SBI STATE BANK OF INDIA Stressed Assets Recovery Branch-I

1st Floor, 23, Najafgarh Road, New Delhi – 110015, Ph.: 25419177,25412977, e-mail: sbi.05169@sbi.co.in

"APPENDIX- IV-A" [See proviso to rule 8 (6) & 9(1)] Sale notice for sale of movable / Immovable Properties

E-Auction Sale Notice for Sale of movable / 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 mentioned movable / Immovable property/ies mortgaged/charged to the Secured Creditor (State Bank of India), the possession mentioned below of which has been taken by the Authorized Officer of State Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" Basis on **below mentioned dates** for recovery of amount as mentioned below, due to the Secured Creditor from Borrowers, Guarantors and Mortgagors. The reserve price is mentioned below and the earnest money to be deposited is mentioned respectively.

S. No.	Name & Address of Borrower (B) / Guarantor/s (G) /	Address of Security charged covered under Auction (Symbolic / Physical Possession)	Reserve Price(RP) EMD Amount 10% of The Reserve Price Incremental Amount	Outstanding Dues for recovery of which properties are being sold	Name & Number of Contact Person	Date of E-Auction with unlimited extensions of 10 Minutes each	Date / Time of On - site Inspection of Property
1	**SHRI HARENDER SINGH S/O SH SUKHBIR SINGH**, Village and Post Faizpur Ninana, Dist. Baghpat (U.P.) -250609 **SHRI NAGENDER PAL S/O SH SUKHBIR SINGH**, Plot No. 3/4, Flat No. 101, Madhav Kunj, , Sector-5, Rajinder nagar Sahibabad, (U.P.) 201005 **SHRI HARENDER SINGH S/O SH SUKHBIR SINGH , M/s VMV ENTERPRISES**, A-5, Yadram Market, 5th Pusta, Main Road, Village - Gamri, Delhi-110053 **SHRI NAGENDER PAL S/O SH SUKHBIR SINGH, M/s VMV ENTERPRISES ,** A-5, Yadram Market, 5th Pusta, Main Road, Village - Gamri, Delhi-110053	**Equitable Mortgage of Residential Property situated at :- Plot measuring total area 200 sq. Yards i.e. 167.22 Sq. Mtr. Situated at Abadi New Colony, Meerut Road (From Rastra Vandana chowk to Munna Lal enclave) Baghpat Under the limits of Nagar Palika Baghpat, Tehsil & District Baghpat. in the name of SHRI HARENDER SINGH S/O SH SUKHBIR SINGH AND SHRI NAGENDER PAL S/o SH SUKHBIR SINGH registered vide Sale Deed dated 10.03.2015 at BAhi No 1 Zild No 5570 Page Nos 11-36 at Sr No 1606 with Sub Registrar Baghpat.** **(Physical Possession with the bank)**	Rs. 40.00 Lacs Rs. 4.00 Lacs Rs. 10,000.00	Rs. 58,02,357.00 (Rupees Fifty Eight Lakh Two Thousand Three Hundred Fifty Seven Only) (Intt. Calculated upto **27/02/2024**) plus expenses plus future interest and charges,	Mr. Vineet Kumar 8867194626 Mr. Shashank Maurya 8802574969	**01.10.2026** From 11.00 AM to 4:00 PM	**25-09-2026** 02.00 PM to 04.00 PM

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER:

1. E-Auction is being held on **"As is where is", "As is what is", and "Whatever there is"** Basis and will be conduct-ed "On Line". The auction will be conducted through the Bank's E-Auction Tender Document containing online e-auction Bid form, Declaration, General Terms and Conditions of online auction sale are available in e-Auction platform on **https://baanknet.com**
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries re-garding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
3. Interested bidder may deposit Pre-Bid EMD with **M/S PSB ALLIANCE (BAANKNET)** before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in **M/S PSB ALLIANCE (BAANKNET)** Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.
4. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
5. The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, Pending electricity dues, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
6. The other terms and conditions of the e-auction are published in the following websites **https://baanknet.com**

N.B : The 15/30 days sale Notices have already sent to the Borrower/Guarantor(s)/ Mortgagor by Regd. Post/ Speed Post, In case such party/parties has/have not received the same, then this notice may be treated as substitute mode of service to all these parties.

Date : 24-08-2026, Place : New Delhi **Sd/- Authorised Officer, State Bank of India**

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pnb पंजाब नैशनल बैंक punjab national bank

.......भरोसे का प्रतीक ...the name you can BANK upon!

