovable properties
Registered Post AD/ Speed Post

M/s. Royal Kuze (through partners Ms. Mariyam Khan and Ms. Mariya Khan) 2-302, Sector No 2, Jawahar Nagar, Jaipur, Rajasthan 302004	Ms Mariya Khan (Partner cum Guarantor) A-205, Jawahar Enclav, Sector 2, Jawahar Nagar, Jaipur Rajasthan 302004
MS Mariyam Khan (Partner cum Guarantor) 2/302, Sector No 2, Jawhar Nagar, Jaipur Jaipur Rajasthan 302004	MRS Anees Khan (Guarantor) 2/304, Near Geera Mandir, Jawahar Nagar, Jaipur Rajasthan 302004

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 property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of Punjab National Bank, Jaipur, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 26-11-2026 for recovery of to Rs. 25,98,039.33 (Rupees Twenty Five Lakh Ninty Eight Thousand Thirty Nine and paisa Thirty Three Only) as on 31.10.2026 payable with further interest w.e.f. 01/11/2026 & costs, payment in full incurred until payment made in full. due to the Punjab National Bank. From M/s. Royal Kuze

Details of Immovable Property	E-Auction Date	Reserve Price(Lacs)	EMD Amount	Time	Notice Days
All that part and parcel of the residential property in the name of Mrs. Anees Khan W/o Mr. Shafat Ali Khan, consisting of land & building, structures, erections, installations, etc. situated at Flat no 2/302, Second Floor, Sector-2, Jawahar Nagar, Jaipur admeasuring 45.45 Sqm.	26-11-2026	Rs.25.00	Rs. 2,50,000.00/- (EMD Deposit up to 25-11-2026 by	11.00AM To 4.00 PM	30

पंजाब नैशनल बैंक Punjab National Bank वि.सं. 824400 Asset Recovery Management Branch (ARMB) जयपुर

पंजाब नैशनल बैंक ... यकीन का प्रतीक !
punjab national bank ... the name you can BANK upon!

ARMB(824400)आस्ति वसूली प्रबंधन शाखा कार्यालय, जयपुर
2 Nehru Place, Tonk Road, Jaipur)2 नेहरू प्लेस, टोंक रोड, जयपुर(
Mail : cs8244@pnb.co.in

			11.59 pm)		

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. https://Baanknet.com,

Thanking You
Yours faithfully

कृते पंजाब नैशनल बैंक
For PUNJAB NATIONAL BANK
प्राधिकृत अधिकारी/ Authorised Officer
आस्ति वसूली प्रबंधन शाखा, जयपुर
Asset Recovery Management Branch, Jaipur

Authorized Officer
Punjab National Bank
Date: 06-11-2026

पंजाब नैशनल बैंक punjab national bank
...भरोसे का प्रतीक ! ...the name you can BANK upon !

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2 Nehru Place, Tonk Road, Jaipur)2 नेहरू प्लेस, टोंक रोड, जयपुर(
Mail : cs8244@pnb.co.in

Auction Ref No. 2026-27 **Date: 06.11.2026**

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 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 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 26-11-2026 for recovery of **Rs. 25,98,039.33 (Rupees Twenty-Five Lakh Ninty Eight Thousand Thirty Nine and paisa Thirty Three Only as on 31.10.2026 payable with further interest w.e.f. 01/11/2026 & costs, payment in full incurred until payment made in full. due to the Punjab National Bank.**

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(mortgagers of property(ies))**	**A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002** **B) Outstanding Amount as on 31.10.2026** **C) Possession Date u/s 13(4) of SARFAESI ACT 2002** **D) Nature of Possession Symbolic/Physical/Constructive**	**A)Reserve Price (Rs. in Lacs)** **B)EMD** **C)Bid Increase Amount** **D) Date & Time of Inspection**	**Date/ Time of E-Auction**	**Details of the encumbrances known to the secured creditors**
1	006110 MI Road Jaipur M/s. Royal Kuze (through partners Ms. Mariyam Khan and Ms. Mariya Khan)	Equitable Mortgage of All that part and parcel of the residential property in the name of Mrs. Anees Khan W/o Mr. Shafat Ali Khan, consisting	A)05.07.2025 B)Rs.25,98,039.33/- + further interest+Exp. C) 27.03.2026 D) Symbolic	A) Rs 25,00,000.00/- B) Rs 2,50,000/- (EMD Deposit up to 25.11.2026 by 11.59 pm) C) Rs 50,000/- D) 19-11-2026 From 11.00 AM To 4.00 PM	26-11-2026 From 11 AM to 4PM	Not Known

पंजाब नैशनल बैंक Punjab National Bank वि.सं. 824400 Asset Recovery Management Branch (ARMB) आस्ति वसूली प्रबंधन शाखा, 2 नेहरू प्लेस

	M/s. Royal Kuze (through partners Ms. Mariyam Khan and Ms. Mariya Khan) 2-302, Sector No 2, Jawahar Nagar, Jaipur, Rajasthan 302004 Ms Mariya Khan (Partner cum Guarantor) A-205, Jawahar Enclav, Sector 2, Jawahar Nagar, Jaipur Rajasthan 302004 MS Mariyam Khan (Partner cum Guarantor) 2/302, Sector No 2, Jawhar Nagar, Jaipur Jaipur Rajasthan 302004 MRS Anees Khan (Guarantor) 2/304, Near Geera Mandir, Jawahar Nagar, Jaipur Rajasthan 302004	of land & building, structures, erections, installations, etc. situated at Flat no 2/302, Second Floor, Sector-2, Jawahar Nagar, Jaipur admeasuring 45.45 Sqm. Bounded by: North : Road South : Service Lane East : Flat no 2/299 & 2/300 West : Service Lane				

SCHEDULE OF THE SECURED ASSETS

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.The auction sale will be "online through e-auction" portal **https://www.baanknet.com**

2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.in**) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to

पंजाब नेशनल बैंक Punjab National Bank Management Branch (ARMB) प्रबंधन शाखा, 2 नेहरू प्लेस, जयपुर

their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (**https:// baanknet.in**) 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, Email Id: support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https:// **baanknet**.in This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
   (1) **https:// baanknet.in**

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (https:// **baanknet**.in).

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 5 minutes time will be allowed to bidders to quote successive higher bid if the last highest bid is quoted after 3.55 PM and if no higher bid is offered by any bidder after the expiry of 5 minutes to the last highest bid, the e-auction shall be closed.

9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the **baanknet** portal.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price.

13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, Punjab National Bank,", payable at Jaipur or through NEFT/RTGS in the following Account – Authorised Officer PUNJAB NATIONAL BANK, Account No "824400317118A"



(IFSC Code PUNB0824400). In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property

14. 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 made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.

15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

17. The properties are being sold on "***AS IS WHERE IS BASIS***" and "***AS IS WHAT IS BASIS***" and "***WHATEVER THERE IS BASIS***".

18. 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.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

23. It is open to the Bank to appoint a representative and make self bid and participate in the auction

For detailed term and conditions of the sale, please refer https://baanknet.com

कृते पंजाब नेशनल बैंक
For PUNJAB NATIONAL BANK

Date: 06.11.2026
Place: Jaipur

Authorized Officer
प्राधिकृत अधिकारी / Authorised Officer
आस्ति वसूली प्रबंधन शाखा / Punjab National Bank
Asset Recovery Management Branch, Jaipur

STATUTORY SALE NOTICE UNDERRULE 9(1) OF THE SARFAESI ACT, 2002