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pnb Housing Finance Limited
Punjab National Bank

APPENDIX -IV-A E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)
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
Registered Office:- 9th Floor, Anirudh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph:-011-23357171, 23357172, 23705414, Web:- www.pnbhousing.com

Varanasi Branch: PNB Housing Finance Ltd. 2nd Floor, Tulsi Complex, C-19/134, M-B, Shastri Nagar, Sigra, Varanasi- 221010 U.P.

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9. of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Know Encumbrances/ Court Case (K)
HOU/VAR/0123/1071995, B.O.: Varanasi, Om Prakash Khavari / Laxmi Khavari	Rs. 2682926.22 as on 14-07-2025	Physical Possession	Open Plot Situated Over, Arazi No.4, Mauza Karwat, Pargana Ralhapur, Tehsil Mughalsarai, District Chandauli, Uttar Pradesh, India, 232101. Area 2700sq.ft. Bounded And Patted As Under North: Part of Arazi, South: Part of Arazi, East: Land of Shriram & others, West: Rasta 20 Ft. Wide	Rs. 2538000	Rs. 253800	26-08-26	Rs. 10,000/-	18-08-26 27-08-26 10AM to 02PM to 5.30PM	Unknown	

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the column no-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. 1. As on date, there is no order, restraining and/or court injunction PNBHFL, the authorized Officer of PNBHFL, from selling, alienating and/or disposing of the above immovable properties/secured assets. 2. The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K, including but not limited to the title and documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid, application form or making Offers. The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form 3. Please note that in terms of Rule 8(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 8(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold. 4. C1 INDIA PRIVATE LIMITED would be assisting the Authorised Officer in conducting sale through an e-Auction having its corporate office at Plot No.68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website- www.bankauctions.com. For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Amit Kumar Singh, Contact Number 1800 120 8800, is authorised person of PNBHFL or refer to www.pnbhousing.com.
Place: Varanasi, Dated: 12.08.2026

Utkarsh Small Finance Bank
Aapki Ummeed Ka Khaata
(A Scheduled Commercial Bank)

Zonal Office: 2nd Floor 134A, Floor Pattiputra Colony Opp-Polytechnic College Patna, Bihar - 800013
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP - 221 105.

Under Rule 8(2) of Security Interest (Enforcement) Rules, 2002

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Notice is hereby given under the securitization and Reconstruction of Financial Assets and enforcement (Security) Interest Act, 2002 and in exercise of powers conferred under 13(12) read with rule 3 of Security interest (enforcement) rules 2002, the authorised officer issued a Demand notice to the borrower(s), Co-borrower(s) and Mortgagor(s) on the dates noted against the respective loan account(s) as mentioned hereinafter, calling them to repay the amount demanded together with interest thereon at the applicable rate of interest within 60 days from the date of receipt of the said demand notice, along with future interest as applicable, incidental expenses and other applicable charges, incurred till the date of payment and / or realisation. The borrowers/coborrowers/mortgagors, having failed to repay the amount due, notice is hereby given to the under noted borrowers/coborrower/mortgagors and the public in general that the Authorized Office has taken Possession of the property namely the secured assets, described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 8 of the said rules on the dates mentioned against the below loan account. The borrowers/coborrower/mortgagor in particular and the public in general is hereby cautioned not to deal with the secured assets and any dealing with the property will be subject to the charge of **UTKARSH SMALL FINANCE BANK LIMITED** for the amounts and interests thereon mentioned against the loan account herein below:
The attention of the borrowers/coborrower/mortgagors detailed hereunder is invited to the provisions of subsection (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Account	Name of the Borrower, Co- Borrower, Mortgager & Guarantor (Owner of the Property)	Date of Demand Notice	Date of Symbolic Possession	Amount Outstanding as on the date of Demand Notice
1	1501060000006084	Mr. Amit Tripathi Mrs. Nirmala Tripathi	13/05/2026	06/08/2026	₹ 15,44,291.15/-
Description of Property/ies (all the part & parcel of the property consisting of): All That Part And Parcel Of House No. 488/620 (245/11a), Constructed On Plot Admeasuring Area 129.647 Sq. Mtr. /1395 Sq.ft. Situated At Thakurganj Nagaraya Ps.-chowk, Tehsil & District- Lucknow, U.P.- 226003 Boundes As: East: Drainage West: Road North: House Of Rishi Muni Pandey South: House Of Madan Kishor Nigam					
2	1501060000006137	Mr. Lal Jee Yadav Mrs. Tara Yadav	26/05/2026	07/08/2026	₹ 13,76,980.05/-
Description of Property/ies (all the part & parcel of the property consisting of): All That Part And Parcel Of House Built On Plot No. Ss-247, Admeasuring 448.6 Sq.ft.s. Situated At Motilal Yojna, Aishbagh, Lucknow Boundes As: East:ss-252 West: 10' Lane North:ss-248 South: Ss-246					

