



पंजाब नैशनल बैंक
.....मररो से का धूरीक
(A GOVERNMENT OF INDIA UNDERTAKING)



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.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 Immovable Properties Mortgaged/ Owner's Name (mortgagers of property)	(A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002	(E) Reserve Price (Rs. in Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Contact Person / Authorised Officer
			(B) Outstanding Amount per demand Notice u/s 13(2) of SARFAESI Act, 2002.	F) EMD		
			(C) Balance as on ...	G) Bid Increase Amount		
			(D) Possession date u/s 13(4) of SARFAESI Act, 2002			
			(E) Nature of Possession (Symbolic / Physical / Constructive)			
1.	BO: Vasundhara, Ghaziabad M/S Ajab Dairy and Food Pvt Ltd., (Borrower) Add- B-2/3, GF, Khasra No 8/8, Chhatarpur Extension, Near Nanak Hospital, Delhi-110074 Mr. Shekhar s/o Narendra (Guarantor and Mortgagor) Add K- 1018, Shastri Nagar, Meerut, UP Anil Kumar (Guarantor and Director) Add- 305, Chhuchhair, Chhichhai, Mavana, Meerut UP- 250404 Sushel Kumar s/o Ajab Singh, Add- 305, Chhuchhair, Chhichhai, Mavana, Meerut UP-250404 Mr. Reshal s/o Bhopal Singh (Guarantor) Add- L-487, Shastri Nagar, Meerut, UP-250002 Mr Dharmender Singh Rana s/o Attar Singh (Guarantor) Add- 29 Setkuan, Meerut, (UP)-245101	All part and parcel of the property consisting of at House No K-1018, Shastri Nagar, Meerut (UP) measuring 49.39 Sq Meter standing in the name of Shekhar s/o Narendra. Bounded as under: East: H No K 1017 and entrance road 3 mtr wide, West: K 1041, North: K 1019, South: K 1013	(A) 01.10.2018 (B) Rs. 79.48 lac (C) Rs. 10193043.50/- + charges and interest w.e.f. as on 01.09.2026 (D) 15.12.2018 (E) Symbolic	(A) Rs. 24.65 Lakh (B) Rs. 2.465 Lakh (C) Rs. 0.20 Lakh	28.09.2026 From 11.00 A.M to 04.00 P.M	OA No- 352/2020 SA- Nil 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> and 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 of 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: 08.09.2026, PLACE: GHAZIABAD

AUTHORISED OFFICER, PUNJAB NATIONAL BANK



पंजाब एण्ड सिंध बैंक
(A Bank of India Undertaking)



Punjab & Sind Bank
(A Bank of India Undertaking)

Branch-Hemkunt Colony (D-0165) R-Block, Guru Nanak Market Greater Kailash-1, New Delhi-110048 Phone: 011-26417992 E-mail: d0165@psb.bank.in

POSSESSION NOTICE

[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]

Whereas the undersigned being the authorized officer of Punjab & Sind Bank Hemkunt Colony, New Delhi under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of the powers conferred under sub section 13(12) read with rule 3 of the security interest (enforcement) Rules 2002 issued a Demand Notice dated 18.06.2026 (published in newspaper on 2 July 2026) Calling upon the borrower/Guarantor(s) Mr Parmod Janki Pandey s/o Janki Pandey r/o House No J 115/54 Sarup garden, Palam Vihar Baghdera, Gurugao-122017 (Borrower) and Mr Yogesh s/o Vijay Singh, R/o House No. 40 1st Floor Shanty Kunj Gali No 2, Bhondsi-122012 (Guarantor) to repay the amount mentioned in the notice being Rs. 18,28,131.60 (Eighteen Lakhs twenty Eight thousand one hundred thirty one rupees sixty paise only) as on 18-06-2026 total amount inclusive of interest up to 31.05.2026 within 60 days from the date of the receipt of the said notice with future interest and incidental charges w.e.f.01.06.2026.

The borrower having failed to repay the amount, notice is hereby given to the borrower /Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security interest (Enforcement) Rules, 2002 on this 8th Day of September of the year 2026.

