

ARMB, NOIDA, SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1, E-mail: cs8290@pnb.co.

Date: 17.08.2026

PROCLAMATION OF SALE

Whereas under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, a notice dated **02.12.2024** for the recovery of sum of **Rs.98,95,620.21 as on 25.11.2024** with further interest and charges until payment in full was issued to the borrower/Guarantors:

1. QTECH Infrastructure Pvt. Ltd., (Mortgagor/Borrower) Office No.- 07, 2nd Floor, Plot No.-11, Rameshwar Tower, Sector – 4, Vaishali, Ghaziabad, U.P. – 201010. Mail to: info@qtechinfra.com	2. Legal Heirs of Mrs. Shashi Giri w/o Mr. Kailash Giri (Guarantor and now deceased) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad – 201012, U.P.
3. Mr. Kailash Giri s/o Kashi Nath Giri (Director/Guarantor) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia, U.P.-277001. Mail to: kailash.giri@qtechinfra@gmail.com	4. Mr. Virendra Kumar s/o Vijay Kumar (Director/Guarantor) Flat No.- S-3, Plot No-906, Near Police Chowki, Shalimar Garden Extn – 1, Sahibabad, Ghaziabad-201005, U.P. Also at : House at Plot No.-13, Govind Vihar Colony, Road Number- 17, Vishwakarma Industrial Area, District – Jaipur, Rajasthan
5. Mr. Kailash Giri s/o Kashi Nath Giri (Legal Heirs of Late Mrs. Shashi Giri), Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia, U.P.-277001	6. Mr. Ashutosh Giri s/o Late Mrs. Shashi Giri (Legal Heirs of Late Mrs. Shashi Giri) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia, U.P.-277001
7. Mr. Shashank Giri s/o Late Mrs. Shashi Giri (Legal Heirs of Late Mrs. Shashi Giri) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia, U.P.-277001	8. Ms. Madhvi Giri d/o Late Mrs. Shashi Giri (Legal Heirs of Late Mrs. Shashi Giri) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia, U.P.-277001

And whereas the secured assets mentioned in the schedule were taken in possession.

Whereas the sale of secured asset is to be made to recover the secured debt.

And whereas on **28.09.2026** there will be due under the secured debt, a sum of **Rs.98,95,620.21** as on **25.11.2024** with further interest and charges until payment in full.

Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said property shall be sold by public e auction at **11.A.M.** on the said **28.09.2026** at Greater Noida.

(Signature)



ARMB, NOIDA, SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1, E-mail: cs8290@pnb.co.

The sale will be of the property of the borrower above named and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule against each lot.

The property will be put up for sale in the lots specified in the Schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down, amount due as aforesaid, interest and cost (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid.

At the sale, the public generally is invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.

If the Borrower pays the amount due to the Bank in full before the date of sale, auction is liable to be stopped.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.

The reserve price, below which the property shall not be sold, is **Rs. 77,40,000/-**.

The amount by which the bidding is to be increased shall be determined by the 'Authorized Officer'/auctioneer conducting the sale is **Rs. 10,000/-**.

In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once be again put up to auction.

The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorized Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

For reasons recorded, it shall be in the discretion of the 'Authorized Officer' to adjourn/discontinue the auction.

*** The price of each lot shall be paid at the time of sale or soon after as may be directed by the 'Authorized Officer', and in default of payment, the property shall forthwith be again put up and resold**

****The person declared to be the purchaser shall pay immediately after such declaration, a deposit of twenty-five per cent of the amount of purchase money to the. Authorized Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.**



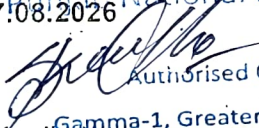

ARMB, NOIDA, SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1, E-mail: cs8290@pnb.co.

In case the initial deposit is made as above said, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorized Officer' on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

SCHEDULE OF PROPERTY

No. of lots	Description of property to be sold with the name/s of the owner/s	Revenue assessed upon the property or any part thereof	Details of any encumbrances, known to the Bank, to which the property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value
1	2	3	4	5
1	All the part and parcel of the Property, consisting of Equitable mortgage of Commercial Office No.-07, on Second Floor, in Rameshwar Tower, built on Comercial Plot No.- 11, situated at Sector- 4,(Residentisl Colony) Commercial Building, Vaishali, Ghaziabad, U.P.-201010 standing in the name of M/s QTECH Infrastructure Pvt. Ltd. (Borrower) Super Covered Area 790 Sq. Feet (i.e. 73.39 Sq. Mtr.), Boundary of the said Plot: East :- Parking West :- Plot No.-10 North :Plots South :- Plot No.-12 Auction Date: 28.09.2026 Time-11:00AM To 4:00 PM	Not Known	Not Known	NOT KNOWN

Dated: 17.08.2026


 Authorised Officer
 ARMB
 Gamma-1, Greater Noida
 (Santosh Kr. Jha)
 Chief Manager
 AUTHORISED OFFICER,
 PUNJAB NATIONAL BANK,
 SECURED CREDITOR

ARMB, NOIDA, SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1, E-mail: cs8290@pnb.co.

