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SAMB CHANDIGARH, SCO 60-61, Sector 17-B, Chandigarh, PIN 160017
Telephone No.: 0172-5040788 & 796, E-Mail: zs8340@pnb.bank.in

**E-AUCTION/
SALE
NOTICE**

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN
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 provisions of Rule 8(6) of the Security Interest (Enforcement) Act, 2002.
Notice is hereby given to the public in general and in particular to the borrower (s),mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/hypothecated/charged to the Secured Creditor, the constructive/ physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/Secured Creditor, will be sold on "As is where is", "As is what is", & "Whatever there is" on date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) & guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.
SCHEDULE OF SALE OF THE SECURED ASSETS

Lot No.	Name of the Branch Name of the Account Name & addresses of the Borrower/Guarantors Account	Name of Owner(s) / Mortgagors of Property (ies)	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 & amount as per demand notice 13(2) Nature of possession	Reserve Price Earnest Money Deposit (EMD) Bid Increase Amount	Date and Time of E-Auction
1.	BRANCH: SAMB CHANDIGARH M/S RUPANA PAPER MILLS PVT. LTD. M/s Rupana Paper Mills Pvt. Ltd. IV/928, Chhota Chhpiwara, Chawari Bazar, Delhi, Sh. Murari Lal Aggarwal S/o Sh. Mangi Lal Aggarwal House No. 5/28, Punjabi Bagh East, New Delhi-110026, Smt. Manju Aggarwal W/o Sh. Murari Lal Aggarwal, House No. 5/28, Punjabi Bagh East, New Delhi-110026, M/s Shiv Vanijay Capsec Pvt. Ltd. IV/928, Chhota Chhpiwara, Chawari Bazar, Delhi, Sh. S. K. Aggarwal S/o Sh. Mangi Lal Aggarwal, House No. 5/28, Punjabi Bagh East, New Delhi-110026.	Manju Aggarwal	Property bearing No. IV/928, 2nd Floor Backend Portion situated in Chhota Chhpiwara, Chawari Bazar Delhi having Sale Deed No. 2466 dated 16.11.1987. in the name of Manju Aggarwal.(Physical Possession)	13.03.2015 Rs. 105,58,70,568.08 plus further interest and other expenses . Physical Possession	R.P.: Rs. 23,95,000/- EMD: Rs. 2,39,500/- Bid Increase amount: Rs. 50,000/-	02/09/2026 From 11.00 AM to 4.00 PM
2.	M/s Mahadev Enterprises (borrower) Prop- Smt. Rupa W/o Shri Ashish Gupta Address : Khasra No 146 Mahadev Enterprises, Gauri Road Purv Madhyamik Vidyalay Natkur, Lucknow- 226002, 2. Smt. Rupa (borrower) W/o Shri Ashish Gupta Address 1: Khasra No 146 Mahadev Enterprises, Gauri Road Purv Madhyamik Vidyalay Natkur, Lucknow- 226002, Address 2: Purani Bazar Tulsipur Balrampur Uttar Pradesh- 271215, 3. Smt. Amita Gupta (guarantor & Mortgagor) W/o B. C. Gupta Address 1: 566/4, Jai Prakash Nagar Alambagh Lucknow-226005, Address 2: Khasra No 146 Mahadev Enterprises, Gauri Road Purv Madhyamik Vidyalay Natkur, Lucknow- 226002	Meena Agrawal	Property bearing no. IV/928, 2nd Floor with roof rights, front portion, measuring 400 sq. ft. situated in Chhota Chhpiwara, Chawari Bazar, Delhi having Sale Deed No. 2536 dated 13.11.1998 in the name of Meena Agrawal. (Physical Possession)		R.P.: Rs. 33,65,000/- EMD: Rs. 3,36,500/- Bid Increase amount: Rs. 50,000/-	02/09/2026 From 11.00 AM to 4.00 PM
3.	M/s Shiv Vanijay Capsec Pvt. Ltd. IV/928, Chhota Chhpiwara, Chawari Bazar, Delhi, Sh. S. K. Aggarwal S/o Sh. Mangi Lal Aggarwal, House No. 5/28, Punjabi Bagh East, New Delhi-110026, M/s Mahadev Enterprises (borrower) Prop- Smt. Rupa W/o Shri Ashish Gupta Address : Khasra No 146 Mahadev Enterprises, Gauri Road Purv Madhyamik Vidyalay Natkur, Lucknow- 226002, 2. Smt. Rupa (borrower) W/o Shri Ashish Gupta Address 1: Khasra No 146 Mahadev Enterprises, Gauri Road Purv Madhyamik Vidyalay Natkur, Lucknow- 226002, Address 2: Purani Bazar Tulsipur Balrampur Uttar Pradesh- 271215, 3. Smt. Amita Gupta (guarantor & Mortgagor) W/o B. C. Gupta Address 1: 566/4, Jai Prakash Nagar Alambagh Lucknow-226005, Address 2: Khasra No 146 Mahadev Enterprises, Gauri Road Purv Madhyamik Vidyalay Natkur, Lucknow- 226002	Pushpa Agarwal W/o Suresh Kumar Agarwal	Property bearing no. IV/928, 1st Floor, situated in Chhota Chhpiwara, Chawari Bazar, Delhi having Sale Deed No. 7690 Dated 02.11.1993. in the name of Pushpa Agarwal W/o Suresh Kumar Agarwal. (Physical Possession)		R.P.: Rs. 25,20,000/- EMD: Rs. 2,52,000/- Bid Increase amount: Rs. 50,000/-	02/09/2026 From 11.00 AM to 4.00 PM

