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

Asset Recovery Management Branch-Ghaziabad, KJ-13, 2nd Floor, Kavi Nagar, Uttar Pradesh-201001
E mail: cs8228@pnb.co.in

8/2

SI-13

Date: 03.11.2026

Hitesh Verma S/O Sh. Rajendra Verma A/C No-613300NC00002220 **R/O -234, Turab Nagar Ghaziabad** **Also at-Plot no-165(Old-153)2nd Floor, Purva Ismail Khan, Turab Nagar, Ghaziabad,UP-201017**	Jitendra Kumar S/O Sh. Yogendra Kumar F-2, C222 Anand Plaza, Turab Nagar, Ghaziabad (Guarantor)

Sub: 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 Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Madam / Sir,

Please refer to the notice dated 22-07-2016 issued by Authorized Officer u/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and also possession notice dated 21-10-2016 u/s 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 issued by Authorized Officer while taking the symbolic possession of under mentioned assets:

SR	Details of Properties
1.	Free Hold Property, consisting of All the part and parcel of the property, consisting of Residential flat no-165,(Old 153) 2nd Flour, Purva Ismail Khan, Turab Nagar, Ghaziabad standing in the name of Sh. Hitesh Verma S/O Sh. Rajendra Verma, measuring 83.61 Sqm. Bounded as under:- East:Road 15 Feet wide West: House Diger Malik North: House Diger Malik South:House of Ashok Dhul

In this connection, you are hereby called upon to pay outstanding dues amounting to Rs. 3303153.00 (Rupees Thirty three Lakh three thousand one hundred Fifty Three Only) as on 30-06-2016 along with future interest & expenses thereon incurred by the Bank for recovery as mentioned in the demand notices issued by authorized officer with up to date interest and applicable rate of interest and costs incurred by the undersigned while taking possession of the said assets and thereafter preservation of the same within 15 days from the date of receipt of this notice and get released of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amount within the said period, the undersigned may be constrained to sell

पंजाब नैशनल बैंक punjab national bank
भरोसे का प्रतीक ...the name you can BANK upon!
Asset Recovery Management Branch-Ghaziabad, KJ-13, 2nd Floor, Kavi Nagar, Uttar Pradesh-201001
E mail: cs8228@pnb.co.in

aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Acts and Rules.

Thanking You,

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी / Auth. Officer
पंजाब नैशनल बैंक
गाजियाबाद
GHAZIABAD

MADAN LAL AGARWAL
CHIEF MANAGER
AUTHORIZED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR

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

Asset Recovery Management Branch-Ghaziabad, KJ-13, 2nd Floor, Kavi Nagar, Uttar Pradesh-201001
E mail: cs8228@pnb.co.in

Auction Ref. No: Hitesh Verma S/O Sh. Rajendra Verma

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 constructive / physical / 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*" 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: ARMB-Ghaziabad (Prev: at Loha Mandi Ghaziabad) Name & Address(es) of the Borrowers / Guarantor:	Description of the Immovable Properties Mortgaged / Owner's Name (mortgagors of property(ies))	(A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002 (B) Outstanding Amount per demand Notice u/s 13(2) of SARFAESI Act, 2002. (C) Balance 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 (B) EMD (last date of deposit of EMD) (C) Bid Increase Amount	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors

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

Asset Recovery Management Branch-Ghaziabad, KJ-13, 2nd Floor, Kavi Nagar, Uttar Pradesh-201001
E mail: cs8228@pnb.co.in

1. 2.	Hitesh Verma S/O Sh. Rajendra Verma A/C No-613300NC00002220 (Borrower) R/O -234,Turab Nagar Ghaziabad Also at-Plot no-165(Old-153) Purva Imail Khan, Turab Nagar, Ghaziabad,UP-201017 Jitendra Kumar S/O Sh. Yogendra Kumar R/O F-2,C222 Anand Plaza, Turab Nagar, Ghaziabad	Free Hold Property, consisting of All the part and parcel of the property, consisting of Residential flat no-165, (Old 153) 2nd Flour, Purva Ismail Khan, Turab Nagar, Ghaziabad standing in the name of Sh. Hitesh Verma S/O Sh. Rajendra Verma, measuring 83.61 Sqm. Bounded as under: - East:Road 15 Feet wide West: House Diger Malik North: House Diger Malik South: House of Ashok Dhul	(A) 22-07-2016 (B) Rs.3303153 (C) Rs.8020018.0 (D) 21-10-2016 (E) Physical:04-05-2023	(A)Rs 15.30 Lakh (B)Rs. 1.53 Lakh (C)Rs 10000	24.09.2026 11AM-04 PM	OA-775/2018 DRT LUCKNOW NEXT DATE 16.02.2027

Asset Recovery Management Branch-Ghaziabad, KJ-13, 2nd Floor, Kavi Nagar, Uttar Pradesh-201001
E mail: cs8228@pnb.co.in

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://baanknet.com
2. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) 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 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.com) 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.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com .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.: (a) https://baanknet.com & (b) www.pnbindia.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.com).
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. Ten (10) minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of Ten (10) 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 NEFT/RTGS/Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The

Authorized Officer, Punjab National Bank, A/c 822800317118A, IFSC: PUNB0822800 (Name of the A/C-Sundary-NPA/SARFAESI/Auction Related) Payable at Ghaziabad. 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 & www.pnbindia.in.

पंजाब नेशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी / Auth. Officer
पी.एन.बी. गाजियाबाद
PNB GHAZIABAD

Date: 03.11.2026
Place: Ghaziabad

Name: MADAN LAL BALAI
Designation: Chief Manager, Authorized Officer
Secured Creditor: Punjab National Bank