

ARMB - Meerut, E-mail-es8278@pnb.co.in
PNB Bhawan, C-01, Vidyaspuri, Delhi Bypass Road, Meerut-250002

To,

Date: 31.08.2026

Name	Address and Contact Information
1. M/S Biorow Life Sciences Limited (Represented through Directors) (Borrower + Mortgagor)	1. Registered Office 11, Divya Jyothi Lake, bay apartments, Singasandra, next Begur Lake, Bangalore- 560006 E-mail: info@biorowlife.com ; website: www.biorow.us 2. 501/1 Kaseru Baksar, Mawana Road, Meerut (UP) 3. 79, Vijay Nagar Meerut, UP-250001
2. Smt Kusum Lata Tyagi (Director+ Mortgagor+ Guarantor)	1. A/44, Pocket -A Ganga Nagar Mawana Road Meerut
3. Smt. Chhaya Tyagi (Director + Guarantor)	1. A/44, Pocket -A Ganga Nagar Mawana Road Meerut
4. Smt. Shivali Garg W/o Vineet Garg (Director+ Mortgagor+ Guarantor)	1. Rasheed Nagar, Lisari Road, Meerut UP
5. Smt. Roopa Gupta (Director+ Guarantor)	1. 89 New 162 Village Shobhapur, Rohta Road, Meerut 250002

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 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" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the above mentioned 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

S N o	(A) Branch	Description of the movable & immovable property	(A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs. in Lakhs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	(B) Account Name		(B) Outstanding Amount as per Demand Notice u/s 13(2) of SARFESI ACT 2002	B) EMD		
	(C) Name & Address of Borrower/Guarantors	Mortgaged/ Owner's Name (mortgagers of property (ies))	(C) Present Outstanding as on 31.08.2026 (D) Possession Date u/s 13(4) of SARFESI ACT 2002 (E) Nature of Possession Symbolic/Physical/Constructive	C) Bid Increase Amount		
1.	(A) Sports Complex (215900), Meerut	(1) One residential house bearing municipal no A-44	A) 21.06.2022.		24.09.2026	SA No. 569/2023

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(B) M/S Biorow Life Sciences Limited (Represented through Directors)	constructed on one residential HIG plot bearing no A-44 admeasuring 200 sq mtr situated at Pocket-A, Ganga nagar, Mawana road, Meerut in the name of Smt Kusum Lata Tyagi w/o Rameshwar Dayal Tyagi.	B) Rs.1,74,28,574.34 + intt. w.e.f. 01.06.2022 + Legal & other expenses (C) Rs , 3,00,94,151.94+ intt. w.e.f.31.08.2026 + Legal & other expenses D) 05.09.2022 E) Symbolic	(A) Rs. 167.00 Lac (B) Rs. 16.70 Lac (C) Rs. 1.67 Lac	From 11:00 AM to 04:00 PM	In DRT Lucknow
(C) (As mentioned above)					

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 hereinabove 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 24.09.2026 @ 11.00 AM to 04:00 PM
4. For detailed term and conditions of the sale, please refer <https://baanknet.com>

Date: 31.08.2026



Place: Meerut

पंजाब नेशनल बैंक
For PUNJAB NATIONAL BANK

प्राधिकृत अधिकारी/Authorized Officer
परिसंपत्ति पुनर्प्राप्ति प्रबंधन शाखा, मेरठ/ARMB, Meerut

Authorized Officer