Asset Recovery Management Branch (ARMB), Bulandshahr (D. No. 821200)
PNB House, Near RTO Office, Yamunapuram, Bulandshahr - 203001
Email: CS8212@pnb.bank.in

M/s Aman Trading Co. through its Proprietor Pavan Kumar **Address:** Near Pani ki Tanki, Sikandrabad Road, Town - Kakod, Sikandrabad, Bulandshahr- 203203	**Sh. Pavan Kumar Urf Pawan Singhal S/o Sh. Raghunandan (Proprietor) (Borrower)** **Present Address:** Flat No.70, Jeet Atta Chakki, Main Bazar, Shanti Dham, Anjar City, District: Kachchh, Gujrat- 370110 Mob.9104972724 **Address:** House No. 69, Ward No.10, Mohalla Teliyan, Kasba -Thana: Kakod, Sikandrabad, District: Bulandshahr – 203203 **2nd Address:** House. No. 14, Moh. Vaishyan, Kakod, Sikandrabad, Bulandshahr – 203203
Smt. Vijay Devi W/o Sh. Raghunandan Prasad (Mortgager/Guarantor) **Address:** House. No.14, Mohalla Vaishyan, Kakod, Sikandrabad, Bulandshahr – 203203 **Address:** House. No. 69, Mohalla Vaishyan, Kakod, Sikandrabad, Bulandshahr – 203203	**Smt. Chanchal W/o Sh. Pavan Kumar (Guarantor)** **Address:** Mohalla Teliyan, Post- Kakod, Sikandrabad, Bulandshahr – 203203 **Present Address:** Flat No.70, Jeet Atta Chakki, Main Bazar, Shanti Dham, Anjar City, District: Kachchh, Gujrat- 370110

Appendix – IV-A

[See Proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sub: E-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

Madam / Sir,

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 of **Punjab National Bank**, will be sold on **"As is where is", "As is what is" and "Whatever there is"** basis on **26.11.2026** from **11:00 AM to 04:00 PM**, for recovery of **Rs 27,19,782.00** (Rupees Twenty-Seven Lakh Nineteen Thousand Seven Hundred Eighty-Two Only) together with further interest w.e.f. 01.05.2021 + Incidental Charges, costs & Other expenses due to the **Secured Creditor** from **M/s Aman Trading Co. through its**

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proprietor Sh. Pavan Kumar alias Pawan Singhal (Borrower), Smt. Vijay Devi (Mortgagor/Guarantor) and Smt. Chanchal (Guarantor).

The **reserve price** and the earnest money deposit, along with the 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 creditor
1.	A residential property, part of Khet No. 1584 (Old) / 1949 (New), bearing House No. 69, Ward No. 10, measuring 88.00 sq. Metres, situated at Mohalla Vaishyan, Kasba: Kakod, Tehsil: Sikandrabad, District: Bulandshahr, Uttar Pradesh in the name of Smt. Vijay Devi W/o Sh. Raghunandan Prasad Registered Sale Deed No. 6379 dated 07.07.2011, Bahi No. 1, Zild No. 4570, pages 131–160, at Sub-Registrar Sikandrabad. **Boundaries as per sale deed:** **East** – Plot of Mustak **West** – 12-ft-wide road **North** – Plot of Gautam **South** – Plot of Rakesh & Atul	**Reserve Price: 40.93 Lakh** **EMD: 4.10 Lakh** **(Deposit last date/time)** **25.11.2026 up to 04:00 PM** **Bid Increase Amount: 0.25 Lakh** **BAANKNET: PUNBKAKOD1**	Pending Litigation SA No. 609/2021 at DRT Lucknow Other known claims / statutory dues: Not Known to us.

Terms and Conditions

Date and time of E-Auction	**26.11.2026 from 11:00 AM to 04:00 PM**
Last date and time for EMD deposit	**25.11.2026 up to 04:00 PM**
Bid increment amount	**0.25 Lakh**

पंजाब नैशनल बैंक * Punjab National Bank * Asset Recovery Management Br. Bulandshahr * 821200 * परिसम्पत्ति वसूली प्रबंधन शाखा-बुलन्दशहर

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

Asset Recovery Management Branch (ARMB), Bulandshahr (D. No. 821200)
PNB House, Near RTO Office, Yamunapuram, Bulandshahr - 203001
Email: CS8212@pnb.bank.in

Request letter / participation / KYC documents / proof of EMD	**Online submission on the E-Auction portal: https://www.baanknet.com/**

The properties / secured assets are being sold on **"AS IS WHERE IS BASIS"**, **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"** through the PSB Alliance E-Auction portal at https://www.baanknet.com.

For detailed terms and conditions of the sale, please refer to the portal and the Bank's e-auction page at https://pnb.bank.in/EAuction.aspx or contact the Asset Recovery Management Branch (ARMB), Bulandshahr, at PNB House, Near RTO Office, Yamunapuram, Bulandshahr – 203001 (CS8212@pnb.bank.in), during office hours on any working day.

The particulars of the secured assets in the Sale Notice schedule are stated to the best of the information of the Authorized Officer. Refer to the property schedule and the approved sale terms for possession status, known encumbrances and other material disclosures. Before submitting a bid, intending bidders shall independently verify the title, possession, measurements, boundaries, specifications, encumbrances, proceedings, third-party claims, rights and dues.

The purchaser shall bear registration charges, stamp duty, transfer charges, taxes, municipal, society, electricity and water dues, and other charges payable by the purchaser under applicable law and the approved sale terms.

The e-auction advertisement does not by itself constitute a commitment to accept any bid. The highest bid is subject to confirmation by the competent authority of the Bank. The sale is subject to the SARFAESI Act, 2002, the Security Interest (Enforcement) Rules, 2002 and applicable Bank guidelines. Applicable TDS, if any, shall be deducted and deposited in accordance with the income tax law in force, and proof furnished to the Bank.

पंजाब नैशनल बैंक Punjab National Bank Asset Recovery Management Br. Bulandshahr 821200

Date:

Place: Bulandshahr

AUTHORISED OFFICER
PUNJAB NATIONAL BANK
(SECURED CREDITOR)