

**OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-I, DELHI**
4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

T.R.C. No. 2284/2022

SALE PROCLAMATION

PUNJAB NATIONAL BANK VS M/S SHIV SHAKTI ENTERPRISES AND ANR.

PROCLAMATION OF SALE UNDER RULE 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

(C01) **M/S Shiv Shakti Enterprises, Through Its Proprietor - Ishwar Chand Sharma, R/o 603/38, Onkar Nagar C, Tn Nagar, Delhi-110088 Also at: Plot No. 10 C, Phase - II, Gawalthai Industrial Area, Distt. Bilaspur (H.P.)**

(C02) **Ishwar Chand Sharma, Prop. Of M/s Shiv Shakti Emtp., R/o 603/38, Onkar Nagar C, Tn Nagar, Delhi-110088**

- Whereas Transfer Recovery Certificate No. 2284/2022 in OA No. 317 of 2018, drawn by the Presiding Officer, Debts Recovery Tribunal-I for the recovery of a sum of **Rs. 1,00,48,880.00, along with pendente lite and future interest @ 12% p. a., w.e.f. 20/03/2013, till realization and also to pay cost as per certificate**, from the debtors together with costs and charges as per recovery certificate.
- And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.
- And whereas there will be due there under a sum of **Rs. 1,00,48,880.00, along with pendente lite and future interest @ 12% p. a., w.e.f. 20/03/2013, till realization and also to pay cost as per certificate**, Notice is hereby given that in absence of any order of postponement, the property/properties as under shall be sold by e-auction and bidding shall take place through "On line Electronic Bidding" through the website <https://www.bankeauctions.com> on **16.04.2026 between 12.00 pm and 01.00 pm** with extensions of 5 minutes duration after 01.00 pm, if required.
- The description of the property proposed to be e-auctioned is as follows:

Sr. No.	Description of the Property	Reserve Price	Earnest Money Deposit (EMD)
1	PROPERTY BEARING "INDUSTRIAL PLOT NO. 10 C, PHASE II, GAWALTHAI INDUSTRIAL AREA, DISTRICT BILASPUR, (H. P.)	Rs. 52.20 LACS	Rs. 5.22 LACS

- The EMD shall be paid through **Demand Draft/Pay Order in favour of Recovery Officer, DRT-I, Delhi-A/c T.R.C. No. 2284/2022** along with self-attested copy of Identity (voter I- card/Driving/license/passport) which should contain the address for future communication and self- attested copy of PAN card must reach to the Office of the Recovery Officer, DRT-I, Delhi **latest by 14.04.2026 before 5.00 PM**. The EMD received thereafter shall not be considered. The said deposit be adjusted in the case of successful bidders. The unsuccessful bidder shall take return of the EMD directly from the Registry, DRT-I, Delhi after receipt of such report from e-auction service provider/bank/financial institution on closure of the e-auction sale proceedings.
- The envelope containing EMD should be super-scribed "**R.C. No. 2284/2022**" alongwith the details of the sender i.e. address, e-mail ID and Mobile Number etc.
- Intending bidders shall hold a valid Login ID and Password to participate in the E-Auction email address and PAN Number. For details with regard to Login id & Password, please contact **M/s C- 1 INDIA PVT. LTD., GULF CHEMICAL PLOT NO. 301, 1ST FLOOR, UDYOG VIHAR PHASE - II, GURUGRAM (HARYANA) HELPLINE NO. 91-124-4302000, 7291981124, 7291981125, 7291981126 MITHALESH KUMAR 7080804466, WEBSITE: <http://www.bankeauctions.com> and Email IDs: support@bankeauctions.com, delhi@ctindia.com**
- Prospective bidders are required to register themselves with the portal and obtain user ID/password well in advance, which is mandatory for bidding in above e-auction from **M/s C-1 INDIA PVT. LTD.**
- Details of concerned bank officers/Helpline numbers etc. are as under :-**

Name & Designation	Email & Phone Nos.
TWINKLE NAIN	E-mail: cs4168@pnb.co.in , Mobile No.- 9802927574

