TATA

TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1St & 2Nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **22-09-2025** on **"As is where is" & "As is what is" and "Whatever there is"** and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at **2.00 P.M. on the said 22-09-2025.** The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 20-09-2025 till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1St & 2Nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.**

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1.	9850506	Mr. Vinod Kumar, S/o Jagbir Singh Mrs.Pooja Sirohi,W/o Vinod Kumar	Rs. 28,40,039/- (Rupees Twenty Eight Lakh Forty Thousand Thirty Nine Only) ---------- 15-02-2025	Rs. 28,11,000/- (Rupees Twenty Eight Lakh Eleven Thousand Only) Earnest Money Deposit (EMD): - Rs. 2,81,100 /- (Rupees Two Lakh Eighty One Thousand One Hundred Only) Type of possession: - Physical	Rs. 3030044/- (Rupees Thirty Lakh Thirty Thousand Forty Four Only) ---------- 28-08-2025
Description of the Immovable Property: All Piece & Parcels of Flat No. 102, on 1st Floor, Type-2BHK, admeasuring 1060 Sq. Ft., in Tower- Jazz, in the residential complex known as "Rhythm Ccounty, GH-16E, Sector- 1, Greater Noida West, Gautam Budh Nagar- Uttar Pradesh-					
2.	TCHHL035100 0100105903 & TCHIN035900 0100108181 & TCHIN039900 0100195359	Mr. Mohd. Hasnain S/o Mr. Mohd Mustakeem, Mr. Nazim S/o Mr. Mohd Mustakeem Ms. Shabila W/o Mr. Mohd. Mustakeen Ms. Tabbsum W/o Mr. Mohd Hasnain,	Rs. 22,93,311/- (Rupees Twenty Two Lakh Ninety Three Thousand Three Hundred Eleven Only) is due and payable by you under Loan Account No. TCHHL035100010105903 and an amount of Rs. 81,347/- (Rupees Eighty One Thousand Three Hundred Forty Seven Only) is due and payable by you under Loan Account No. TCHIN0359000100108181 and an amount of Rs. 5,04,126/- (Rupees Five Lakh Four Thousand One Hundred Twenty Six Only) is due and payable by you under Loan Account No. TCHIN0399000100195359 i.e. totaling to Rs. 28,78,784/- (Rupees Twenty Eight Lakh Seventy Eight Thousand Seven Hundred Eighty Four Only), ---------- 07-02-2024	Rs. 22,41,000/- (Rupees Twenty Two Lakh Forty One Thousand Only) Earnest Money Deposit (EMD): - Rs. 2,24,100 /- (Rupees Two Lakh Twenty Four Thousand One Hundred Only) Type of possession: - Physical	Rs. 2729009/- (Rupees Twenty Seven Lakh Twenty Nine Thousand Nine Only) is due and payable by you under Agreement no. TCHHL035100010010 5903 ---------- 28-08-2025
Description of the Immovable Property: All piece & parcels of Residential MIG Flat bearing No. U.G. – 01 (without Roof Rights), Upper Ground Floor, Having Total Covered Area Admeasuring 600 Sq. Ft. i.e. 55.74 Sq. Mtrs., Situated at Plot No. C-1/72, D.L.F. Dilshad Extension - II, Village Brahampura or Bhopura, Pargana Loni, Tehsil & District Ghaziabad- - 201005 (Uttar Pradesh), with all common amenities mentioned in Sale Deed. Bounded :- East :- Plot No. C-1/73, West :- Plot No. C-1/71, North :- Park, South : -Road 30' Wide.					

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction will take place through portal https://www.bankeauctions.com on 22-09-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only). **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on 12-09-2025 between 11 AM to 5.00 PM. with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. **12.** For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, C1 INDIA PVT.LTD., Address: C1 INDIA PVT.LTD. 3rd Floor, Plot No.68 sector-44, Gurgaon, Haryana-122003, Email ID: gujarat@c1india.com / support@bankeauctions.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669. **13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's website **https://surl.lt/ynjjee** for the above details. **15.** Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- Delhi & UP
Date :- 04-09-2025

Sd/- Authorised Officer
Tata Capital Housing Finance Ltd.