(A GOVERNMENT OF INDIA UNDERTAKING)

ARMB East Delhi, Mayur Vihar, Phase-II, Pocket-E, Delhi-110091, e-mail: cs8075@pnb.bank.in

POSSESSION NOTICE
[Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002]
(For Immovable property)

Whereas,

The undersigned being the Authorized officer of the **Punjab National Bank ARMB East Delhi, Mayur Vihar, Phase-II, Pocket-E, Delhi-110091**, 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 **15.05.2026** calling upon the Borrower/Guarantors/Mortgagor; **M/s. Cosmos Infra Engineering (India) Pvt. Ltd.** (Through its Directors/Authorized Representative/Authorized Signatory) At: - Rishi Apartments, 4, Battery Lane, Rajpur Road, Civil Lines, Delhi-110054, Also at C-31/32, 2nd Floor Opp. PVR Plaza, Connaught Place New Delhi-110001, **(2.) Mr. Vinod Mittal S/o Sh. D.D. Mittal** (Director/Guarantor), **(3.) Mr. Pranav Mittal** (Director), **(4.) Ms. Kavita Mittal** (Director), **(5.) Vinod Mittal & Sons (HUF), (6.) Mr. Vinod Mittal** (Legal Heir of Ms. Ved Kumari Mittal) **(7.) Innovative Colonizers Pvt. Ltd.** (Guarantor), **(8.) Mr. Manoj Mittal** (Legal Heir of Ms. Ved Kumari Mittal) all R/o Rishi Apartments, 4, Battery Lane, Rajpur Road, Civil Lines Delhi-110054 to repay the amount mentioned in the notice being **Rs. 43,39,92,933.79/- (Rupees Forty-Three Crore Thirty-Nine Lakh Ninety-Two Thousand Nine Hundred Thirty-Three and Seventy-Nine Paisa Only)** as on **31.03.2026**, along with future interest and other expenses within 60 days from the date of receipt of the said notice.

The Borrower/Guarantors/Mortgagor having failed to repay the amount, notice is hereby given to the borrower/Guarantors/Mortgagor 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 27th day of August of the year 2026.

The Borrower/Guarantors/Mortgagor 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 National Bank ARMB East Delhi, Mayur Vihar, Phase-II, Pocket-E, Delhi-110091** for **Rs. 43,39,92,933.79/- (Rupees Forty-Three Crore Thirty-Nine Lakh Ninety-Two Thousand Nine Hundred Thirty-Three and Seventy-Nine Paisa Only)** as on **31.03.2026**, along with future interest and other expenses plus costs.

[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

Equitable mortgage of 3rd Floor of Mittal Mega Mart on plot no. SM-3 & SM-4 Sector- 25 Part-II Panipat (Haryana), owned by M/s Cosmos Infra Engineering (India) Pvt Ltd.

Date: 27/08/2026
Place: Panipat

Authorized Officer,
Punjab National Bank

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pnb पंजाब नैशनल बैंक punjab national bank

.......भरोसे का प्रतीक ...the name you can BANK upon!

(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH, SOUTH DELHI
4th Floor, 7 PNB House, Bhikaji Cama Place
New Delhi-110066 Email: cs4168@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 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 properties mortgaged /charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by Authorized 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