- What is proposed to be sold are the rights to which the certificate debtors are entitled in respect of the properties. The properties will be sold along with liabilities, if any. The extent of the properties shown in the proclamation is as per the Recovery Certificate schedule. Recovery Officer shall not be responsible for any variation in the extent due to any reason. The properties will be sold on 'as is where is' and 'as is what is' condition.
- The property can be inspected by prospective bidder(s) before the date of sale for which the above named officer of the bank may be contacted.
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.
- EMD of unsuccessful bidders will be received by such bidders from the Registry of DRT-I, on identification/production of Identity proof viz., PAN Card, Passport, Voter's ID. Valid Driving License or Photo Identity Card issued by Govt. and PSUs. Unsuccessful bidders shall ensure return of their EMD and, if not received within a reasonable time, immediately contact the Recovery Officer, DRT-I, Delhi/or the Bank.
- The sale will be of the property of the above named CDs as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.
- The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.
- No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.
- The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made there under and to the further following conditions: The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error mis-statement or omission in this proclamation.
- The amount by which the biddings are to be increased shall be in multiple of **Rs. 25,000 (Rs. Twenty-Five Thousand only)**. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
- The Successful/Highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
- Successful/highest bidder shall have to prepare DD/Pay order for 25% of the sale proceeds favouring Recovery Officer, DRT-I, Delhi, **A/c T.R.C. No. 2284/2022** within 24 hours after close of e-auction and after adjusting the earnest money (EMD) and sending/depositing the same in the office of the Recovery Officer so as to reach within 3 days from the close of e-auction failing which the earnest money (EMD) shall be forfeited.
- The Successful/Highest Bidder shall proceed, through Demand Draft/Pay Order favouring Recovery Officer, DRT-I, Delhi **A/c T.R.C. No. 2284/2022**, the balance 75% of the sale proceeds before the Recovery Officer, DRT-I on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first day after the 15th day alongwith the poundage fee @ 2% upto Rs 1,000 and @ 1% on the excess of such gross amount over Rs 1000/- in favour of Registrar, DRT-I Delhi. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above.)
- In case of default of payment within the prescribed period, the property shall be resold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

SCHEDULE OF PROPERTY

Lot No.	Description of property to be sold with names of co-owners where the property belongs to the defaulter and any other persons is co owners	Revenue assessed upon the property or any part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1	PROPERTY BEARING "INDUSTRIAL PLOT NO. 10 C, PHASE II, GAWALTHAI INDUSTRIAL AREA, DISTRICT BILASPUR, (H. P.)			