Udyog Bypass Road, Chas Bokaro Steel City Chas.827013. 2nd address: House No. 1398, Sector 40-B Chandigarh, 3rd Address: IV/928 Chhota Chhpiwara, Chawari Bazar, Delhi, Sh. Rajesh Kumar Aggarwal S/o Sh. Suresh Kumar Aggarwal House No. 5/28, East Punjabi Bagh, New Delhi-110026, Smt. Sarla Aggarwal W/o Sh. A. K. Aggarwal, House No. 5/28, Punjabi Bagh East, New Delhi-110026, M/s Viniyaka Capsec Pvt. Ltd. Z-135, Loha Mandi Naraina, New Delhi, Sh. Prem Kumar Aggarwal S/o Sh. Mangi Lal Aggarwal, House No. 52 Suraj Nagar, West Sodla Jaipur-302019, Smt. Meena Aggarwal W/o Prem Kumar Aggarwal House No. 52, Suraj Nagar, West Jaipur, 2nd Address: 5/28, East Punjabi Bagh, Delhi, Smt. Pushpa Aggarwal W/o Sh. Suresh Kumar Aggarwal, Shyam Udyog Bye Pass Road Chas Bokaro, Jharkhand, 2nd address:- East Punjabi Bagh East, New Delhi-110026.

NOTE: The entry of the shops have been locked by a neighbouring shop owner
Litigation pending in the Account: TSA No. 66/2022 'Prem Kumar Aggarwal vs PNB' pending before Hon'ble DRT Delhi-III - NDOH- 13.08.2026.

CONTACT PERSON: MS. ANU BALA, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 9872635041

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 shall 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 e-KYC is to be done through Digi locker. 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.ebkgray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at the 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. 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 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. The secured asset will only be sold at a price higher than the reserve price fixed for the property with at least one incremental Bid. The Bidder, at the time of commencement, shall give a minimum of one Bid increment at least greater than and over & above the reserve price fixed for the property. The property will not be sold and auction will not be confirmed, in case failed to fetch the price higher than 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 confirmation of sale through NEFT/RTGS/IMPS in account no. 834000317118A, IFSC Code PUNB0834000, PUNJAB NATIONAL BANK, SAM BACH, CHANDIGARH OR in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of The Authorized Officer, Punjab National Bank, A/c (SUNDRY NPA SARFAESI AUCTION RELATED) Payable at Chandigarh. 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 Authorized 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. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
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.

Date: 07.08.2026
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, SAMB, CHANDIGARH



केनरा बैंक
भारत सरकार का उपक्रम

Canara Bank
A Government of India Undertaking



Demand Notice

सिंडिकेट Syndicate
Regional office- 1: Vipin Khand, Gomti Nagar, Lucknow

Notice Under Section-13(2) of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002.
Whereas at the request of you (below mentioned borrowers or/and guarantors) Branch Coming Under Canara Bank Regional office- 1 : Lucknow, had granted Cash Credit Facility against scheduled property, creating security interest in favour of the bank. The particulars of property mortgaged, by you by way deposit of title deeds creating security interest in favour of the bank are mentioned hereunder, As you have failed to discharge the debit due to the bank, the below mentioned loan account has been classified as Non-Performing Asset as per the guidelines issued by the Reserve Bank of India. As the Demand Notice sent to you by Registered Post calling upon you to discharge the debt due to Bank were returned, unserved, we are publishing contents of demand notice as under for your information.