Appendix IV A

[(See proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

1. QTECH Infrastructure Pvt. Ltd., (Mortgagor/Borrower) Office No.- 07, 2nd Floor, Plot No.-11, Rameshwar Tower, Sector - 4, Vaishali, Ghaziabad, U.P. - 201010. Mail to: info@qtechinfra.com	2. Legal Heirs of Mrs. Shashi Giri w/o Mr. Kailash Giri (Guarantor and now deceased) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad - 201012, U.P.
3. Mr. Kailash Giri s/o Kashi Nath Giri (Director/Guarantor) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad - 201012, U.P. Also at : Village - Mishroli - Mathiya, Post - Naraun, District - Balia, U.P.-277001. Mail to: k.giri.qtech.infra@gmail.com	4. Mr. Virendra Kumar s/o Vijay Kumar (Director/Guarantor) Flat No.- S-3, Plot No-906, Near Police Chowki, Shalimar Garden Extn - 1, Sahibabad, Ghaziabad-201005, U.P. Also at : House at Plot No.-13, Govind Vihar Colony, Road Number- 17, Vishwakarma Industrial Area, District - Jaipur, Rajasthan
5. Mr. Kailash Giri s/o Kashi Nath Giri (Legal Heirs of Late Mrs. Shashi Giri), Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad - 201012, U.P. Also at : Village - Mishroli - Mathiya, Post - Naraun, District - Balia, U.P.-277001	6. Mr. Ashutosh Giri s/o Late Mrs. Shashi Giri (Legal Heirs of Late Mrs. Shashi Giri) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad - 201012, U.P. Also at : Village - Mishroli - Mathiya, Post - Naraun, District - Balia, U.P.-277001
7. Mr. Shashank Giri s/o Late Mrs. Shashi Giri (Legal Heirs of Late Mrs. Shashi Giri) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad - 201012, U.P. Also at : Village - Mishroli - Mathiya, Post - Naraun, District - Balia, U.P.-277001	8. Ms. Madhvi Giri d/o Late Mrs. Shashi Giri (Legal Heirs of Late Mrs. Shashi Giri) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad - 201012, U.P. Also at : Village - Mishroli - Mathiya, Post - Naraun, District - Balia, U.P.-277001

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under 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 Physical possession of which has been taken by the Authorized Officer of Punjab National Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on

3



ARMB, NOIDA, SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1, E-mail: cs8290@pnb.co.

28.09.2026 for recovery of Rs.98,95,620.21 as on 25.11.2024 with further interest and charges until payment in full, due to the Punjab National Bank Secured Creditor from M/s QTECH Infrastructure Pvt. Ltd. (Borrower) and Mr. Kailash Giri s/o Kashi Nath Giri (Director/Guarantor), Mr. Virendra Kumar s/o

Vijay Kumar (Director/Guarantor) & Legal Heirs of Mrs. Shashi Giri w/o Mr. Kailash Giri (Guarantor and now deceased) .The reserve price will be Rs. Rs.77,40,000/- and the earnest money deposit will be Rs. Rs.7,74,000/-

S. N.	Description of the immovable property to be sold with the name/s of the owner/s	Details of encumbrances, known to the Bank, if any
1.	All the part and parcel of the Property, consisting of Equitable mortgage of Commercial Office No.-07, on Second Floor, in Rameshwar Tower, built on Comercial Plot No.- 11, situated at Sector- 4,(Residentisl Colony) Commercial Building, Vaishali, Ghaziabad, U.P.-201010 standing in the name of M/s QTECH Infrastructure Pvt. Ltd. (Borrower) Super Covered Area 790 Sq. Feet (i.e. 73.39 Sq. Mtr.), Boundary of the said Plot: East :- Parking West :- Plot No.-10 North :- Plots South :- Plot No.-12 (Physical Possession) Auction Date: 28.09.2026 Time-11:00AM To 4:00 PM	Not Known

For detailed terms and conditions of the sale, please refer to the link provided in website i.e. <https://baanknet.com> & www.pnbindia.in

Dated :- 17.08.2026

For Punjab National Bank

National Bank
Authorized Officer
ARMB
Gamma-1, Greater Noida

(Santosh Kr. Jha) ^{Gamma-1, G}
Chief Manager
AUTHORISED OFFICER,
PUNJAB NATIONAL BANK,
SECURED CREDITOR

ARMB, NOIDA, SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1, E-mail: cs8290@pnb.co.

