

ARMB Kanpur City, 59/29, Birhana Road, Kanpur - 208001 | Email:cs8258@pnb.bank.in

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) and / or 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 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" basis 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 THE SECURED ASSETS

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Sr. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbol	A) Reserve Price (Rs. in Lacs)	Date/ Time of E- Auction	Details of the encumbrances known to the secured creditors
	Name of the Account			Name & Addresses of the Borrower/Guarantor's Account		
1.	PNB Shastri Nagar, Kanpur 1. Mr. Pinki Mehta (Borrower) Add: 119/321 First floor Ram Nagar Darshanpurwa Kanpur-208012 2. Mr. Rahul Kumar Gulati s/o Vinod Gulati (Guarantor) Add: 119/522 Darshanpurwa Near Ashoka Jewellers Kanpur-208012	EM of House NO. 119/321 (First Floor) Ramnagar Darshanpurwa Kanpur Nagar area 18.28 sq mtr. owned by Sh. Pinki Mehta S/o Sh. Surendra Kumar as per sale deed registered on 21.02.2015 bahi no 1 Zild no 8767 page no 189 to 222 sr no 1422 at sub registrar Zone -4 Kanpur. Boundaries: East- Deewar Mushtarka Zaydad Mubaiya Badhu H no 119/629 ka juji bhag West- Deewar Mushtarka Zaydad Mubaiya Badhu H no 119/318 North- Deewar Mushtarka Zaydad Mubaiya Badhu H no 119/629 Badhu Deegar Makanat. South- 5 Feet Government Gali	A) 29.01.2018 B) Rs.12,21,330.28/- as on 14.10.2026 with further interest w.e.f 01.10.2026, plus DI and other charges incurred C) 04.06.2018 D) Symbolic	A) Reserve Price Rs. 6,12,000.00/- B) EMD: Rs. 61,200.00/- C) Bid Increase Amount: Rs. 10,000/-	03.11.2026 12: 00 PM to 04:00 PM	Not known
2	PNB Vikas Nagar, Kanpur 1. M/s Mahaveer General Store through its proprietor Mahaveer Add: 116/492 Keshav Nagar, Rawatpur Gao, Kanpur-208017 Mob-9807139941 2. Mahaveer Chauhan s/o Baal Khara Add: 116/492 Keshav Nagar, Rawatpur Gaon, Kanpur-208017 Mob-9807139941 3. Mrs. Seema Devi w/o Mahaveer Chauhan Add: 116/482 Keshav Nagar, Rawatpur Gao, Kanpur-208017 Mob-9807139941	Residential part of Arazi No. 482, Vill- Rawatpur Pargana & Distt. Kanpur Nagar, having area 50.00 sq. yards. in the name of Smt. Seema Devi w/o Sh. Mahaveer as per original sale deed dated 06.07.2012 registered on Bahi no. 1 Zild no. 6892 page no. 137 to 156 at Serial no. 5649 in the office of Sub - registrar, Kanpur Nagar, Zone-4. Boundaries: East- House of Kalyan Tiwari West- Arazi no. 482 Part of Arazi North- 20 Feet Road South- Arazi no. 482 part of Arazi	A) 02.12.2025 B) Rs. 7,42,908.10/- as on 14.10.2026 with further interest w.e.f 01.10.2026, plus DI and other charges incurred C) 12.02.2026 D) Symbolic	A) Reserve Price Rs. 17,07,000/- B) EMD: Rs. 1,70,700/- C) Bid Increase Amount: Rs. 20,000/-	03.11.2026 12: 00 PM to 04:00 PM	Not known
	PNB- Meston Road, Kanpur 1. M/s Alahmad Leathers Add: 530 Tewaripur, Tarbagiya, Jajmau Kanpur-208010 2. Sh. Shah Nawaz Alam Ansari s/o Nizamuddin Ansari (proprietor) Add: 530 Tewaripur, Tarbagiya, Jajmau Kanpur-208010 3. Sh. Naseem Ahmad Ansari s/o Ayub Ahmad Ansari (Guarantor) Add: 434/399/F Makku shah ka Bhatta purani chungli, Jajmau Kanpur-208010 4. Sh. Nizamuddin Ansari s/o Abdul Sattar Ansari (Guarantor) Add: 530 Tewaripur, Tarbagiya, Jajmau Kanpur-208010	House No. 530 Tewaripur Bagiya Kanpur Nagar arazi o 346 mauza Wazidpur having area 117.50 sq mtr. owned by Nizamuddin Ansari S/o Abdul Sattar as per sale deed registered on 27.10.2024 book no 1 khand 3540 pages 01 to 28 Sr no 3242 at Sub Registrar Kanpur. Boundaries: East: Plot of Narayan Dutt Tiwari West: 15 feet Kharanza road North: Part of H no. 530 of Mohd. Mustafa South: House Vijay Mali	A) 23.10.2018 B) Rs. 23,89,985.77/- as on 14.10.2026 with further interest w.e.f 01.10.2026, plus DI and other charges incurred C) 07.03.2019 D) Symbolic	A) Reserve Price Rs. 24,49,000/- B) EMD: Rs. 2,44,900/- C) Bid Increase Amount: Rs. 20,000/-	03.11.2026 12: 00 PM to 04:00 PM	Not known

TERMS AND CONDITIONS

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 hereinabove 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 from 11:00 a.m. to 4:00 p.m. on the website <https://baanknet.com> & www.pnbindia.in available by the E-Auction platform.
4. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in

STATUTORY SALE NOTICE UNDER RULE 8(6) AND/OR 9(1) OF THE SARFAESI ACT, 2002