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sidbi

SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

SIDBI Tower, 15, Ashok Marg, Lucknow, Uttar Pradesh- 226001
Website-www.sidbi.in

DEMAND NOTICE U/s 13 (2) of SARFAESI ACT, 2002 READ WITH RULE 3(1) OF SARFAESI RULES

Whereas, you the below-mentioned Borrower/ Guarantors and Mortgagors have availed various credit facilities from Small Industries Development Bank of India (SIDBI), established under the Small Industries Development Bank of India Act, 39 of 1989 and having its Head Office at 'SIDBI Tower', 15 Ashok Marg, Lucknow 226001, by creating mortgage and charge over the below-mentioned secured assets. Consequent upon defaults committed by the Borrower in repayment of the dues and the account turning NPA, the Authorized Officer issued demand notice to you all U/s. 13(2) of SARFAESI Act, 2002 demanding payment of the amount within 60 days from the date of said Notice.

Name of Borrowers/ Guarantors/Mortgagors	Description of Secured Assets	Date of NPA & Demand Notice	Total Dues (₹) Payable as on 10/08/2025
1- PINKCITY PACKAGING PRIVATE LIMITED, S-34, Shopping Centre Vivek, New Sanganer Road, Jaipur, Rajasthan	1- H-23-24, RIICO Industrial Area Dudu, Jaipur, Rajasthan	30.04.2025 & 22.08.2025	Rs. 95899048.15 (Rupees Nine Crore Fifty-Eight Lakh Ninety-Nine Thousand Forty Eight and Paise Fifteen Only) plus future interest. Cost and Charge
2- Smt. Chaitali Gupta, S-33-36, Vivek Vihar, New Sanganer Road, Jaipur Rajasthan	2- Plot No. 25 to 28, 33 to 36 Vivek Vihar, New Sanganer Road, Jaipur Rajasthan		
3- Shri Rajesh Gupta, S-33-S36, Shopping Centre, Vivek Vihar, New Sanganer Road, Jaipur Rajasthan	3-All movable properties /assets of the Borrower pertaining to the project of the Borrower financed/hypothecate/charged to SIDBI.		
4- Shri Paras Gupta, S-33, Vivek Vihar, New Sanganer Road, Sodala, Jaipur Rajasthan			
5- Shri Pravin Gupta, S-33-36, Vivek Vihar, New Sanganer Road, Sodala, Jaipur Rajasthan-302019			

With reasons, we believe that you are evading the service of Demand Notice and hence this Publication of Demand Notice which is required U/s 13(2) which is to be read in conjunction with proviso of rules 3 of the said Act. Accordingly, Borrower(s)/Guarantor(s)/Mortgagors are hereby called upon to pay to SIDBI a sum of **Rs. 9,58,99,048.15 (Rupees Nine Crore Fifty-Eight Lakh Ninety-Nine Thousand Forty Eight and Paise Fifteen Only)**, within a period of 60 days from the date of Publication of this notice, along with up-to-date interest and charges, failing which SIDBI will take necessary action under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers, guarantors and Mortgagors. Future, your kind attention is invited to provisions of sub-Section (8) of Section 13 of the Act to redeem the secured assets. In terms of U/s.13(13) of the Act, you the Borrowers/Guarantors/Mortgagors are prohibited and restrained from transferring any of the secured assets without prior written consent of SIDBI. Borrowers/Guarantors/ Mortgagors are advised to collect original notice issued U/s. 13(2) SARFAESI Act, 2002 from undersigned on any working day.

