

Appendix – IV-A

[See Proviso to rule 8 (6)]

1. M/s J. M. Builders and Promoters (Borrower)

Through its Partner Smt. Ruchi Tiwari & Shri Nitin Tiwari

Address: 01, Kumar Complex, Gorakhpur Main Road, Near Katanga Crossing, Jabalpur (MP) - 482001

2. Shri Nitin Tiwari s/o Shri J. M. Tiwari (Partner, Guarantor & Mortgagor)

Address: H.No.1568-69, Yadav Colony, Jabalpur (MP) 482001

3. Smt .Ruchi Tiwari w/o Shri Nitin Tiwari (Partner, Guarantor & Mortgagor)

Address: H.No.1568-69, Yadav Colony, Jabalpur (MP) 482001

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 **Symbolic possession** of which has been taken on **27.09.2024** by the Authorised Officer the Secured Creditor, will be sold on "As is Where is", As is What is" and Whatever there is" on **06.10.2026 (from 12.00 pm up to 05.00 pm)**, for recovery of Rs. **4704596.22 AS PER DEMAND NOTICE Dated 22.07.2024 PLUS FUTURE INTEREST AND OTHER CHARGES** due to the secured creditor from **M/s J. M. Builders and Promoters (Borrower), Shri Nitin Tiwari s/o Shri J. M. Tiwari (Partner, Guarantor & Mortgagor), Smt. Ruchi Tiwari w/o Shri Nitin Tiwari (Partner, Guarantor & Mortgagor)**

The reserve price will be Rs. **93,98,700.00/-** and the earnest money deposit will be Rs. **9,39,870.00/-**. Last date for submission of EMD is **06.10.2026 till 03.00 PM**.

All that part and parcel of Triple Storied Residential Building constructed on Part of Khasra No.83/1, Area 3110.82 Sq.Ft. (289.11 Sq.Mtr.) situated at Mouza Kungwa, "Ojas Homes", N.B.99, PH.No.34, RNM Jabalpur-2, New Ward No.71, Tehsil & Distt. Jabalpur (MP).

Boundaries: On and towards the North: Road, On and towards the South: Open Land of Nalanda School, On and towards the East: House of Mr. Nema ji, On and towards the West: Boundary Wall/Open Land

Owner & Mortgagor: M/s J. M. Builders and Promoters Through its Partner Smt. Ruchi Tiwari & Shri Nitin Tiwari

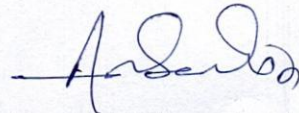
Auction Ref No. PUNB0217191224

DRT-SA/340/2025

For detailed terms and conditions of the sale, please refer to the link provided in Secured creditor's website, i.e. BAANKNET, PSB, Alliance, i.e. <http://baanknet.com>

Yours faithfully,

Date:15.09.2026

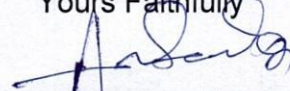


For Punjab National Bank

AUTHORISED OFFICER

CC: BO: Jawaharganj (MP) - You are requested to paste one copy of sale notice on a conspicuous part of each property, take photographs and send the photographs of our office.

Yours Faithfully



For Punjab National Bank

Authorised Officer