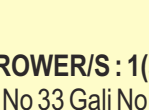
NO INFORMATION RECEIVED

Given under my hand and seal on **16-02-2026**

Sd/- RAVINDER KUMAR TOMER

Recovery Officer, Debts Recovery Tribunal-I, Delhi

 यूनियन बैंक ऑफ इंडिया Union Bank of India	Possession Notice				
POSSESSION NOTICE FOR IMMOVABLE PROPERTIES (Under Rule 8(1) Security Interest Enforcement Rule 2002)					
Whereas the Authorised Officer of Union Bank of India under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act 2002 (Act 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 Demand Notices calling upon the borrower(s) mentioned below to repay the amount mentioned in the demand notices within 60 days from the date of receipt of the said notices. The borrower(s) having failed to repay the amounts, notice is hereby given to borrower(s) and the public in general that the undersigned has taken Symbolic Possession of the property 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 below. The borrower(s) 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 Union Bank of India for the amount mentioned below. The borrower's attention is invited to the provision of Sub Section 13(8) of the Act, in respect of time available to redeem the secured assets.					
Name of the Borrowers/Guarantor	Details of the Property	Dt. of Demand Notice	Dt. of Possession	Amount Due (Rs.)	
Branch: Shikohabad Main					
Borrower- Mr. Lal Kumar S/o Late Shiv Prakash, Guarantor- Estate of the Deceased Mr Shiv Prakash S/o Mulayam Singh represented through legal heir Mr Lal Kumar S/o Late Shiv Prakash and Others, Add- Village- Shobhanpur Post Thanumai, Tehsil Jasrana, Distt- Firozabad	All that part & parcel of Residential Plot Situated at Mauza- Rachati, Gata no. 114Kha, now recorded in the record of Nagar Palika, Plot No. 850K/6, Professor Colony, Shikohabad, Distt- Firozabad, Area: 4150 sq ft / 385.68 sq mtr., in the name of Mr. Lal Kumar S/o Shiv Prakash, Bounded as: East- Other property, West- 15' wide Rasta, North- Property of Rajkumar, South- Property of Naresh Chand,	17.11.2025	27.02.2026	18,58,417.42 + interest & other Exp.	
Date: 01.03.2026		Authorised Officer			
 यूनियन बैंक ऑफ इंडिया Union Bank of India		BANKNER BRANCH H No 440, Village Bankner Delhi 110040 Mail Id ubin0540552@unionbankofindia.bank.in			
DEMAND NOTICE UNDER SEC. 13(2)					
To: 1. THE BORROWER/S: 1(a). Mr Pradeep Kumar, 643 Pana Udyan Narela Delhi 110040 2. THE GUARANTOR/S: 2(a). Mrs Nilam W/o Pradeep Kumar, 643 Pana Udyan Narela Delhi 110040 2(b). Mr Rashid S/o Irshad, 51 Jhanda Chowk, Pana Udyan Narela Delhi 110040 Also At: H No 1720 Narela Mamoorpur Northwest Delhi 110040 Sir/Madam,		Dated: 23.02.2026, Place: Delhi			
Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.					
You the addressee No 1 herein have availed the following credit facilities from our Bankner Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s have been classified as Non-Performing Asset as on 29/11/2022. As on 31/01/2026 a sum of Rs 1,88,571.69 (Rupees One Lakhs Eighty-Eight Thousand Five Hundred Seventy-One and Paise Sixty-Two Only) is outstanding in your account/s. The particulars of amount due to the Bank from No.1 of you in respect of the aforesaid account/s are as under:					
Type of the Facility	Outstanding amount as on 31.01.2026	Un applied interest Upto 31.01.2026	Penal Interest (Simple)	Cost/ charges incurred by bank	Total dues
Vehicle Loan	Rs. 1,33,395.80	Rs. 55,175.89	-	-	Rs. 1,88,571.69
Total Dues					Rs. 1,88,571.69
To Secure the repayment of the monies due or the monies that may become due to the Bank, Mr Pradeep Kumar had /have executed documents on 23.12.2014 and created security interest by way of: Mortgage of movable property described herein below: Four Wheeler Hyundai Xcent Diesel Pure White Reg No:- DL11CA5060 Engine No:- D3FAEM216039 Chassis No:- MALA741DLEM074460 Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of Rs 1,88,571.69 together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act. As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets. Yours faithfully, AUTHORISED OFFICER					



यूनियन बैंक ऑफ इंडिया
Union Bank of India

BANKNER BRANCH
H No 440, Village Banker Delhi 110040
Mail Id ubin5040552@unionbankofindia.bank.in

DEMAND NOTICE UNDER SEC. 13(2)

To:

Dated: 23.02.2026, Place: Delhi

1. **THE BORROWER/S : 1(a). Mr Raj Kumar**, Flat No 70 Ground Floor Block 2 Pocket 11 Sec A6 Janta Flats Narela Delhi 110040
Also At: H No 33 Gali No 9 Safiabad Road Gautam Colony Narela Delhi 110040
H No 254 Pocket 13 A6 Narela Delhi 110040
1(b) Mrs Rakhi Kumar, Flat No 70 Ground Floor Block 2 Pocket 11 Sec A6 Janta Flats Narela Delhi 110040
Also At: H No 33 Gali No 9 Safiabad Road Gautam Colony Narela Delhi 110040
H No 254 Pocket 13 A6 Narela Delhi 110040
2. **THE GUARANTOR/S : Mr Surinder Jeet Sharma**, H No 425 Pocket 6 Sector B4, Narela Delhi 110040

