



SOHNA (10812), DELHI-ALWAR ROAD, GURUGRAM, HARYANA, 122103
Email : ubin0910813@unionbankofindia.bank.in

APPENDIX IV - POSSESSION NOTICE
(Rule - 8 (1)) (For immovable property)
Whereas the undersigned being the authorised officer of Union Bank of India, SOHNA, (Sol ID: 10812), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 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 01/12/2025 calling upon the Borrower Shri/Ms. M D TYRES PROP RATI MOHAMMED, RAM CHOWK, NEELAM CHOWK, BHIVADI, RAJASTHAN, India - 301109, Guarantor Shri/Ms. SHAGRI W/o RATI MOHAMMED NO 14/27, MUSTATIL NO 10, VILLAGE RAIPUR, TEHSIL SOHNA, DISTRICT GURUGRAM, HARYANA, INDIA, PIN-122103, to repay the amount mentioned in the notice being Rs. 14,97,168.43 (Rupees Fourteen Lakhs ninety-seven thousand one hundred sixty-eight & paise forty-three only) and interest and other expenses thereon, within 60 days from the date of receipt of the said notice.



BANK OF BARODA, MORNA BRANCH,
B1-A/12, Sector 51, Gautam Budh Nagar, UP -201301
(Email id : morna@bankofbaroda.co.in)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES "APPENDIX- IV-A [SEE PROVISO TO RULE 6 (2) & 8 (6)]
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 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.



E-AUCTION (Sale through E-Auction only)
ZONE DELHI II, B-38/39, INDUSTRIAL AREA, PHASE 1, NARAINA, NEW DELHI 110028

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 12.03.2026 (11.00 AM to 1.00 PM)

E-Auction Sale Notice for Sale of Immovable Assets is issued under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6(2) movable & 8(6) immovable of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, Symbolic/Physical 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" basis for recovery of dues in below mentioned accounts. The details of Borrower(s)/Mortgagor(s)/Guarantor(s)/Details of secured Assets(s)/Dues/Reserve price/Le-Auction date & Time, EMD amount are mentioned in the table below.

DESCRIPTION OF IMMOVABLE PROPERTIES table with columns: Sl. No., Name of Borrower/Guarantor & Branch, Description of the property, Demand Notice Date & Outstanding Amount (Rs.) as on + future interest & other expenses thereon, Reserve Price EMD, Bid increase Amount, Property Inspection Date & Time, Status of possession (Physical or Symbolic), Last Date & Time of EMD Submission, Date/ Time of e-auction, Name & Contact Nos. of Authorized, QR CODE FOR LOCATION SITE, QR CODE FOR PROPERTY IMAGE, QR CODE FOR SERVICE PROVIDER.