Date: September 03, 2025
Place: Lucknow

Authorised Officer
Samall Industries Development Bank of India

Truhome FINANCE

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] 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 provision 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 Truhome Finance Limited (Formerly Known As Shriram Housing Finance Limited), The Physical possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on dated 10-OCT-2025 between 11.00 a.m. to 1.00 p.m. for recovery of the balance due to The Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
Ms. Ankita Jain D/o Sh. Kul Bhushan Jain **House No. B-49, Ahinsa Vihar Apartment, Sector-9, Rohini, North West Delhi-110085.** **Also At: Flat No.233, Second Floor, "THE MERLIN" Group Housing, Plot No.13/GH-1, Sector-13, Vasundhra, Tehsil & Distt- Ghaziabad, Uttar Pradesh-201012.** **Mrs. Poonam Jain W/o Sh.Kul Bhushan Jain** **House No. B-49, Ahinsa Vihar Apartment, Sector-9, Rohini, North West Delhi-110085.** **Also At: Flat No.233, Second Floor, "THE MERLIN" Group Housing, Plot No.13/GH-1, Sector-13, Vasundhra, Tehsil & Distt- Ghaziabad, Uttar Pradesh-201012.** **Mr. Kul Bhushan Jain S/o Sh. Nemi Chand Jain** **Flat No.233, Second Floor, "THE MERLIN" Group Housing, Plot No.13/GH-1, Sector-13, Vasundhra, Tehsil & Distt- Ghaziabad, Uttar Pradesh-201012.** **Also At: House No. B-49, Ahinsa Vihar Apartment, Sector-9, Rohini, North West Delhi-110085.** **Date of Possession & Type** 21-August-2025 & Symbolic Possession **Encumbranches known** Not known	Rs. 52,10,331/- (Rupees Fifty Two Lakh Ten Thousand Three Hundred and Thirty One Only) as on 07-May-2025 in respect of Loan Account No. SHLHGPRK0002061 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. Demand Notice Date: 13-May-2025	Rs.52,25,000/- (Rupees Fifty Two Lakh Twenty Five Thousand Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit (EMD) (Rs.)** Rs.5,22,500/- (Rupees Five Lakh Twenty Two Thousand Five Hundred Only) **Last date for submission of EMD : 08-OCT-2025 Time: 10.00 A.M to 5.00 P.M**	10-OCT-2025 Time : 11.00 A.M. to 01.00 P.M	**Mr.Sanjeev Sharma 9810328494** **Mr.Nikhil Kumar No.7053869593** **Mr.Ashfaq Patka 9819415477 011-40725822** **Customer Care Number :- 022 - 40081572** **Property Inspection Date: 06-Oct-2025 Time 11.00 a.m. to 12.00 p.m**

Description of Property

All that piece and parcel of the Property bearing Flat No.233, Second Floor Without Roof Rights, Super area 800 Sq., Ft., "THE MERLIN" Group Housing Plot No.13/GH-1, Sector-13, Vasundhara, Tehsil & Distt- Ghaziabad, Uttar Pradesh.

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**
2) **The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : Ghaziabad
Date : 04-09-2025

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)

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punjab national bank

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SAMB CHANDIGARH, SCO 60-61, Sector 17-B, Chandigarh, PIN 160017
Telephone No.: 0172-5040788 & 796, E-Mail: zs8340@pnb.co.in

E-AUCTION / SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

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 provisions of Rule 8(6) of the Security Interest (Enforcement) Rule,2002.

Notice is hereby given to the public in general and in particular to the borrower (s),mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/hypothecated/charged to the Secured Creditor, the constructive/ physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/Secured Creditor, will be sold on **"As is where is", "As is what is",** and **"Whatever there is"** on 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