Sr. No.	Name of the Branch Name of the Account Name and Addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Amount as per demand notice C) Possession Date u/s 13(4) of SARFAESI Act 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B) EMD (Last Date of Deposit of EMD) C) Bid Increase Amount	DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors	Name & Contact No. of Authorized Officer/ nodal Officer
1	**ARMB : South Delhi (Prev: at Branch: Connaught Circus, New Delhi)** **M/s Himaya Apparels Pvt. Ltd.** Plot no. 297, Phase VI, Udyog Vihar, Gurugram, Haryana-122004. **M/s. Himaya Apparels Pvt Ltd (Borrower)** F-77A UGF, Vishwakarma Colony, South Delhi-110044 **Mrs. Neha Bhardwaj W/o Himanshu Bhardwaj** A-333, First Floor Sector 55, Sushant Lok II, Near Navkriti Complex Gurugram-122008. **Mr. Anurag Bhardwaj S/o Vinod Kumar Bhardwaj (Director)** A-333, First Floor Sector 55, Sushant Lok II, Near Navkriti Complex Gurugram-122008. **Also at** C-758, 2nd Floor, Sushant Lok Phase- I, Gurgaon, Haryana-122001. **Mr. Himanshu Bhardwaj S/o Vinod Kumar Bhardwaj (Guarantor)** Sangat Apartments C-2 Plot no. 150 Opposite Royal Apartment Devli, Deoli New Delhi -110082. **Mr. Himanshu Bhardwaj S/o Vinod Kumar Bhardwaj (Guarantor)** A-333, First Floor Sector 55, Sushant Lok II, Near Navkriti Complex Gurugram-122008.	**1.All that part and parcel of Property situated at A-333 (First floor) Sushant Lok Phase-II, Village Ghatta, Tehsil Wazirabad, Distt. Gurgaon in the name of Smt. Neha Bharadwaj W/o Himanshu Bharadwaj having an area of 123.35 sq. mtrs. (i.e. 1327.80 sq. ft.) approx.** **BANK PROPERTY ID : PUNB1H750325934** **Latitude:28.426419** **Longitutde:77.110909**	A) 04.01.2024 B) Rs. 488.14 Lakhs + further interest+ charges C) 15.04.2024 D) Symbolic	**A) Rs. 184.00 lacs** **B) Rs. 18.40 lacs (17.09.2026)** **C) Rs. 1,00,000/-**	**18.09.2026** 11:00 am to 04:00 pm	No Stay on Sale of property.	Sh. Om Prakash Bhalotia 9453035426
		2.All that part and parcel of Property situated at A-300 (Second Floor) Sushant Lok Phase II, Village Ghatta, Tehsil Wazirabad, Distt. Gurugram (Hr.) in the name of Smt. Neha Bharadwaj W/o Himanshu Bharadwaj having an area of 246.81 sq. mtrs. approx. **BANK PROPERTY ID : PUNB1H755036088** **Latitude:28.425776** **Longitutde: 77.110648**	A) 04.01.2024 B) Rs. 488.14 Lakhs + further interest+ charges C) 15.04.2024 D) Symbolic	**A) Rs. 341.00 lacs** **B) Rs. 34.10 lacs (17.09.2026)** **C) Rs. 1,00,000/-**			

BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE: 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 auction sale will be "online through e-auction" portal **https://baanknet.com, 2.** 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). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 3.The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. **(1) https://baanknet.com (2) www.pnbindia.in,** 4.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 paid by the successful bidder only at the time of deposit of remaining 75 % of the bid amount / full deposit of BID amount., 5.The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".** 6.The particulars of Secured Assets specified in the Schedule herein above stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation., 7.Notice under Section 13(8) of the SARFAESI Act, and with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 has been issued in all the above cases, 8. For detailed term and conditions of the sale, please refer **https://baanknet.com & www.pnbindia.in.**

Date: 29.08.2026, Place : New Delhi **AUTHORIZED OFFICER, PUNJAB NATIONAL BANK, SECURED CREDITOR**

Hinduja Housing Finance Ltd.

HINDUJA HOUSING FINANCE

Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015, and Branch office: F8, Mahalaxmi Metro Tower, Sector-4, Vaishali Ghaziabad -201010

Contact details: ZRM: Pawan Pandey (8010562716) | RRM: Shashi Mishra (9718025303) ALM: Arun Mohan Sharma 8800898999 Email: auction@hindujahousingfinance.com

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO HHFL UNDER THE SARFAESI ACT, 2002.

The undersigned, as Authorized Officer of HHFL, has taken possession of the schedule property under Section 14(1) of the SARFAESI Act. Public at large is hereby informed that the secured property described in the Schedule is available for sale through Private Treaty, on terms agreeable to HHFL, for realization of its dues on an "AS IS WHERE IS" and "AS IS WHAT IS" basis.