Sir/Madam,

Notice under Sec.13 (2) read with Sec.13(3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You the addressee No 1 herein have availed the following credit facilities from our **Bankner Branch** and failed to pay the dues/installment interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/ have been classified as Non-Performing Asset/s on **29/07/2024**. As on **31/01/2026** a sum of **Rs 8,85,949.13** (Rupees Eight Lakhs Eighty-Five Thousand Nine Hundred Forty-Nine and Paise Thirteen Only) is outstanding in your account/s.

The particulars of amount due to the Bank from No.1 of you in respect of the aforesaid account/s are as under:

Type of the Facility	Outstanding amount as on 31.01.2026	Un applied interest Upto 31.01.2026	Penal Interest (Simple)	Cost/ charges incurred by bank	Total dues
Home Loan	Rs. 7,83,655.09	Rs. 1,02,294.04	-	-	Rs. 8,85,949.13
	Total Dues				Rs. 8,85,949.13

To secure the repayment of the monies due or the monies that may become due to the Bank, **Mr Raj Kumar & Mrs Rakhi Kumar** had /have executed documents on **19.10.2015** and created security interest by way of:

Mortgage of immovable property described herein below:

DDA Flat Bearing No 70 on Ground Floor, Under Janta Category in Pocket 11 Block 2 Sector A6 Narela Delhi 110040 measuring 20 Sq Mtr.

Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of **Rs 8,85,949.13** together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

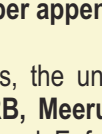
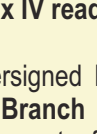
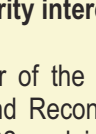
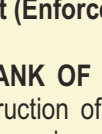
As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Note: All the letters issued under SARFAESI Act 2002 earlier has been withdrawn.

Yours faithfully, AUTHORISED OFFICER

	STATE BANK OF INDIA Stressed Assets Recovery Branch- 1st Floor, 23, Naxal Road, New Delhi-110015, Tel: 011-25419177, 25412977, E-mail : sbi.05169@sbi.co.in
POSSESSION NOTICE	
(Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002) Whereas, The undersigned being the authorized Officer of the State Bank of India, under Securitization 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 Security Interest (Enforcement) Rules, 2002 issued a Demand Notice on 10.10.2024 by SBI, Stressed Assets Recovery Branch, Naxal Road (Br. Code 05169) New Delhi 110015, calling upon Borrower(s): Mr. Ajay Kumar s/o Tara Kant Jha to repay the amount mentioned in the said demand notice being Rs. 2336917.00 (Rupees Twenty Three Lakhs Thirty Six Thousand Nine Hundred Seventeen only) as on 10.10.2024 with further interest, expenses and other charges etc. thereon within 60 days from the date of receipt of the said notice. The borrower / guarantor having failed to repay the amount, notice is hereby given to the borrower / guarantor and the public in general that the undersigned has taken possession of the property described here in 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 said rules on this 24th day of February of the year 2026. The borrower / guarantor 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 the STATE BANK OF INDIA for an amount of Rs. 2336917.00 (Rupees Twenty Three Lakhs Thirty Six Thousand Nine Hundred Seventeen only) as on 10.10.2024 along with future interest, costs etc. thereon. 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.	
Description of the Properties	
All the part and parcel of the property bearing Flat No. UG-27, LIG Flat, Gaur Enclave-II, Plot No-C-348, Shalimar Garden Extension-II, Sahibabad, Ghaziabad, Uttar Pradesh-201005 having covered area of 46.44 sq. mtr.	
Date: 24.02.2026, Place: Ghaziabad	Authorised Officer, State Bank of India



बैंक ऑफ बरोडा
Bank of Baroda



**BANK OF BARODA, ROSARB MEERUT, 75/1, MANGAL PANDEY NAGAR,
MEERUT-250004, Email: SARMEE@bankofbaroda.bank.in**

POSSESSION NOTICE (For Immovable property only)
**[As per appendix IV read with rule 8(1) of the security interest (Enforcement)
 Rules, 2002]**