Name of Borrowers/ Guarantors & Address	Description of Properties	Date of Demand Notice	Amt. due as per Demand Notice
BRANCH:- LUCKNOW VIBHAV KHAND GOMTINAGAR [18476]			
1. M/s Mahadev Enterprises (borrower) Prop- Smt. Rupa W/o Shri Ashish Gupta Address : Khasra No 146 Mahadev Enterprises, Gauri Road Purv Madhyamik Vidyalay Natkur, Lucknow- 226002, 2. Smt. Rupa (borrower) W/o Shri Ashish Gupta Address 1: Khasra No 146 Mahadev Enterprises, Gauri Road Purv Madhyamik Vidyalay Natkur, Lucknow- 226002, Address 2: Purani Bazar Tulsipur Balrampur Uttar Pradesh- 271215, 3. Smt. Amita Gupta (guarantor & Mortgagor) W/o B. C. Gupta Address 1: 566/4, Jai Prakash Nagar Alambagh Lucknow-226005, Address 2: Khasra No 146 Mahadev Enterprises, Gauri Road Purv Madhyamik Vidyalay Natkur, Lucknow- 226002	Property No. 1. Immovable- Tin Shed built on plot over part of Land of Khasra No-146Min situated at VII-Natkur, Pargana- Bijnor, Tehsil & District- Lucknow, AREA: 4500 Sq. Ft i.e 418.215 Sq. Mtr, Owned by SMT. AMITA GUPTA W/O B. C. GUPTA. CERSAI ASSET ID: 200083291094, BOUNDARIES AS PER SALE DEED NO. 16751/2012: EAST: Rasta 20 Ft. Wide, WEST: Plot Others, NORTH: Rasta 25 Ft. Wide, SOUTH: Plot of seller.	02.07.2026	Rs. 73,68,193.00 as on 18.07.2026 + intt. & other expenses
Property No. 2. Movable- Plant & Machinery which includes: 1.Pet blow moulding machine 2. Batch coding machine 3. R.O Plant, 4. Ozonator with recirculating pump, 5. U.V Treatment System, 6. Rotary rinsing filling & capping machine And all other machinery connected with the RO water plant of Mahadev Enterprises, CERSAI ASSET ID: 200082631156, Owned by M/S MAHADEV ENTERPRISES PROP- Smt. RUPA W/O SHRI ASHISH GUPTA			

if the aforementioned borrowers/guarantors/mortgagor fails to repay the above mentioned amount due by you with future interest and incidental expenses, costs as stated above in terms of this notice under section 13(2) of SARFAESI Act, within 60 days from the date of publication of this notice, the bank will exercise all or any of the rights detailed under Sub-section (4) of sanction 13 of SARFAESI Act and other applicable provision of the said Act. This notice is without Prejudice of the Bank's right to initiate such other actions or legal proceedings, as it deem necessary under any other provisions of law.

Dated : 08.08.2026
Place- Lucknow
Authorised Officer



यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
(A Govt. of India Undertaking)

REGIONAL OFFICE, LUCKNOW-NORTH : UNION BANK BHAWAN, NEAR MANTRI AWAS, VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW-226010, Telephone No.: (0522) - 2306915, 2305900. Email:- law.rolucknow@unionbankofindia.bank

MEGA E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)
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) /9(1) 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 possession of which has been taken by the Authorized Officer of Union Bank of India, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 10.09.2026 in between 12:00 PM to 05.00 PM, for recovery of respective amounts due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The details of reserve price and the earnest money mentioned as under..
Online E-Auction through website <https://baanknet.com>.
Date & Time of Auction : 10th September, 2026 at 12:00 PM to 05.00 PM (With Unlimited Extension of 10 Minutes)