Date: 12/08/2026
Place: VARANASI

Sd/-
(Authorized Officer)
Utkarsh Small Finance Bank Ltd.

Piramal Finance Ltd.
(Formerly Piramal Capital and Housing Finance Ltd)
(herein after referred to as PFL/ Secured Creditor) CIN: L65910MH1984PLC032639
Registered Office : Unit No.-601, 6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai-400070
Branch Office : Office No. 211 and 212, 2nd Floor 'Titanium' Shalimar Corporate Park, Vibhuti Khand, Gombi Nagar, Lucknow – 226010

POSSESSION NOTICE

For Immovable Property as per Rule 8-(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix- IV

Whereas, the undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED, (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) under the Securitisation 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s)/ Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower'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. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Piramal Finance Ltd. (Formerly Piramal Capital & Housing Finance Ltd) (herein after referred to as PFL/ Secured Creditor) for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Guarantor(s)/ Loan Code	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1	(LC No. M0168497 of Varanasi Branch) Srikant Maurya (Borrower) Kajal Kumari (Co Borrower 1)	All The piece and Parcel of the Property having an extent :- Part Of 5 m. Plot No. 330, Measuring 1000 Sq.ft. Or 92.93 Sq.mtrs., Situated At Mauza Jafarabad, Pargana Dehat Amanat, Tahsil Raja Talab, District Varanasi Boundaries As :- North :- Land Of Others West :- Land Of Rajnath East :- Kachcha Rasta 15 Feet Wide, South :- Land Of Ramawati Devi,	Dt : 19-06-2026 / ₹ 2346413 /-(₹ Twenty Three lakh Forty Six Thousand Four Hundred Thirteen Only)	11-08-2026

DATE : 12.08.2026 | PLACE : VARANASI

SD/- (AUTHORISED OFFICER), PIRAMAL FINANCE LIMITED

इंडियन बैंक
इलाहाबाद

Indian Bank
ALLAHABAD

Etawah Main Branch
Vinod Nagar, Opp. Prakash Talkies, Etawah - 206001

POSSESSION NOTICE [For Immovable property under Rule 8(1)]

Whereas, The Authorised Officers of **Indian Bank** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (54 of 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 (mentioned below) calling upon the Borrower & Guarantors (detail mentioned below) to repay the amount mentioned in the notice being Rs. (Mentioned below) within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower 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 the said Act read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on date (mentioned below). The Borrower/Guarantor/Mortgagors 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 **Indian Bank** for an amount of Rs. (Mentioned below) and interest & expenses thereon. [The borrower's attention is invited to sub-section (8) of Section 13 in respect of time available to redeem the secured assets.]