The borrower/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Punjab & Sind Bank, Hemkunt Colony, New Delhi for an amount of Rs. 18,28,131.60 (Eighteen Lakhs twenty Eight thousand one hundred thirty one rupees sixty paise only) as on 18-06-2026 total amount inclusive of interest up to 31.05.2026 along with future interest and incidental charges w.e.f.01.06.2026.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the movable Property

Hyundai Creta 1.5 CRDI at SX(O) Diesel (Regn. No. HR26KA3546) in the name of Mr Parmod Janki Pandey s/o Janki Pandey

Details of Property:

PARTICULARS OF SECURED VEHICLE

	Hyundai Motor India Ltd. Creta 1.5 CRDI AT SX(O) 09/2025
Manufacturer	HR26GA3546
Model	T1125DL89400HJ
Manufacturing Date	02.12.2025
Registration No.	PRAMOD JANKI PANDEY
Temporary Car No.	D4FASM527155
Date of Registration	MALPC813MSM262984
Name of Owner / Borrower	ABYSS BLACK PEARL
Engine No.	DIESEL
Chassis No.	
Colour	
Fuel	

Date: 10.09.2026, Place: New Delhi Authorized Officer, Punjab & Sind Bank



बैंक ऑफ इंडिया
(A Bank of India Undertaking)



Bank of India
(A Bank of India Undertaking)

Branch Office - Meerut
Address: Anand Bhawan, Kotli no 346, Khair Nagar Road, Meerut 250001

POSSESSION NOTICE (For Immovable Property) [See rule 8(1)]

Whereas the undersigned being the authorized officer of the Bank Of India-Meerut Branch under the Securitization and Reconstruction of Financial assets and Enforcement of security Interest (Act), 2002 (54 of 2002) and in exercise of powers conferred under section 13 (2) read with (rule 3) of the security interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 02.07.2026 calling upon the borrower- M/s Shree Ram Enterprises & Mr. Ganga Ram s/o Ram Swaroop Singh (Borrower-mortgagor) and Guarantor- Mr. Roopak Singh s/o Ganga Ram, both residing at 58 Global City Ganga Nagar, Meerut, UP-250001 to repay the amount mentioned in the demand notice being Rs. 10,18,100.38 (Rupees Ten lakhs eighteen thousand one hundred and Paise Thirty eight) as on 02.07.2026 with further interest, costs, expenses and other incidental charge etc. thereon within 60 days from the date of the said notice.

The Borrower / Guarantors having failed to repay the amount, notice is hereby given to the Borrower / Guarantors and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Sub Sec. (4) of Section 13 of the said Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 08th day of Sep 2026.

The Borrower / Guarantors in particular and the public in general is hereby cautioned not to deal with said Property and any dealings with the Property will be subject to the charge of the Bank Of India, Meerut Branch Dist- Meerut, UP-250001 for an amount of Rs. 10,18,100.38 (Rupees Ten lakhs eighteen thousand one hundred and Paise Thirty eight) as on 02.07.2026 with further interest, costs, expenses and other incidental charge etc. thereon.

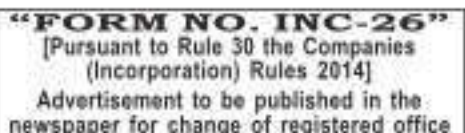
[The borrower's attention is invited to provisions of sub-Section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.]

Description of the Immovable Property:-

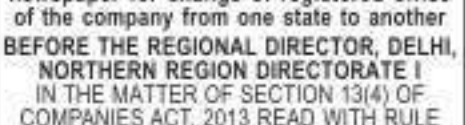
All the Part and parcel of freehold Residential property situated at House no.58, Khasra no. 511 & 512, Global City Colony, Revenue Village-Abdullahpur, Pargana-Tehsil & Distt. Meerut, UP measuring 112.00sq.mtr In the name of Mr. Ganga Ram S/O Ram Swaroop Singh. Boundary -As per Deed

North: 7mtr/plota 9mtr wide South: 7mtr/Plot no.177
East: 16mtr/plot no.57 West: 16mtr/plot no.59

Date: 08.09.2026 Authorized Officer,
Place: Meerut Bank of India



GOLDEN INTERNATIONAL PRIVATE LIMITED
(A COMPANY INCORPORATED UNDER THE COMPANIES ACT, 2013 HAVING ITS REGISTERED OFFICE AT 671, KATRA NEEL CHANDNI CHOWK, NEW DELHI-110006)