Lot. No.	Name of the Borrower & Bank Branch Details	a) Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 b) amount as per demand notice 13(2) c) Nature of possession along with possession date	Name of Owner(s) / Mortgagors of Property(ies)	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction	QR Code for Property
1.	**(1) M/s Pytex Jewellers Pvt. Ltd.** (Through Directors Sh. Pardeep Tayal S/o B.B. Tayal and Mr. Ankur Tayal S/o Sh. Pardeep Tayal) at Office Unit No. 200, GD ITL Northex Tower, Plot No. A-9, Netaji Subhash Place, Pitampura, Delhi-34, **(2) Sh. Pardeep Tayal S/o Sh. B.B.Tayal**	**a) 11.02.2022 b) Rs. 15,45,55,857.26** (Rupees Fifteen Crore Forty Five Lakh Fifty Five Thousand Eight Hundred Fifty Seven & paisa Twenty Six only) as on 10.02.2022 with further interest in w.e.f. 11.02.2022 at contracted rate plus charges if any, minus recoveries if any **c) Physical on 03.05.2024**	Sh. Pardeep Tayal and Smt. Sarla Tayal (since deceased) through her legal heirs i.e. Sh. Pardeep Tayal, Sh. Ankur Tayal & Sh. Ashish Tayal.	Office unit measuring Super Area of 3224.50 Sq. Ft. and built up area of 1897.15 Sq. Ft. at Unit No. 200, GD ITL Northex Tower, Plot No. A-9, Netaji Subhash Place, Pitam Pura, Delhi-110034 vide sale deed registered agreement 21272 dated 08.07.2004 and Conveyance Deed No. 5409 dated 30.03.2015 in the name of Sh. Pardeep Tayal and Smt. Satya Tayal (since deceased) through her legal heirs	**R.P.: Rs. 6,43,95,000/-** **EMD: Rs. 64,39,500/-** **Bid Increase amount: Rs. 1,00,000/-**	**25/09/2025 From 11.00 AM to 4.00 PM**	
	Address: House No. HD-32, Vishaka Enclave, Pitampura, Delhi-34, **(3) Smt. Satya Tayal W/o Pardeep Tayal** (since deceased) through her legal heirs **3a.Sh. Pardeep Tayal, 3b. Mr. Ankur Tayal, 3c. Mr. Ashish** all R/o House No. HD-32, Vishaka Enclave, Pitampura, Delhi-32. **Branch :- PNB- BO: Sonipat Main (Sol ID- 043400)**						
	NOTE: The E-Auction shall be subject to the decision in CWP No. 35230 of 2024, titled Garima Goel Vs Punjab National Bank and Others, pending adjudication before the Hon'ble Punjab and Haryana High Court at Chandigarh and SA No. 274 of 2024, titled Pradeep Tayal Vs Punjab National Bank, pending disposal before the Hon'ble Debt Recovery Tribunal-II, Chandigarh.						
	CONTACT PERSON: SHRI N. P. SINGH, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 8872042230						