Standard Terms & Conditions : 1. Sale will be conducted strictly on "AS IS WHERE IS" and "AS IS WHAT IS" basis. **2.** Purchaser must deposit 10% of the offered amount along with the application and KYC documents. This will be adjusted against the 25% deposit required upon acceptance. **3.** On acceptance of the offer by HHFL, purchaser must deposit 25% of the sale consideration (inclusive of the initial 10%) on the next working day. **4.** Balance 75% of the sale consideration must be paid within 15 days thereafter. **5.** Failure to remit amounts within stipulated timelines will result in forfeiture of all deposits made, including the initial 10%. **6.** If HHFL does not accept the offer, the initial 10% deposit will be refunded without interest. **7.** The property is sold with all existing and future encumbrances, whether known or unknown to HHFL. HHFL shall not be responsible for any third party claims, rights, or dues. **8.** Purchaser must conduct independent due diligence on all aspects of the property. No claims will be entertained later. **9.** HHFL reserves the right to reject any offer without assigning reasons. **10.** Auction/bidding shall only be through "online electronic mode" through the website www.bankeauctions.com Or Auction provided by the service provider M/s C1 India Pvt. Ltd. **11.** The bidders may participate from their place of choice through online portal. Secured Creditor/service provider shall not be held responsible for the any connectivity issue. **12.** For any details on e-auction prospective bidders may contact the Service Provider M/s C1 India Pvt. Ltd., having its corporate office at Plot No. 68, 3rd Floor, Sector - 44, Gurgaon, Haryana-122003 (Contact Person Mr. Mithilesh, Mobile No.7080804466, Email: tn@c1india.com, Prabhakaran.Malaichamy@c1india.com & Support (Helpline) Mobile No. +91-7291981124/25/26, Support Email – Support@bankeauction.com. **13.** For participating in the e-auction sale the intending bidders should register their name at https://www.bankeauctions.com well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider. **14.** For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) i.e. 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favour of "Hinduja Housing Finance Limited". **15.** Interested parties may contact the Authorized Officer for details and submit Offer, EMD along with KYC documents on or before **15.09.2026 at 5.00 p.m. 16.** Purchaser shall bear all stamp duty, registration fees, taxes, and other statutory expenses related to the purchase. **17.** Sale shall be conducted in accordance with the provisions of the SARFAESI Act and Rules.

SCHEDULE

Description of the Property (Secured Asset): Flat No 106 on First Floor, Flat area measuring 65 sq mtrs. Plot No 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, comprised in Khasra No 3k and 3kha, Situated at Krishna Residency Village Chapprola, Tehsil Dadri, District Gautam Budh Nagar UP-201009

Reserve Price: Rs.12,00,000/- (Rupees Twelve Lakh Only)

EMD: Rs. 1,20,000/-

LOAN NO: GR/SKP/SUPR/A000000330 & CO/CPC/CPOF/A000004380

Borrowers Name: 1. Mr. MOHASIN KHAN, 2. Mrs. Shabana

EMD Deposition Last Date: 15.09.2026 till 1700 hrs.

Date/Time of E-Auction: 16.09.2026, 1100hrs-1300 hrs.

Bid Increase Amount: Rs. 10,000/-

Date: 30.08.2026, Place: Ghaziabad **Authorised Officer, For Hinduja Housing Finance Limited**

इंडियन बैंक Indian Bank इलाहाबाद ALLAHABAD

ZONAL OFFICE GURGAON, Plot No. 16, IRCON Tower, 4th Floor, Sector-32, Gurugram-122003
Branch: FARIDABAD OLD , Branch Address: 1087, C PURAN ENCLAVE, MAIN MARKET, OLD FARIDABAD, HARYANA 121002

"APPENDIX- IV-A" [See proviso to rule 8 (6)] 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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Indian Bank (e-Allahabad Bank), Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on below mentioned for recovery of dues. The specific details of the properties intended to be brought to sale through e-auction mode are enumerated below:

S. No.	Name of the Borrower / Partners / Proprietor / Guarantor / Mortgagor / Director Hypothecator / Legal Heirs	Details of Immovable/ Movable Property/ies	PROPERTY ID	Amount of Secured Debt	Reserve Price Earnest Money Deposit Min Incremental Account	Date and Time for Inspection of property & Papers	Date and Time of e-Auction	Name of Authorized Officer with Mob. No.	Detail of encumbrance on property, if any known to Bank Not Known to Bank	QR Code
1	Old Faridabad Branch **1.) Mrs. Kamlesh W/o MR. Chander Pal (Borrower & Mortgagor)** Address : House No. 601, Ward No 2, Kailash Nagar, Near Alawalpur Phatak, Palwal, Haryana -121102 **2.) Mr. Chander Pal S/o Sh. Soni (Borrower)** Address : House No. 601, Ward No 2, Kailash Nagar, Near Alawalpur Phatak, Palwal, Haryana -121102 **3.) Sh. Mahender Singh S/o Sh. Fakir chand (Guarantor)** Address : H No. D P680, Ward No 16, Shiv Vihar, Shekhpura, Palwal-121102 **4.) Sh. Rajveer Singh S/o Sh. Brij Mohan (Guarantor)** Address : H No. 553, Ward No 11, Near Shash Fagna, Ram Nagar, Tehsil & Distt. Palwal-121102	**Equitable Mortgage of Residential Property located at Khewat / Khata no. 223/237 Mustil no. 41 Kila no. 17 (5-11) , Kailash Nagar Ward No. 2 Palwal, Haryana Measuring 50 Sq. Yards in the name of Mrs. Kamlesh w/o Mr. Chander Pal** **Physical Possession**	IDIB30183121251	of Rs. 24,12,212/- (Rupees Twenty-Four Lakh Twelve Thousand Two Hundred Twelve Only) as on 20/05/2024 with further interest, costs, other charges and expenses thereon.	Rs.12,60,000/- Rs.1,26,000/- Rs.25,000- Last Date of EMD: 15.09.2026	10.09.2026 to 11.09.2026 between 10.00 am to 4.00 pm.	15.09.2026 from 11:00 AM to 5:00 PM (with unlimited extension of 10 minutes' duration each till the conclusion of the sale)	Mr. Navin Kumar, Mobile No. 8507091893 Branch Manager: Namrata Karki, Mobile No. 8375897001	Nil to the knowledge of Authorised Officer	Bank Website www.indianbank.in E-auction website Document Sale Notice Image) Property Location Video of property Photos of Property