GOLDEN INTERNATIONAL PRIVATE LIMITED
(A COMPANY INCORPORATED UNDER THE COMPANIES ACT, 2013 HAVING ITS REGISTERED OFFICE AT 671, KATRA NEEL CHANDNI CHOWK, NEW DELHI-110006)

Branch Office - Meerut
Address: Anand Bhawan, Kotli no 346, Khair Nagar Road, Meerut 250001

POSSESSION NOTICE (For Immovable Property) [See rule 8(1)]

Whereas the undersigned being the authorized officer of the Bank Of India-Meerut Branch under the Securitization and Reconstruction of Financial assets and Enforcement of security Interest (Act), 2002 (54 of 2002) and in exercise of powers conferred under section 13 (2) read with (rule 3) of the security interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 02.07.2026 calling upon the borrower- M/s Shree Ram Enterprises & Mr. Ganga Ram s/o Ram Swaroop Singh (Borrower-mortgagor) and Guarantor- Mr. Roopak Singh s/o Ganga Ram, both residing at 58 Global City Ganga Nagar, Meerut, UP-250001 to repay the amount mentioned in the demand notice being Rs. 10,18,100.38 (Rupees Ten lakhs eighteen thousand one hundred and Paise Thirty eight) as on 02.07.2026 with further interest, costs, expenses and other incidental charge etc. thereon within 60 days from the date of the said notice.

The Borrower / Guarantors having failed to repay the amount, notice is hereby given to the Borrower / Guarantors and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Sub Sec. (4) of Section 13 of the said Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 08th day of Sep 2026.

The Borrower / Guarantors in particular and the public in general is hereby cautioned not to deal with said Property and any dealings with the Property will be subject to the charge of the Bank Of India, Meerut Branch Dist- Meerut, UP-250001 for an amount of Rs. 10,18,100.38 (Rupees Ten lakhs eighteen thousand one hundred and Paise Thirty eight) as on 02.07.2026 with further interest, costs, expenses and other incidental charge etc. thereon.

[The borrower's attention is invited to provisions of sub-Section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.]

Description of the Immovable Property:-

All the Part and parcel of freehold Residential property situated at House no.58, Khasra no. 511 & 512, Global City Colony, Revenue Village-Abdullahpur, Pargana-Tehsil & Distt. Meerut, UP measuring 112.00sq.mtr In the name of Mr. Ganga Ram S/O Ram Swaroop Singh. Boundary -As per Deed

North: 7mtr/plota 9mtr wide South: 7mtr/Plot no.177
East: 16mtr/plot no.57 West: 16mtr/plot no.59

Date: 08.09.2026 Authorized Officer,
Place: Meerut Bank of India



केनरा बैंक
(A Bank of India Undertaking)



Canara Bank
(A Bank of India Undertaking)

Branch: G.T. Road, Ghaziabad, Uttar Pradesh (Sol Id:- 018000)
E-mail: bo0180@pnb.bank.in

POSSESSION NOTICE [Rule 8(1)] (For Immovable property)

Whereas, the undersigned being the Authorized Officer of the PUNJAB NATIONAL BANK under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the security Interest (Enforcement) Rules, 2002, issued a demand notice dated 16.03.2026 calling upon the borrowers/Mortgagors Shri Chander Shekhar Chauhan S/o Shri K. S. Chuhan, Smt. Vijaya Chauhan W/o Shri Chander Shekhar Chauhan and Shri Sidhartha Chauhan to repay the amount mentioned in the notice being Rs. 30,38,675.51 (Rupees Thirty lakh thirty-eight thousand six hundred seventy-five and paise fifty-one only) as on 28.02.2026 along with further interest with incidental expenses, cost, charges etc. within 60 days from the date of notice/date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Sub-section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules, 2002 on this 7th day of September of the year 2026.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the PUNJAB NATIONAL BANK, B.O.- G.T. Road, SOL ID- 001800 and BO - Ambekar Marg, Sol Id- 370300) for an amount Rs. 30,38,675.51 as on 28.02.2026 along with future interest cost and expenses thereon

The Borrower's/Guarantor's/Mortgagor's Attention is invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

Description of the immovable Property

Residential Property situated at House No. 1977, Sector-I, Vasundhara, District-Ghaziabad, Uttar Pradesh [Area measuring 128 sq. mtr.] in the name of Shri Chander Shekhar Chauhan S/o Shri K. S. Chuhan measuring.