Sr No	1) Name of Borrower 2) Name of the Guarantor 3) Branch	Description of the properties to be auctioned	1.Reserve Price 2.Earnest Money Deposit 3.Increment amount	1.Branch Head/Contact No. of Authorized Officer 3. Email id Authorized Officer 4. SM Recovery Contact	Debit due with interest & cost	Details of Encumbrance Possession Symbolic /Physical Details of the pending litigation
1	1. Mrs. Seeta Devi W/o Mr. Pyare Lal 1a. Mr. Pyare Lal S/o Mr. Chhuni Lal 2. Mr. Rajendra Kumar S/o Late Chhuni Lal 3. 35 Pac (568801)	Equitable Mortgage of Residential Land And Building Situated on Plot of Khasra Number 448 Ka Min Jumla, Village- Mubarakpur, Pargana- Mahona, Lucknow, Uttar Pradesh, Property Owned By: Mrs. Seeta Devi W/o Mr. Pyare Lal, Admeasuring- 414.126 Sq Mts., Boundaries:East: Plot Goyal, West: Raasta 25.00 Feet, North: Plot Sanjay Singh, South: Raasta 25.00 Feet.	1.Rs. 61.00 Lac 2. Rs. 6,10,000/- 3. Rs. 61,000/-	1. Mr. Himanshu Raj/9935452652 2. Anuradha Saxena/ 9450918100 3. ubin056882@unionbankofindia.bank 4. Mr. SP Kori/ 9140873068	Rs. 16,71,094.79 (Rupees Sixteen Lakhs Seventy One Thousand and Ninety Four & Seventy Nine Only) together with contractual rate of interest from 01.08.2024 and cost minus amount paid if any (after the date of demand notice 05.08.2024)	Not Known To A.O. Symbolic SA No. 605/2026 is pending before DRT Lucknow.

For detailed terms and conditions of the sale, please refer to the link provided in website i.e. www.unionbankofindia.co.in and <https://baanknet.com>. For Registration, EMD payment & Bidding process, visit the website <https://baanknet.com> (Buyer Registration – link provided in the home page of the website)
The intending bidders must have valid e-mail ID & active mobile number to participate in on-line Auction. The terms and conditions of sale shall be strictly adhered as per the provisions of The Security Interest (Enforcement) Rules, 2002.
STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.
[This may also be treated as notice u/r 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules 2002, to the borrowers / guarantors of the said loan about the holding of E-Auction Sale on the above mentioned date.]

Place: Lucknow
Authorized Officer, Union Bank of India



पंजाब नैशनल बैंक
.....मरोसे का प्रतीक (A GOVERNMENT OF INDIA UNDERTAKING) ...the name you can BANK upon!

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 Authorised 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 SALE OF THE SECURED ASSETS

