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facebook.com/WesternRly

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MOVABLE PROPERTY)
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Party	Physical Possession Date
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Sd/- (Authorized Officer)
Fer UGRO Capital Limited
tra Sahitya Sabha,
Ph. No. 0731-2433887
of Maharashtra Bank In
01, Shivajinagar, Pune-5

PROPERTY
struction of Financial Assets and
of Section 13 read with Rule 8 of the
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पंजाब नैशनल बैंक
punjab national bank

Asset Recovery Management Branch
B-13/1, 13/2, First Floor, Mahakal Vanliya Kondra
Nanakheda, Ujjain, E mail: cs8329@pnb.bank.in

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 provision 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 properties mortgaged/charged to the Secured Creditor, the Constructive/Physical/Symbolic (Which is applicable) possession of which has been taken by the Authorized Officer of the 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 borrowers/guarantors. The reserve price and earnest money deposit will be as mentioned in the below against the respective properties.

Date of E-Auction: 24-09-2026 (E-auction timings: 11:00 a.m. to 4:00 p.m. with an unlimited extension of 10 minutes each) **Last Date of EMD: 23-09-2026 upto 11:00 PM**

Name of Borrower/Mortgagor Description of Secured Assets	Reserve Price EMD (₹)	Demand Notice Dt. Possession Dt. Amt. Due to Bank
Smt. Archana Sikarwar w/o Sh Navneet Singh, B/41, Mahananda Nagar, Ujjain (MP) All That Part And Parcel Of Property Consisting Of Residential Flat No. 105 Om Sai Om Multi Flated Township Golden B Apartment First Floor Alakhdam Nagar Ke Peeche Ujjain MP, Built Up Area: 61.97 Sq Mtr Super Built Up Area: 80.48 Sq Mtr. Boundaries: East: FLAT 106, West: Township Ka Khula Bhag, North: Township Ka Khula Bhag, South: Common Corridor, Owner: Smt. Archana Sikarwar W/o Navneet Singh (Symbolic Possession)	₹ 21,00,000/- ₹ 2,10,000/-	04-05-2026 28-07-2026 ₹ 34,22,596.21 Interest & other charges

THE BIDDER SHALL IMPROVE THE OFFER IN MULTIPLE OF RS. 25000/- (RS. TWENTY FIVE THOUSAND ONLY).
ARMB Ujjain, Auth. Officer - Shri Shashi Kant / Shri Rahul Kulkarni | Mo. 9458278680 / 9993527700

Terms & Conditions: (1) The sale shall be subject to the terms & conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. (2) The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". (3) The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Secured Creditor, but the Secured Creditor shall not be answerable for an error, misstatement or omission in this proclamation. (4) The sale will be done by the undersigned through e-auction platform provided at the Website <https://banknet.com> on 24.09.2026. Interested Bidders/Buyers will have to do registration on website <https://banknet.com> of bank's authorized service provider PSB Alliance and have to transfer EMO Money in their Global EMD Wallet through online mode, well before time. If EMD amount is not available in Global EMD Wallet then, system will not allow to place bid. For detailed terms & conditions of the sale please refer <https://banknet.com> & www.pnb.bank.in

Place: Ujjain, Date: 18.08.2026
Secured Creditor, Punjab National Bank

SBFC SBFC Finance Limited
(erstwhile SBFC Finance Private Limited)

Registered Office: Unit No.103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri-Kurla Road, Andheri (East), Mumbai-400059.

DEMAND NOTICE

Whereas the borrowers/co-borrowers mentioned hereunder had availed the financial assistance from SBFC Finance Limited. We state that despite having availed the financial assistance, the borrowers/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset on the respective dates mentioned hereunder, in the books of SBFC as per guidelines of Reserve Bank of India, consequent to the Authorized Officer of SBFC Finance Limited under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below, calling upon the following borrowers/mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.

Sl. No.	Name of the Borrower / Address	Date of Demand Notice & NPA	Loan No. and Outstanding Amount	Property Address of Secured Assets
1	1. Sharafat Kha, 2. Pravin Bee Add: Ph No 56, Survey No 65/2, RNM 02, Gram annakheda, Tehsil Jawra, Dist. Ratam, Madhya Pradesh 457226	Demand Notice Date: 28th July 2026 NPA Date: 03th June 2026	Loan Account No. 402106000366328-C (PR01427547), Loan Amount of Rs. 9,88,000/- (Rupees Nine Lakh Eighty Eight Thousand Only) for Facility Agreement No. 402106000366328-C (PR01427547) Total Outstanding amount: Rs.10,06,690/- (Rupees Ten Lakh Six Thousand Six Hundred and Ninety Only) as on 17th July 2026 plus unapplied Interest from the date of 18th July 2026.	All That Piece And Parcel Of Property Situated At Ph No 56, Survey No 65/2, Rnm 02, Gram Bannakheda, Tehsil Jawra, Dist. Ratam, Madhya Pradesh 457226 Boundaries: East: Rest Part Of Said Land Of Seller, West: Road, North: Rest Part Of Land Of Seller, South: Road.
2	1. Virendrasingh Panwar, 2. Pinka Kunwar, Add: House No.843, Ph.No.37 (New 26), Village Nanded, Tehsil Tarana/Makdon, Dist. Ujjain, Pincode-456668.	Demand Notice Date: 28th July 2026 NPA Date: 03rd June 2026	Loan Account No. 402106000367925-C (PR01410894) & SBFC LAP 0000157128 (PR01719718), Loan Amount of Rs. 22,75,000/- (Rupees Twenty-Two Lakh Seventy-Five Thousand Only) Out of which Rs. 18,25,000/- for Facility Agreement No. 402106000367925-C (PR01410894) and Rs. 4,50,000/- for Facility Agreement No. SBFC LAP 0000157128 (PR01719718). Loan Outstanding Amount of Rs. 22,80,891/- (Rupees Twenty-Two Lakh Eighty-Six Thousand Eighty-Nine Only) as on 17th July 2026 plus unapplied Interest from the date of 18th July 2026.	All That Piece And Parcel Of The House No.843, Ph.No.37 (New 26), Village Nanded, Tehsil Tarana/Makdon, Dist. Ujjain, Total Area 1175 Sq.Ft., Pincode-456-688. Boundary Of The Aforesaid Property: Towards East: Road, Towards West: House Of Mr. Banesingh, Towards North: House Of Mr. Ramsingh Towards South: Road Then House Of Mr. Shersingh.

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers, to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of the SARFAESI Act and the applicable Rules thereunder. Please note that under Section 18 (13) of the SARFAESI Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.