Bounded As under:

East - Road 15ft wide West - Plot No. 1/987 and 1/988
North: Plot No. 1/976, South: - Plot No. 978

Date: 07.09.2026, Place: Ghaziabad Authorized Officer, Punjab National Bank



यूनिऑन बैंक ऑफ इंडिया
(A Bank of India Undertaking)



Union Bank
(A Bank of India Undertaking)

GURGAON SECTOR-72 (28951) BRANCH, SHOP NO-2,3,4,5, SPAZE PRIVY, SECTOR-72, GURUGRAM 122001 HARYANA Contact no: 9324983328 mail ID:UBIN0828955@unionbankofindia.bank

POSSESSION NOTICE

[Rule - 8 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002] (For immovable property)

Whereas, The undersigned being the authorised officer of Union Bank of India, GURGAON SEC-72 branch (28951) under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 30/05/2026 calling upon the Borrower SHRI SATENDER SINGH THAKRAN S/O SUKHBIR SINGH THAKRAN CHOUDHARY HOUSE, B BLOCK-B SOUTH CITY 2 NEAR GURGAON GRAMIN BANK GURGAON HARYANA-122001, Borrower MRS RAJ RANI W/O SUKHBIR SINGH THAKRAN CHOUDHARY HOUSE, B BLOCK-B SOUTH CITY 2 NEAR GURGAON GRAMIN BANK GURGAON HARYANA-122001, Borrower ESTATE OF DECEASED MR SUKHBIR SINGH THAKRAN S/O BHAGWAN SINGH THAKRAN REPRESENTED BY MR SATENDER SINGH THAKRAN, MRS RAJ RANI AND ANY OTHER LEGAL HEIR R/O CHOUDHARY HOUSE, B BLOCK-B SOUTH CITY 2 NEAR GURGAON GRAMIN BANK GURGAON HARYANA-122001, to repay the amount mentioned in the notice being Rs. 1733279.73 (Rupees seventeen lakh, thirty-three thousand, two hundred and seventy-nine point seventy-three only) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules on this 08.09.2026

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the UNION BANK OF INDIA for an amount Rs.1733279.73 as on 30.04.2026 and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to the borrower to redeem the secured assets.

Description of Immovable Property

LAND AND BUILDING

All that part of the property consisting of land & Building situated at residential plot comprising in Khasra No 17/120 (7-8) measuring 7 Kanal & Marla to the extent of 6/148 share i.e 6 Marla & Khasra No 17/19/22 (3-15) measuring 3 Kanal 15 Marla to the extent of 4/75 share i.e 4 Marla, total land measuring 10 Marla i.e. 302.5 Sq Yards village Fatehpur colony known as residential colony B Block South City 2 Gurgaon Haryana owned by Mr Satender Singh Thakran. , Gurgaon within the registration Sub-District Gurgaon and District Gurgaon

Bounded:

On the North by 35.3 ft other land On the South by 35.3 ft Plot no. 90
On the East by 77 ft Road 15 ft Wide On the West by 77 ft Balance Landowner

Date : 08.09.2026 Authorized Officer,
Place: GURGAON UNION BANK OF INDIA



केनरा बैंक ऑफ इंडिया
(A Bank of India Undertaking)



Canara Bank
(A Bank of India Undertaking)

Regional Office 1 : 71, Nehru Nagar, M. G. Road, Agra

E-AUCTION NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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 / Symbolic / Physical possession of which has been taken by the Authorised Officer of Canara Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for the recovery of dues to the Bank, as per Demand Notice under Section 13(2) & further interest thereon, charges and costs due to the Canara Bank, as detailed in the table below.