Description of the mortgaged properties, amount, name of the borrower/guarantor, date etc mentioned below:				
Branch	Name of the Borrower/ Guarantor	Date of Demand Notice & Amount as per notice	Description of the mortgaged property	Date of Possession
Etawah Main Branch	1. M/s Krishna Cold Storage (Borrower/ Partnership Firm) Address: Dudha Road, Malajani, Jaswant Nagar, Etawah, U.P.	21.05.2026 Rs. 2,74,21,169.00 (Rs. Two Crore Seventy Four Lakh Twenty One Thousand Nine Only) as on 20.05.2026 together with further interest plus costs, charges and expenses thereon w.e.f. 21.05.2026.	1. Commercial property of Cold Store situated at Kh. No. 18, Mauza Malajani, Jaswant Nagar, Etawah Road District, Etawah, measuring Area 7167.5 Sq.Mtr. in the name of Sri Ram Autar Yadav & Sri Lakhnan Singh S/O Sri Ram Nath Yadav having boundaries as mentioned: East: Chak Road, North: Land of Ram Sewak, West: Land of Shree Pathi, South: Land of Geetam Singh.	07.08.2026
	2. Sri Ram Avtar Yadav S/o Ram Nath Yadav, Partner (Borrower/ Mortgagor) Address: Vill- Malajani, Jaswant Nagar, Etawah, U.P.-206245		2. Commercial property of Krishna Dhaba comprising of two sale deed: a) Situated at part of Kh. No. -129/1, Village Malajani, NH-2, Par. & Tehsil, Jaswant Nagar, District Etawah, measuring Area 4979 Sq.Mtr in the name of Sri Ram Autar Yadav & Sri Sarvesh Babu Yadav S/O Sri Ram Nath Yadav as per Sale Deed no: 305/2004 having boundaries as mentioned: East: Plot Sh. Meera Jain & Other's, North: Plot Of Bhikham Singh, West: Plot Of Ram Autar Yadav, South: Agra - Etawah Road.	
	3. Sri Lakhnan Singh S/o Ram Nath Yadav, Partner (Borrower/ Mortgagor) Address: Vill- Malajani, Jaswant Nagar, Etawah, U.P.-206245		b) Situated at part of Kh. No. -129/1, Village Malajani, NH-2, Par. & Tehsil, Jaswant Nagar, District Etawah, measuring Area 1644 Sq.mtr. in the name of Sri Ram Autar Yadav S/o Ram Nath Yadav as per Sale Deed no: 772/2003 having boundaries as mentioned: East: Plot Ram Gopal, North: Plot Of Raghuveer, West: Plot of Ram Autar Yadav, South: Agra- Etawah Road.	
	4. Sri Suresh Chandra S/o Ram Nath Yadav, Partner (Borrower/ Guarantor / Mortgagor) Address: Vill-Malajani, Jaswant Nagar, Etawah, U.P.-206245		3.Residential property situated at Land No. 124, Village Malajani, Pargana & Tehsil, Jaswant Nagar, District Etawah, measuring Area 1500 sqmtr in the name of Sri Ram Autar Yadav S/O Sri Ram Nath Yadav having boundaries as mentioned: East: Land Of Dinesh, North: Land Of Satish Kumar, West: Land Of Bhikham Singh, South: Land Of Sarvesh& Other'.	
	5. Mrs. Malti Devi W/o Dayaram, Partner (Borrower/ Guarantor/ Mortgagor) Address: Vill- Malajani, Jaswant Nagar, Etawah, U.P.-206245		Hypothecated Assets: 1. Assignment of receivables/ book debt arising out of advances to farmers for storage of agricultural commodities & hypothecation of other current assets of the firm.	
	6. Mrs. Usha Devi W/o Sarvesh Babu, Partner (Borrower/ Guarantor/ Mortgagor) Address: Vill- Malajani, Jaswant Nagar, Etawah, U.P.-206245		2. Exclusive hypothecation charge over plant & machineries and other fixed assets of the firm. Hypothecation of entire plant and machinery of the cold storage unit.	
	7. Sarvesh Babu S/o Shri Ram Nath Yadav (Guarantor/Mortgagor) Address: Vill- Malajani, Jaswant Nagar, Etawah, U.P.-206245			
	Address: Kevla, Post- Raja Ka Bagh, Sarai Bhopat, Etawah			
	8. Mrs. Usha Devi W/o Sarvesh Babu, Partner (Borrower/ Guarantor/ Mortgagor) Address: Vill- Malajani, Jaswant Nagar, Etawah, U.P.-206245			
	Address: H.N. 1011, Side of Raj Medical Store, Vijay Nagar Chauraha, Etawah.			

Date: 07.08.2026 Place: Etawah Authorized Officer, India Bank