

१६ मी दाहिगुरु नो वो डउरि



पी.एस.बी.

PUNJAB & SIND BANK
(A Government Of India Undertaking)
Branch – Loni Border Ghaziabad
Phone: 8954411175
E-mail: L0704@psb.bank.in

REF:

Date: 11 Aug 2026

Sh Praveen S/o Sh Suresh Chand Sharma
R/o H No 129, Pooth Kalan
North West Delhi - 110086

- Borrower/ Mortgagor

Also at

Sh Praveen S/o Sh Suresh Chand Sharma
R/o Flat No GF No 1, Plot No. B-18
Ganga Vihar, Village Sadullabad, Pargana Loni
Distt – Ghaziabad, Uttar Pradesh - 201102

2. Sh Rakesh Sharma S/o Sh Rampal Sharma
R/o F-81, New Anand Vihar, Agraula, Loni
Distt – Ghaziabad, Uttar Pradesh - 201102

- Guarantor

Dear Sir/Madam,

Reg.: Notice for redemption in terms of the right vested with you under Section 13(8) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 in A/C of 07041200051418 Praveen, Branch Loni Border Ghaziabad

As you are aware that the Authorised Officer of the bank has issued a demand notice under section 13(2) of the SARFAESI ACT on 18.04.2024 as a measure for enforcement of security interest in the secured asset offered by you as security in the subject loan account. Subsequently, the Authorised Officer while taking further measures under section 13(4) of the Act, took possession of the secured asset on 11.07.2024.

As you have failed to discharge your liabilities of the bank, therefore, the undersigned as authorized officer, in exercise of its power under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 has decided to sell the properties secured assets as described below through E-Auction for realization of debts due to the Bank from above mentioned Borrower & Guarantors.

Your attention is invited to the Section 13(8) of 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, in respect of the time available (i.e. 30 days), to redeem the secured assets. Kindly note that your right under section 13(8) will cease from the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

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एन सी का उपक्रम)
एन सी बॉर्डर गाजियाबाद
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Details of Sale Notice for Sale of Immovable Property are as under:-

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.

E Auction Date &Time: 16-09-2026 at 11 A.M. to 01 P.M.

Date of Inspection: 14-09-2026 between 11 A.M. to 4 P.M.

Last Date of BID Submission: 15-09-2026 up to 04 PM

Name of Borrower & Guarantors	Borrower: Sh Praveen S/o Sh Suresh Chand Sharma Guarantors: Sh Rakesh Sharma S/o Sh Rampal Sharma
Demand Notice date & Amount	18.04.2024 for Rs. 19,65,046.28 + future interest and costs from 01.04.2024
Account Details	
Total O/s as on 31.07.2026	Rs. 24,66,484.94

Details of Properties	MRP (in Lakh)
Part and parcel of Residential Property i.e. Residential Flat No GF-1 (Ground Floor without Rooftop Rights), at Plot No B-18, area 55.73 Sq Mtrs, Ganga Vihar, Village Sadullabad, Loni, Tehsil & Distt Ghaziabad, Uttar Pradesh – 201102	Rs. 14.28 Lakh


कृते पंजाब एण्ड सिंध बैंक
For Punjab & Sind Bank
AUTHORIZED OFFICER
अधिकृत अधिकारी / Authorised Officer

पंजाब बैंक
का उपक्रम)
लोनी बॉर्डर गाजियाबाद
0704@psb.bank.in

१९ मी दगिगुगु नो बी इउरि



PUNJAB & SIND BANK
(A Government Of India Undertaking)
Branch – Loni Border Ghaziabad
E-mail: L0704@psb.bank.in

APPENDIX IV-A

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 **Physical Possession** (whichever is applicable) of which has been taken by the Authorised Officer of Punjab & Sind Bank, Secured Creditor, shall be sold on "As is where is", "As is what is", and "Whatever there is" on **16-09-2026** at (date of Sale), for recovery of **Rs 19,65,046.28 (Rupees Nineteen Lac Sixty Five Thousand Fourty Six and paisa Twenty Eight only) + future interest and costs from 01.04.2024** due to the Punjab & Sind Bank, Secured Creditor from **Sh Praveen S/o Sh Suresh Chand Sharma** [Name of the Borrower(s)] and **Sh Rakesh Sharma S/o Sh Rampal Sharma** [Name of the Guarantor(s)]. The Reserve price shall be **Rs 14,28,000.00 (Rupees Fourteen Lakh Twenty Eight Thousand only)** and the earnest money deposit shall be **Rs 1,42,800.00 (Rupees One Lac Fourty Two Thousand Eight Hundred only)**.

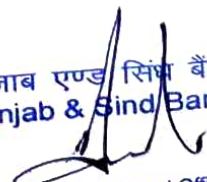
Short description of the immovable property with known encumbrances (if any):

Residential Property i.e. Residential Flat No GF-1 (Ground Floor without Rooftop Rights), situated at at Plot No B-18, area 55.73 Sq Mtrs, Ganga Vihar, Village Sadullabad, Loni, Tehsil & Distt Ghaziabad, Uttar Pradesh – 201102.

For detailed terms and conditions of the sale, please refer to the link provided in Punjab & Sind Bank, Secured Creditor's website i.e. **www.bankeauctions.com**.

Date 12 Aug 2026

Place Ghaziabad


कृते पंजाब एण्ड सिंध बैंक
For Punjab & Sind Bank

अधिकृत अधिकारी / Authorised Officer
Punjab & Sind Bank