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

Smt. Sultana D/o Sh. Shan Mohmmad (Borrower/Mortgager) **Address:** Proprietor of M/s Umang Tent Manufacturing, 3rd floor 10/370A, Lalita Park, VTC Laxmi Nagar, Sub District: Gandhi Nagar, District East Delhi, Delhi - 110092 **2nd Add:** Mohmmad Karimpur urf Dhankar Near Masjid Badi Wali, Tehsil: Khurja District: Bulandshahr Pin.203131	**Sh. Imran S/o Sh. Idreesh (Co-Borrower)** **Address:** P-180, Gali No. 7, Bihari Colony, Shahdara, North East Delhi, Delhi – 110032 **2nd Add.** Proprietor of M/s I.Q. Enterprises Mohmmad Karimpur urf Dhankar Near Masjid Badi Wali, Tehsil: Khurja District: Bulandshahr Pin.203131

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. 34,99,651.21** as on 01.03.2025 + future interest and incidental charges w.e.f. 01.03.2025 due to the **Secured Creditor** from **Smt. Sultana D/o Sh. Shan Mohmmad** (Borrower/Mortgagor) and **Sh. Imran S/o Sh. Idreesh** (Co-Borrower).

Demand notice under Section 13(2): 05.03.2025. **Symbolic possession:** 08.07.2025.

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.	All part and parcel of residential three storey house bearing Municipal	**Reserve Price: Rs. 44.93 Lakh**	Encumbrances /

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S.N.	Details of Property	Reserve Price / EMD (Deposit last date/time) / Bid Increase Amount	Details of encumbrances known to the secured creditor
	No.108, measuring 86.27 Sq. Mtrs., situated at Mohalla Salmahakan, Kasba Khurja, Pargana & Tehsil Khurja, District Bulandshahr, U.P., owned by Smt. Sultana D/o Shan Mohammad. **Boundaries as per sale Deed:** **East** – Gali 7 feet wide **West** – House Jameel **North** – House Jahid **South** – Gali 10 feet wide	**EMD: Rs. 4.50 Lakh** **(Deposit last date/time)** **25.11.2026 up to 04:00 PM** **Bid Increase Amount: Rs. 0.25 Lakh** **BAANKNET: PUNBSultana**	proceedings / 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	**Rs. 25,000/- (Rs. 0.25 Lakh)**
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.

Punjab National Bank Asset Recovery Management Br. Bulandshahr 821200

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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 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.

Date:

Place: Bulandshahr

AUTHORISED OFFICER
PUNJAB NATIONAL BANK
(SECURED CREDITOR)