Name & Address of Borrowers & Guarantors	Amount due as per notice (Rs.)	Description of Properties	Type of Possession	Reserve Price (Rs.) EMD 10% (Rs.)
Date & Time of e-auction : 28-09-2026 from 11.30 AM to 12.30 PM (With extension of 5 min. duration each till the conclusion of sale) & Last date for EMD deposit: 27-09-2026 at 05:00 PM				
Branch: M.G. Road, Agra				
Borrower:- 1. Smt. Virma Devi W/o Shri Kambood Singh Sharma, 2. Shri. Sunil Shukla S/o Shri Kambood Singh Sharma, Add. of both: A-28 Balaji Enclave Nagla Albadia, Agra. 3. Any Other Legal Heir of Shri Kambood Singh Sharma S/o Shri Pooran Chandra. Add. of all- Vill Bhalawali Tehsil Kheragah Agra	45,78,323.77 as on 08.08.2026 + int & Other Exp. thereon	Residential House No. 5C/BPIK-247-248, Balaji Enclave (On Part of Khasra No. 247 & 248), Nagla Albadia, Tehsil and District Agra, Area: 181.44 Sq mtr., Property in the name of Smt. Virma Devi W/o Shri Kambood Singh, Bounded as: East: House of Shri Vikas Sharma, West: Property of Shri Anrudhita Chauhan, North: 25' Wd Rasta, South: Other's Property	Symbolic	55,63,000/- 5,56,300/-
CSERAI ID: 400058297046				
Branch: Saket Colony, Agra				
Borrower:- Ravi Parmar S/O Kevai Singh Parmar, Add:- EWS 41/1 Shastripuram, Dehtora, Agra, Guarantor:- Anil Kumar S/O Rajveer Singh, Add:- Majhail Parli Mangrol Gujar Runkata Agra	19,96,321.14 as on 09.09.2026 + int & Other Exp. thereon	Residential Property. Situated at House No. 180-A, Khasra No. 1782 to 1786, Mauza Runkata, Silver Estate Colony, Tehsil Kirawali & Distt. Agra, Area- 71.54 Sq mtr., in the name of Shri Ravi Parmar S/o Shri Kevai Singh, Bounded as: East: 6.00 M Wd. Road, West: Plot No. 189-A, North: Other's Property (Agriculture Land), South: House No. 180 of Katara Ji	Symbolic	10,88,000/- 1,08,800/-
CSERAI ID: 400021313621				
Branch: Bodla, Agra				
Borrower:- 1. M/s S V Footwear, Add:- Khasra No. 81 Ramnagar Jagdishpura Agra. Prop. Smt Sunita W/o Shri Manoj, Add:- 109 Gyantr Vihar Sikandra, Agra, 2) Smt Vimlesh W/o Vijay Kumar, Add:- Nai Abadi Ram Nagar Jagdishpura, Agra	21,51,911.89 as on 09.09.2026 + int & Other Exp. thereon	Residential Building Property situated at Khasra (Min) No 102 to 105, Nagar Nigam House No 46/176R/1B, Ram Nagar, Jagdishpura, Lohamandi, Agra, Property in the name of Smt. Vimlesh W/o Shri Vijay Kumar, Bounded as: East: House Rakesh, West: Gali 8' Wide, North: House Vinod Kumar, South: House Babu Lal	Symbolic	22,65,600/- 2,26,560/-
CSERAI ID: 400059953712				
Branch: Dehtora, Agra				
Borrower:- 1. M/s Anil Bakery House Prop.- Shri Anil Singh S/o Shri Rajendra Singh, Add.- Panwari, Runakta, Agra,2. Shri Anil Singh S/o Shri Rajendra Singh, Add.- 177, Panwari, Kirawali, Agra. 3. Smt. Maya Devi W/o Shri Rajendra Singh, Add.- Village Panwari, Kirawali, Agra	17,65,785.92 as on 08.08.2026 + int & Other Exp. thereon	House In The Portion of Abadi Land of Khasra No. 667, 668 Village Panwari, Teh Kiraoli, Agra, Area- 110.55 Sq mtr., in the name of Smt Maya Devi W/o Shri Rajendra, Bounded as: East: Road Less than 9m, West: Other House of Maya Devi, North: Property of Guddu, South: Property of Radhey Shyam	Symbolic	19,03,000/- 1,90,300/-
CSERAI ID: 400056569075				
EMD amount is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan before above mentioned dates respectively.				
Note: 1. No interest will be claimed on the bid/subsequent amount. 2. Authorised officer is entitled to cancel the bid at any stage without assigning any reason whatsoever. 3. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.				
For details terms and conditions of the sale and participating in E Auction, please go through the website https://baanknet.com or Canara Bank's Website or may contact Recovery Section, Regional Office 1, Canara Bank (Mob. 8218768228 e-mail id recroagra@canarabank.com) OR to the service provider M/S PSB Alliance Ltd (baanknet) contact details a). Karan Modi (7016716557, karan@procure247.com) b). Vasu Patel (9510974587, vasu.patel@procure247.com)				
Place : Agra Date : 11-09-2026				
Authorised Officer				