Lot. No.	Name of the Account & Bank Branch Details and Name & addresses Borrower / guarantors	Name of Owner(s) / Mortgagors of Property(ies)	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 & amount as per demand notice 13(2) Nature of possession	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction
2.	**M/S RUPANA PAPER MILLS PVT. LTD. BO: LCB, Chandigarh (Sol ID-420700)** **M/s Rupana Paper Mills Pvt. Ltd.** IV/928, Chhota Chppiwara, Chawari Bazar, Delhi,	Manju Aggarwal	Property bearing No. 4/928 2nd Floor Backend Portion situated in Chhota Chippiwara, Chawari Bazar Delhi having Sale Deed No. 2466 dated 16.11.1987. in the name of Manju Aggarwal	**13.03.2015** Rs. 105,58,70,568.08 plus further interest and other expenses . **Physical Possession**	**R.P.: Rs. 31,87,500/-** **EMD: Rs. 3,18,750/-** **Bid Increase amount: Rs. 32,000/-**	**25/09/2025 From 11.00 AM to 4.00 PM**
3.	**Sh. Murari Lal Aggarwal S/o Sh. Mangi Lal Aggarwal** House No. 5/28, Punjabi Bagh East, New Delhi-110026, **Smt. Manju Aggarwal W/o Sh. Murari Lal Aggarwal**, House No. 5/28, Punjabi Bagh East, New Delhi-110026, **M/s Shiv Vanijay Capsec Pvt. Ltd.** IV/928, Chhota Chppiwara, Chawari Bazar, Delhi, **Sh. S. K. Aggarwal S/o Sh. Mangi Lal Aggarwal,** House No	Meena Agrawal	Property bearing no. IV/928, 2nd Floor with roof rights, front portion, measuring 400 sq. ft. situated in Chhota Chippiwara, Chawari Bazar, Delhi having Sale Deed No. 2536 dated 13.11.1998 in the name of Meena Agrawal		**R.P.: Rs. 31,87,500/-** **EMD: Rs. 3,18,750/-** **Bid Increase amount: Rs. 32,000/-**	**25/09/2025 From 11.00 AM to 4.00 PM**
4.		Pushpa Agarwal W/o Suresh Kumar Agarwal	Property bearing no. IV/928, 1st Floor, situated in Chhota Chippiwara, Chawari Bazar, Delhi having Sale Deed No. 7690 Dated 02.11.1993. in the name of Pushpa Agarwal W/o Suresh Kumar Agarwal		**R.P.: Rs. 31,87,500/-** **EMD: Rs. 3,18,750/-** **Bid Increase amount: Rs. 32,000/-**	**25/09/2025 From 11.00 AM to 4.00 PM**
	Shyam Udyog Bypass Road, Chas Bokaro Steel City Chas.827013, **2nd address:** House No. 1398.Secotr 40-B Chandigarh, **3rd Address**: IV/928 Chhota Chppiwara, Chawari Bazar, Delhi, **Sh. Rajesh Kumar Aggarwal S/o Sh. Suresh Kumar Aggarwal** House No. 5/28, East Punjabi Bagh, New Delhi-110026, **Smt. Sarla Aggarwal w/o Sh. A. K. Aggarwal**, House No. 5/28, Punjabi Bagh East, New Delhi-110026, **M/s Viniyaka Capsec Pvt. Ltd.** Z-135, Loha Mandi Naraina, New Delhi, **Sh. Prem Kumar Aggarwal S/o Sh. Mangi Lal Aggarwal,** House No. 52 Suraj Nagar, West Sodla Jailpur-302019, **Smt. Meena Aggarwal W/o Prem Kumar Aggarwal** House No. 52, Suraj Nagar, West Jaipur, **2nd Address**: 5/28, East Punjabi Bagh, Delhi, **Smt. Pushpa Aggarwal W/o Sh. Suresh Kumar Aggarwal,** Shyam Udyog Bye Pass Road Chas Bokaro, Jharkhand, **2nd address:-** East Punjabi Bagh East, New Delhi-110026.					
	NOTE: The entry of the shops have been locked by a neighbouring shop owner					
	CONTACT PERSON: BINNY BHATIA, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 9888123104					

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale shall be "online through e-auction" portal **https://baanknet.com**

2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number. The process of e-KYC is to be done through Digi locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com).** The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **https://baanknet.com** This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.

a. https://baanknet.com b. www.pnbindia.in

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (https://baanknet.com).

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the Baanknet portal.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price. The secured asset will only be sold at a price higher than the reserve price fixed for the property with at least one incremental Bid. The Bidder, at the time of commencement, shall give a minimum of one Bid increment at least greater than and over & above the reserve price fixed for the property. The property will not be sold and auction will not be confirmed, in case failed to fetch the price higher than the reserve price

13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale through **NEFT/RTGS/IMPS in account no. 834000317118A, IFSC Code PUNB0834000, PUNJAB NATIONAL BANK, SAM BRANCH, CHANDIGARH** OR in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c **(SUNDRY NPA SARFEASI AUCTION RELATED) Payable at Chandigarh .** In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will 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.

14. 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 made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.

15. The Authorised Officer reserves the right to accept any or reject 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.

16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

17. The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".**

18. 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.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

22. 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 reasons or reasons/contingencies affecting the e-auctions.

23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer https://baanknet.com & www.pnbindia.in.

Date: 03.09.2025
Place: Chandigarh

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK, SAMB, CHANDIGARH