SI-13

Date: 17.08.2026

1. QTECH Infrastructure Pvt. Ltd., (Mortgagor/Borrower) Office No.- 07, 2nd Floor, Plot No.-11, Rameshwar Tower, Sector – 4 , Vaishali , Ghaziabad , U.P. – 201010. Mail to: info@qtechinfra.com	2. Legal Heirs of Mrs. Shashi Giri w/o Mr. Kailash Giri (Guarantor and now deceased) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18 , Vasundhara , Ghaziabad – 201012, U.P.
3. Mr. Kailash Giri s/o Kashi Nath Giri (Director/Guarantor) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18 , Vasundhara , Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia , U.P.-277001. Mail to: k.giri.qtech.infra@gmail.com	4. Mr. Virendra Kumar s/o Vijay Kumar (Director/Guarantor) Flat No.- S-3, Plot No-906, Near Police Chowki, Shalimar Garden Extn – 1, Sahibabad, Ghaziabad-201005, U.P. Also at : House at Plot No.-13, Govind Vihar Colony , Road Number- 17, Vishwakarma Industrial Area, District – Jaipur, Rajasthan
5. Mr. Kailash Giri s/o Kashi Nath Giri (Legal Heirs of Late Mrs. Shashi Giri), Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18 , Vasundhara, Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia , U.P.-277001	6. Mr. Ashutosh Giri s/o Late Mrs. Shashi Giri (Legal Heirs of Late Mrs. Shashi Giri) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18 , Vasundhara, Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia , U.P.-277001
7. Mr. Shashank Giri s/o Late Mrs. Shashi Giri (Legal Heirs of Late Mrs. Shashi Giri) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18 , Vasundhara, Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia , U.P.-277001	8. Ms. Madhvi Giri d/o Late Mrs. Shashi Giri (Legal Heirs of Late Mrs. Shashi Giri) Flat No.- A-204, Apex The Flours Apartments, GH-11, Sector-18, Vasundhara, Ghaziabad – 201012, U.P. Also at : Village – Mishroli – Mathiya, Post – Naraun, District – Balia , U.P.-277001

Notice under Section 13(4) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Dear Sir,

SUB: SALE OF SECURED ASSETS

Please refer to the notice dated **02.12.2024** issued by the Authorized Officer u/s 13(2) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002,

Page | 1



ARMB, NOIDA, SH-12 JAGAT SHOPPING COMPLEX GAMMA 1 GREATER NOIDA GAMMA-1, E-mail: cs8290@pnb.co.

and also possession notice dated **04.03.2025** issued by the Authorized Officer while taking the possession of the under mentioned assets on **04.03.2025**.

All the part and parcel of the Property, consisting of Equitable mortgage of Commercial Office No.- 07, on Second Floor, in Rameshwar Tower, built on Commercial Plot No.- 11, situated at Sector- 4, (Residential Colony) Commercial Building, Vaishali, Ghaziabad, U.P.-201010 standing in the name of M/s QTECH Infrastructure Pvt. Ltd. (Borrower)

Super Covered Area 790 Sq. Feet (i.e. 73.39 Sq. Mtr.),

Boundary of the said Plot:

East :- Parking

North :- Plots

West :- Plot No.-10

South :- Plot No.-12

Auction Date: **28.09.2026**

Time-11:00AM To 4:00 PM

In this connection, you are hereby called upon to pay the outstanding dues amounting to **Rs.98,95,620.21 (Rupees Ninty Eight Lakhs Ninty Five Thousand SixHundred Twenty and Paise Twenty One Only)** as on **25.11.2024** with further interest, charges and cost incurred by the undersigned while taking possession of the said assets and thereafter for preservation of the same, within 30 (Thirty) days from the date of receipt of this notice and get release of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amounts within the said period, the undersigned may be constrained to sell aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Act and Rules.

Thanking you,

For Punjab National Bank


Authorized Officer
ARMB
Gamma-1, Greater Noida

(Santosh Kr. Jha)

Chief Manager

AUTHORISED OFFICER,
PUNJAB NATIONAL BANK,
SECURED CREDITOR