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

Date: 29.10.2026

To,

Sh. Manoj Kumar Sharma S/O Sh Ratan Lal Sharma (Borrower/Mortgagor) Add:- 355/3 Jagriti Vihar L.R.M College Meerut UP PIN-250004 Add:- House No MCPL NO 138 Uncha Kaseru Khera Meerut Up Pin-250001 Add:- Shop NO B 20-21 Prem Plaza Khair Nagar Meerut Up Pin 250004	Smt Vibha Sharma W/O Sh Manoj Kumar Sharma (Co-Borrower/Mortgagor) Add:- 355/3 Jagriti Vihar L.R.M College Meerut UP PIN-250004 Add:- House No MCPL NO 138 Uncha Kaseru Khera Meerut Up Pin-250001 Add:- B 20-21 Prem Plaza Khair Nagar Meerut Up Pin 250004

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: Mangal Pandey Nagar (620400),Meerut	All part and parcel of House No 138 Uncha Kaseru Khera, Meerut	A) 17.08.2022	(A) 72.00 Lac	**26.11.2026** From	**Not Known Any**

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PNB Bhawan, C-01, Vedvyaspuri, Delhi Byepass Road, Meerut-250002

	Sh. Manoj Kumar Sharma S/O Sh Ratan Lal Sharma 355/3 Jagriti Vihar L.R.M College Meerut UP PIN 250004 And Smt Vibha Sharma W/o Sh Manoj Kumar Sharma 355 Jagriti Vihar L.R.M College Meerut UP PIN 250004(As mentioned above)	measuring 192.30 Sq Mtr i.e 230.0 Sq yards in the name of Sh. Manoj Kumar Sharma S/O Sh Ratan Lal Sharma and Smt Vibha Sharma W/o Sh Manoj Kumar Sharma Boundries are: East: 63 Feet 5 Inch after House of Mohanlal/Rajan West: 63 Feet 5 Inch after House of Rajendra North: 32 Feet 5 Inch after 12 Feet wide road South : 32 Feet 5 Inch after 2 Feet wide road	B) Rs.87,95,841.00/- + intt. w.e.f. 01.08.2022 + Legal & other expenses (C) Rs 1,29,08,206.53 + intt. w.e.f. 29.10.2026 + Legal & other expenses since NPA D) 31.10.2022 E) Symbolic	(B) Lac 7.20 (C) 0.70 Lakh	11:00 AM to 04:00 PM	

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
मण्डल शाखा, मेरठ/[illegible], Meerut
ARMB
Authorized Officer

Place: Meerut