1. For property details and photograph of the property and auction terms and conditions please visit: https://baanknet.com and for clarifications related to this portal, please contact Helpdesk No. 8291220220
2. Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with https://baanknet.com

Date : 24.08.2026, Place : Faridabad Old **Authorized Officer, Indian Bank**

"IMPORTANT"

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CIRCLE OFFICE FAZILKA

E-AUCTION SALE OF SECURED PROPERTIES ON 30.09.2026 FROM 11:00 AM TO 04:00 PM

E-AUCTION SALE NOTICE

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.

Sr. No. Sr. of IP Property ID	Branch Name Account Name Proprietor/Director/Partner/ Guarantor/Karta/Mortgagor/Legal Heirs	Description of Property/ies	Date of Notice u/s 13(2) Demand Amount Possession Date u/s 13(4)	Reserve Price Earnest Money Deposit Bid Increase Amount	Type of Possession	QR CODE
1. 2026/037 PUNB46G59676069	234300-Khuian Sarwar Mr. Nirmal Singh S/o Inder Singh	All that part and parcel of the residential house measuring approx. 1250 Sq. Feet. (25' x 50') i.e. 5 marla comprised rect No. 183, Killa No. 12/1/5(0-5), (Old khewat no. 760, Khatauni No. 989, Jamabandi Year 2003-04,) Khewat No. 826, Khatauni No. 1131, Jamabandi year 2013-14, Situated near Govt. School, Khuian Sarwar, Tehsil Abohar, Distt. Fazilka (Punjab) owned by Mr. Nirmal Singh S/o Mr. Inder Singh vide RTD No. 1098 dated 28.01.2009. Bounded by :- **East:-** Street, **North:** - Street, **West:** P/o des Raj, **South:** P/o Ved Prakash.	23-09-2025 Rs. 5,96,320.43 as on 31.07.2025 + Further interest & expenses thereon 10-12-2025	Rs. 8,95,000/- Rs. 89,500/- Rs. 10,000/-	Symbolic Possession	

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 herein 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 in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website refer **https://baanknet.com on 30.09.2026 FROM 11:00 AM TO 04:00 PM .**
4. The First Bidding Should Start at Amount Higher than Reserve Price.
5. All statutory dues/attendant charges/other dues including registration charges, stamp duty, GST, taxes etc. shall have to be borne by the purchaser.
6. Where the sale price of the property is Rs. 50.00 Lacs and above the Auction purchaser has to remit TDS to Income Tax Department as per sec. 194 IA of income Tax Act. the sale certificate will be issued only receipt of form No. 26QB and Challan for having remitted the TDS Certificate of TDS on form 16B is to be submitted to the bank subsequently.
7. Any encumbrances over the property/ies is not known to the Bank/ Secured Creditor.
8. The Authorised 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.
9. For detailed term and conditions of the sale, please refer **support.baanknet@psballiance.com +91 82912 20220 & www.pnbindia.in or contact our Office, Fazilka at Phone No. 01638-500164, or Chief Manager Mr. Ashish Kumar, Mob. No. 88005 47474, Email Id : cofazilka@pnb.bank.in.**

Date : 29.08.2026 **Place : Fazilka** **Authorised Officer, Punjab National Bank**

STATUTORY 15/30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002