ARMB - Meerut, E-mail-cs8278@pnb.co.in
PNB Bhawan, C-01, Vedvyaspuri, Delhi Byepass Road, Meerut-250002

O/C

Date: **29.10.2026**

To,

Sh. Rohit Kumar S/o Sh. Ramesh Chand (Borrower), Add:- H NO. 291/5 Bharat Vihar Colony, Modipuram, Meerut-250110	Sh Ramesh Chand S/o Sh Hargyan (Co Borrower and Mortgagor),Add:- H NO 291/5 Bharat Vihar Colony, Modipuram, Meerut-250110

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 property to the Secured Creditor, the Symbolic possession of which has been taken by the 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 above mentioned 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

S No	(A) Branch (B)Account Name (C) Name & Address of Borrower/Guarantors	Description of the movable & immovable property Mortgaged/ Owner's Name (mortgagers of property (ies)	(A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 (B) Outstanding Amount as per Demand Notice u/s 13(2) of SARFAESI Act 2002 (C)Present Outstanding as **on 29.10.2026** (D) Possession Date u/s 13(4) of SARFAESI ACT 2002 (E) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lakhs) B)EMD C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	BO: Gymkhana, Meerut (181900) Sh. Rohit Kumar S/o Sh. Ramesh Chand (Borrower), Sh Ramesh Chand S/o Sh Hargyan (Co Borrower and Mortgagor), Add:- H NO 291/5 Bharat Vihar Colony,Modipuram, Meerut-250110	Equitable Mortgage of residential house No. 291 situated at Bharat Vihar Colony, Mukarrabpur Palhera, Modipuram Pargana Daurala, Tehsil: Sardhana, Dist: Meerut ,UP owned by Sh. Ramesh Chand S/O Hargyan measuring 121.48 Sq mt	A) 02.03.2022 B) Rs.35,64,735.70 + intt. w.e.f. 01.01.2022 + Legal & other expenses (C) Rs. 59,84,015.26/- + intt. w.e.f. **29.10.2026** + Legal & other expenses since NPA D) 27.05.2022 E) Symbolic	(A) 40.00 Lac (B) 4.00 Lac (C) 0.40 Lakh	**26.11.2026** From 11:00 AM to 04:00 PM	Not known any

पंजाब नेशनल बैंक Punjab National Bank Asset Recovery Management Br., Meerut 827800 परिसम्पत्ति वसूली प्रबंधन शाखा, मेरठ

ARMB - Meerut, E-mail-cs8278@pnb.co.in
PNB Bhawan, C-01, Vedvyaspuri, Delhi Byepass Road, Meerut-250002

		East: 18.5 Feet thereafter property of Modi West: 18.80 Feet therefter 20 Feet wide Road North: 70.50 Feet thereafter House of Mr. Dharamveer South: 70 feet thereafter Plot of Sh J K Saxena				

TERMS & 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 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 Authorized Officer, but the Authorized 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 https://baanknet.com on **26.11.2026** @ 11.00 AM to 04:00 PM
4. For detailed term and conditions of the sale, please refer https://baanknet.com

Date: **29.10.2026**

For Punjab National Bank

कृते पंजाब नैशनल बैंक
For PUNJAB NATIONAL BANK

प्राधिकृत अधिकारी/Authorized Officer
परिसंपत्ति पुनर्प्राप्ति प्रबंधन शाखा, मेरठ/ARMB, Meerut

Authorized Officer

Place: Meerut