Lot No.	Name of the Branch Name of the Account Name & addresses of the Borrower/Guarantors Account	Description of the Immoveable Properties Mortgaged/ Owner's Name (mortgagors of property)	(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 ... (D) Possession date u/s 13(4) of SARFAESI Act, 2002 (E) Nature of Possession (Symbolic / Physical / Constructive)	E) Reserve Price (Rs. in Lacs) F) EMD G) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Contact Person / Authorised Officer
1.	BO: Punjab National Bank, Chander Nagar, Ghaziabad M/s Shree Krishna Enterprises (Borrower) Office- IX/7208, Gurudwara Gali, Gandhi Nagar, Delhi-110031 Also, At: - House No. 422, Jyoti Milk Marg, Near Bada Ramliia Ground, Jwala Nagar, Shahadra, New Delhi-110022 Smt. Arti Garg W/o Shri Padam Garg (Proprietor) R/o- House No. 422, Jyoti Milk Marg, Near Bada Ramliia Ground, Jwala Nagar, Shahadra, New Delhi-110022 Shri Padam Kumar Garg S/o Shri Jyoti Prashad (Guarantor/Mortgagor) R/o- House No. 422, Jyoti Milk Marg, Near Bada Ramliia Ground, Jwala Nagar, Shahadra, New Delhi-110022 Shri Veer Pal S/o Shri Ramji Lal Singh (Guarantor/Mortgagor) Plot No.-03, Shanti Vihar, Sector-23, Raispur, Guldhara Road, Sanjay Nagar, Ghaziabad-201002 Smt. Brijesh W/o Shri Veer Pal (Guarantor/Mortgagor) Plot No.-03, Shanti Vihar, Sector-23, Raispur, Guldhara Road, Sanjay Nagar, Ghaziabad-201002	Property 1. Property Bearing No.- 422, out of Khasra No.- 642, situated at Village Chandrawali Alias Shahdara, in the abadi of Maharati Colony, Jawala Nagar, Shahdara, Delhi area measuring 130 Sq. Yards, in the name of Shri Padam Kumar Garg S/o Sh. Jyoti Prashad. Bounded By : East-Road 13 ft. Wide, West-Property of others, North-Road 20 ft. Wide, South-Road 10 ft. Wide Property 2. Residential House out of Khasra No. 379 Mi, village Raispur Pergana Dasna, Tehsil & District Ghaziabad, U.P. having area 88.27 sq. mtrs. and covered area 62.70 sq. mtrs. in the name of Shri Veerpal Singh S/o Shri Ramji Lal Singh. Bounded By : East-Property of Shri Ompal, West-Property of Shri Samarpal, North-Property of others, South- 24 ft. wide Road Property 3. Residential House Khasra No. 379 Mi, village Raispur Pergana Dasna, Tehsil & District Ghaziabad, U.P. having area 117.05 sq. Mtrs. and Covered area 83.61 sq. mtrs., in the name of Smt. Brijesh W/o Shri Veer Pal. Bounded By : East- Property of Shakuntla, West- Property of Shri Madanlal, North-Property of others, South- 24 ft. wide Road Note: - Property No. 2 & 3 Will be sale jointly.	(A) 14.12.2022 (B) Rs. 4,93,03,403.36 as on 30.11.2022 (C) Rs. 8,09,22,741.36 as on 31.03.2026 Plus, further Interest plus Bank Charges plus other charges incurred by bank for recovery (D) 21.02.2023 (E) Symbolic	(A) Rs. 178.36 Lakh (B) Rs. 17.84 Lakh (C) Rs. 1.00 Lakh (A) Rs. 95.87 Lakh (B) Rs. 9.59 Lakh (C) Rs. 0.50 Lakh (Valuation is jointly of IP S.No 2 & 3)	02.09.2026 From 11.00 A.M to 04.00 P.M	SA 835/2019 AND SA 255/2023 at DRT Lucknow Mr. Ravindra Kumar Mob.: 8171640088
2.	BO: Punjab National Bank, Chander Nagar Ghaziabad M/s Rahul Trading Company (Borrower) Office: 155, Mohalla Sohan Lal, Sihani Gate, Ghaziabad, U.P. 201001. Sh. Narendra Kumar, S/o Sh. Rameshwer (Proprietor) Resident of: 155, Mohalla Sohan Lal, Sihani Gate, Ghaziabad, U.P. 201001. M/s Vardha Builders Pvt. Ltd. (Corporate Guarantor) through Mohammad Hanif, S/o Mohd. Yusuf, C-10, Sector-1, Noida, Gautam Buddha Nagar, U.P. M/s Vardha Builders Pvt. Ltd. (Corporate Guarantor) through Mohammad Hanif, S/o Mohd. Yusuf, B-84, 3rd Floor, Sector-02, Noida, Gautam Buddha Nagar, U.P. 201301	Property situated at Gata No 8/2, NH-24 Moradabad Rampur Road, Village Saeed Chand Hardo Patti Tehsil Sadar, Distt Rampur, UP Area-478.58 Square Mtr. belonging to M/s Vardha Builders Pvt. Ltd C-10 Sector-01 Noida through Mohd. Hanif S/O Mohd Yusuf. Bounded as: East: Arazli Ikram Khan, West: Arazli Shahjahan Begum, North: Arazli Jolly Sahab, South: Rasta 12, feet wide.	(A) 12.09.2022 (B) Rs. 7,11,95,720.90 as on 12.09.2022 (C) Rs. 9,84,67,802.37 as on 31.07.2026 (D) 24.01.2023 (E) Physical	(A) Rs. 126.00 Lakh (B) Rs. 12.60 Lakh (C) Rs. 0.50 Lakh	02.09.2026 From 11.00 A.M to 04.00 P.M	Subject to final outcome of SA 145 by 2026 Mr. Ravindra Kumar Mob.: 8171640088

TERMS AND CONDITIONS: 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 here in above 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 on the proclamation. 3. The Sale will be done by the undersigned online, through e-auction platform provided at the Website <https://baanknet.com>. 4. For detail term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in 5. All statutory dues/ attendant charges/ other dues including registration charges, stamp duty, Tax/ Any Authority charges etc shall have to be born by the purchaser and Authorised Officer or the bank shall not be responsible for any charges, lien in encumbrance are any other dues to govt or any one else in respect of Property (e-auctioned) not known to the bank the intending bidder is advised to make there on independent inquiries regarding the encumbrance on the property including statutory liabilities, arrears of property tax, electricity dues etc.

[STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002]
DATE: 04.08.2026, PLACE: GHAZIABAD
AUTHORISED OFFICER, PUNJAB NATIONAL BANK