TERMS & CONDITIONS: 1. The online E-auction shall be held through auction platform i.e. https://banknet.in on the date and time provided. QR Code for Banknet site. The intending bidders/purchasers are further required to upload their KYC documents and Bank details. Registration and uploading formalities should be completed well in advance. 2. EMD Payment: The intending Bidders/Purchasers are requested to register on portal (https://banknet.in) using their email-id and mobile number. The process of e-KYC is to be done through Digilocker and after completion of KYC verification, the intending bidders/purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating challans and by depositing the amount in the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with https://banknet.in/Auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidders, bidder has to seek the refund online from e-auction service provider by logging in https://banknet.in and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest. After successful H1 bidding that remaining amount is to be remitted to A/c no. 80135040070003 Name : NEFT INWARD STP PARKING ACCOUNT IFSC code: PSIB00080133. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/or bidder can directly enter property ID. For queries contact number-8291220220 & email id - support.banknet@psbfinance.com. For registration, Login and Bidding Rules, please refer Buyer Manual link provided in the home page of https://banknet.in. 4. Bidder's e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding. 5. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quote and the increase in the bid amount must be of increment amount mentioned. Ten minutes time will be allowed to bidder to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes the last highest bid, the EMD amount shall be closed. 6. It is the responsibility of intending Bidders(s) to property read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly. 7. After finalization of e-auction by the Authorized Officer, successful bidder will be informed by our above header bid and if no higher bid is offered by any bidder after the expiry of ten minutes the last highest bid, the EMD amount shall be closed. 8. The secured asset shall not be sold below the reserve price. 9. The successful auction Purchaser/Bidder shall, have to deposit 25% (twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/commencing of Auction i.e. on the same day or not later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorized officer on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 10. Default of payment: Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and/or 75% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized officer and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. 11. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount. 12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate, shall be issued only in the name of the successful bidder. 13. The Authorized Officer reserve the right to accept or reject any/all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 14. The sale certificate shall not be issued pending operation at any stay/injunction/restraint order passed by the DRT/DRTAT/High Court or any other court against issue of sale certificate. Further, no interest shall be paid on the amount deposited by the successful bidder, pending execution of Sale Certificate, shall be kept in non-interest bearing deposit account. No request for return of deposit either in part or full cancellation of sale shall be entertained. In case of stay of further proceeding by DRT/DRTAT/High Court or any other court, the auction may either be deferred or cancelled and persons participating in the same shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorized Officer/Bank. 15. The intending purchaser can inspect the property on date and time mentioned above or as communicated by the Bank at their expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact concerned branch of Punjab & Sind Bank during office hours. 16. The properties are being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidder should make their own discreet independent inquiry & verify the concerned Registrar/SRO/Revenue Records/Other statutory authorities regarding the encumbrances and claims/rights/dues/charges of any authority such as Sale tax, Excise/GST/Income Tax beside the Bank's Charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitted their bids. The e-auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale for charges/encumbrances, over the property or on any other matter etc. shall be entertained after submission of the online bid. 17. The bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale. The Authorized Officers/Secured creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society or any other dues, taxes levies, fees, transfer fees id any in respect of and/or in relation to the sale of the said property. Successful Bidders has to comply with the provisions of income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates. 18. The bidder should ensure proper internet connectivity, Power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical glitches or reason contingencies affecting the e-auctions. 19. If Property is in symbolic possession of Bank and bidder is purchasing the property in symbolic possession then same shall be at their own risk and responsibility. 20. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidder are required to contact the concerned Authorized Officer of the concern branch only. 21. The Bank is subject to confirmation by the Secured Creditor Bank. 22. The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the Authorized Officer.

THIS NOTICE IS ALSO BE TREATED AS 15 DAYS STATUTORY SALE NOTICE TO BE BORROWER AND GUARANTOR (LRS) UNDER RULE 8(6) SARFAESI SECURITY INTEREST (ENFORCEMENT) RULE 2002

Date: 21.02.2026, Place: Delhi



Recovery Division Circle Office East Delhi
Scope Tower Laxmi Nagar Near Nirman Vihar Metro Station
Delhi 110092 E-mail: coeastdelrec@pnb.co.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) 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 properties mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by 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 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 SALE OF THE SECURED ASSETS table with columns: Sr. No., Name of the Branch, Name of the Account, Name and Addresses of the Borrower/Guarantors Account, A) DT. OF DEMAND NOTICE U/S 13(2) OF SARFAESI ACT 2002, B) AMOUNT AS PER DEMAND NOTICE, C) POSSESSION DATE U/S 13(4) OF SARFAESI ACT 2002, D) NATURE OF POSSESSION SYMBOLIC/ PHYSICAL/ CONSTRUCTIVE, RESERVE PRICE EMD, Bid Increase Amount, DATE/ TIME OF E-AUCTION, Details of the encumbrances known to the secured creditors Name & contact no. of authorized officer.

BRIEF TERMS AND 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 herein above 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 through e-auction platform provided at the Website https://banknet.com. on above mentioned dates. (4) For further details and complete Terms & Conditions of the sale, please refer : https://banknet.com. & www.pnbindia.in. (5) All Statutory dues/attendant charges / other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser and the authorised officer or the Bank shall not be responsible for any charges, lien in encumbrance or any other dues to government or any one else in respect of property (e-auctioned) not known to the bank, the intending bidder is advised to make there on independent enquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 20.02.2026, Place : New Delhi