बैंक ऑफ बड़ौदा
(A Bank of India Undertaking)



Bank of Baroda
(A Bank of India Undertaking)

119th Anniversary

Nehru Place Branch
17-18 Punj Essen House, Nehru Place, New Delhi - 110019 011-26422145

BOB/NEHRUP/SARFAESI/2026-27/01 Date: 17.08.2026

Borrower : M/S DOWNTOWN INFRASTRUCTURE PRIVATE LIMITED CIN U43299UP2023PTC179262
7th Floor Office no 772, Gaur City Mall Sector -4 Greater Noida West, Gautam Buddha Nagar Ghaziabad-Noida U.P.Pin Code:201306
Mob No - 9999990649,9899117762
Email - DOWNTOWNINFRASTRUCTURE@GMAIL.COM
Guarantor: Neera Singh W/O Sandeep Chauhan
Flat No 102 First Floor Gali No-3 Galaxy Apartment Hanuman Vihar Sector 49 Noida
PO Noida Dist Gautam Buddha Nagar
MOB No:-9899117762 (Pan no KCZPS3488D)
Guarantor: Yash Kumar Chauhan S/O Ami Chand
Gali No 15 Krishnanagar, Roorkee Haridwar Uttarakhand 247667
Mobile 9068121183
(Pan no CQJPC6474K)

Dear Sir/Madam,

Re: Notice u/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002- A/c DOWNTOWN INFRASTRUCTURE PRIVATE LIMITED A/c No. 10590600002590 AND 10590600002591 credit facility with Bank of Baroda, Nehru Place branch.

1-We refer to sanction letter dated 26.02.2026 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction, you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature and type of facility	Limit(Rs.) In lakhs	Rate of Interest	Outstanding as on 03.08.2026	Description of securities
Term loan	Rs. 50.00 Lakhs	O/S p.a. contractual rate + 2% p.a. penal charge	O/S Rs.25,30,362.73/- plus Rs. 24,02,587.00/- +unapplied interest with effect from 05.07.2026 + Other cost, charges and expenses.	Hypothecated-1107NX Soil Compactor Maker Name- CASE CONSTRUCTION, Model Name- 1107 NX ChassisNo-NKJ1107NPTKT10991 Engine No- TSHM100864 Cersai id- 400102848248 And Hypothecated 1107NX Soil Compactor Maker Name- CASE CONSTRUCTION, Model Name- 1107 NX ChassisNo-NKJ1107NCTKT10997 Engine No- TSHM100867 in the name of Downtown Infrastructure Private Limited Cersai id 400102848601

2. As you are aware, you have committed defaults in payment of instalments of term loan/demand loans which have fallen due for payment on 05-05-2026 and thereafter.

3. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 03.08.2026 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.

4. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs.49,32,949.73/- plus unapplied interest w.e.f. 05-07-2026 and other cost, charges and expenses (Rupees forty nine lakh thirty two thousand nine hundred forty nine and Paise Seventy Three only plus interest and other cost, charges and expenses) as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

5. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.

6. We invite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13 (13) of the said Act, is an offence punishable under section 29 of the Act.

7. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/ inviting quotations/ tender/ private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Yours faithfully,
Authorized Officer, Bank of Baroda



बैंक ऑफ बड़ौदा
(A Bank of India Undertaking)



Bank of Baroda
(A Bank of India Undertaking)

Regional Stressed Asset Recovery Branch, 75/1, Mangal Pandey Nagar, Meerut (U.P.) - 250004
Ph: 8477000777 Email: sarmee@bankoffbaroda.bank.in

Sale notice for sale of Immovable Properties [APPENDIX IV-A refer proviso to 8(6) for Immovable Property]

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), Mortgagor (s) and Guarantor (s) that the below described immovable property/ies Hypothecated/Mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower/s/Guarantor/s/