पंजाब नैशनल बैंक punjab national bank

BO: ARMB Muzaffarnagar (828400), PNB Circle Office Building, Commercial Plot No. 1, Shakuntalam Yojna, UP Awas and Vikas Parishad, Muzaffarnagar. UP. 251001.
e-mail: bo828400@pnb.bank.in

Date: 03.11.2026

S. No.	Name	Address of Borrower/Mobile No. /Address of Guarantor
1.	M/s Anurag Trading Prop. Anurag Tyagi **(Borrower)**	Address: House No. 4, Kewalpuri, Sadar, Muzaffarnagar, Uttar Pradesh. PIN: 251002. Mobile No. 9639969169
2.	Mr. Anurag Tyagi s/o Mr. Hariom Tyagi **(Borrower/Mortgagor/Guarantor)**	Address: House No. 4, Kewalpuri, Sadar, Muzaffarnagar, Uttar Pradesh. PIN: 251002. Mobile No. 9639969169 Also: Property No. 83/83, New No. 41-D, Sewak Ashram Road, Main Rajpur Road, 300M, Dehradun. PIN: 248001. Mobile No. 9639969169
3.	Mrs. Avi Tyagi w/o Mr. Anurag Tyagi **(Guarantor)**	Address: House No. 4, Kewalpuri, Sadar, Muzaffarnagar, Uttar Pradesh. PIN: 251002. Mobile No. 7055777840

Appendix – IV-A
[See Proviso to rule 8 (6) SARFAESI,2002]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 the Bank/Secured Creditor, will be sold on "As is Where is", As is What is" and Whatever there is", for recovery of amount due to the secured creditor from above mentioned Borrower (s) and guarantor (s) on the date as mentioned in the table herein below. 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

Sr No	Branch BO: Court Road Muzaffarnagar SOL ID: 182100 Account Name Name & Address of Borrower/ Guarantors	Description of the movable & immovable property Mortgaged/ Owner's Name (mortgagers of property (ies)	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 SARFAESI Act 2002 C) Present Outstanding as on 31.10.2026 D) Possession Date u/s 13(4) of SARFAESI ACT 2002 E) Nature of Possession Symbolic/Physical /Constructive	a) Reserve Price (Rs. in Lakh) b) EMD c) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors

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1.	1.M/s Anurag Trading Prop. Anurag Tyagi **(Borrower)** 2. Mr. Anurag Tyagi s/o Mr. Hariom Tyagi **(Borrower/Mortgagor/Guarantor)** 3. Mrs. Avi Tyagi w/o Mr. Anurag Tyagi **(Guarantor)** **Address:** As mentioned above.	EM of Commercial Property no. 83/83 (New number 41-D) Sewak Ashram Road, Nagar Nigam Area Dehradun in the name of Sh. Anurag Tyagi s/o Sh. Hariom Tyagi measuring 115.29 sq. mtr. Registered in the office of Sub Registrar Dehradun Bahi No. 1, Zild No. 8304 from page no. 273 to 298, registration serial no. 1249 Dt. 10.03.2023. The property is bounded as below: **East:** Property of Sh. Rawat & Others **West:** 20 Feet wide road **North:** Property of Sh. Shammi Mohan **South:** Property of Sh. Omkar SinghTyagi **Note:** Property is not demarcated. IP Is merged with another property.	**A)** 03.11.2025 **B)** Rs. 88,31,361.82 as on 31.10.2025 + further Interest and other charges if any **C)** Rs. 96,46,901.63 + further interest w.e.f. 01/11/2026 + Legal & other expenses **D)** 19.01.2026 **E)** Symbolic Possession	**a) Rs. 81.00 Lakh** **b) Rs. 8.10 Lakh** **c) Rs. 1.00 Lakh**	**18.12.2026** From 11:00 AM to 04:00 PM	Not known any

TERMS & CONDITIONS OF E-AUCTION SALE

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 herein above have been stated to the best of the information of the Authorized Officer, but the Authorized 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 **18.12.2026 @ 11.00 AM to 04:00 PM.**
4. For detailed term and conditions of the sale, please refer https://baanknet.com

For Punjab National Bank

कृते पंजाब नैशनल बैंक
For Punjab National Bank
प्राधिकृत अधिकारी/Authorized Officer
परिसंपत्ति पुनर्प्राप्ति प्रबंधन शाखा, मुजफ्फरनगर
Authorized Officer ARMB, Muzaffarnagar

Date: 03.11.2026
Place: Muzaffarnagar