Whereas, the undersigned being the authorized officer of the **BANK OF BARODA ROSARB, Meerut Branch** under the Securitization 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 issued a demand notice dated 06.11.2025 calling upon the **Borrowers** 1. **M/s Sagr Construction Company** through its Prop. Mr. Shahzad Ali S/o Mr. Naam Khan 2. **Mr. Naam Khan S/o Mr. Najeeb (Gaurantor)** 3. **Mr. Tohid Ahmad S/o Mohd Rizvan (Gaurantor)** to repay the amount mentioned in the notice being Rs. **66,92,498/- Rupees Sixty-six lakh ninety-two thousand four hundred ninety-eight only** as on 06-11-2025 together with further interest thereon at the contractual rate plus cost, charges and expenses till date of payment 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 under Sub-Section (4) of Section 13 of the act read with rule 8 of the security interest Enforcement rules, 2002 on this **25th day of February of the year 2026**.

The borrower/ Guarantors/ Mortgagees in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property/ies will be subject to the charge of the **Bank of Baroda** for an amount Rs. **66,92,498/- Rupees Sixty-six lakh ninety-two thousand four hundred ninety-eight only** and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment.

The borrower's attention is invited to provision of sub-section (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

Equitable mortgage of Land measuring 0.4434 hectare bearing khasra no 608/2 measuring 1.340 hectare & Khasra No608/4 measuring 2.072 hectare belonging to present Khata/ chak no 659. Situated at Sikandarpur Bhaishal pargana Bhagwanpur Dist Handwar in the name of Mr. Naam S/o Najeeb, (Gaurantor). Location is:

North: Chaud Road	South: Property of others
East: Property of Ansh Packaging	West: Property of Mr Yakoob

Date: **25.02.2026**, Place: **ROSARB, Meerut** Authorized Officer, **Bank of Baroda**



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...मरो से का प्रतीक
(A GOVERNMENT OF INDIA UNDERTAKING)



punjab national bank
...the name you can BANK upon!

Asset Recovery Management Branch-Ghaziabad,
KJ-13, 2nd Floor, Kavi Nagar, Uttar Pradesh-201001
E mail: cs8228@pnb.bank.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 property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised 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

Lot No.	Name of the Branch Name of the Account Name & addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property)	(A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002 (B) O/S Amount per demand Notice u/s 13(2) of SARFAESI Act, 2002 (C) Balance as on ... (D) Possession date u/s 13(4) of SARFAESI Act, 2002 (E) Nature of Possession (Symbolic /Physical / Constructive)	E) Reserve Price (Rs. in Lacs) F) EMD G) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	BO: Chander Nagar, Ghaziabad M/s Shree Krishna Enterprises (Borrower) Office- IX/7208, Gurudwara Gali, Gandhi Nagar, Delhi-110031 Also, At:- House No. 422, Jyoti Milk Marg, Near Bada Ramilla Ground, Jwala Nagar, Shahadra, New Delhi-110022 Smt. Arti Garg W/o Shri Padam Garg (Proprietor) R/o-House No. 422, Jyoti Milk Marg, Near Bada Ramilla Ground, Jwala Nagar, Shahadra, New Delhi-110022 Shri Padam Kumar Garg S/o Shri Jyoti Prashad (Guarantor/Mortgagor) R/o- House No. 422, Jyoti Milk Marg, Near Bada Ramilla Ground, Jwala Nagar, Shahadra, New Delhi-110022 Shri Veer Pal S/o Shri Ramji Lal Singh (Guarantor/Mortgagor) Plot No.-03, Shanti Vihar, Sector-23, Raispur, Guldhar Road, Sanjay Nagar, Ghaziabad-201002 Smt. Brijesh W/o Shri Veer Pal (Guarantor/Mortgagor) Plot No.-03, Shanti Vihar, Sector-23, Raispur, Guldhar Road, Sanjay Nagar, Ghaziabad-201002	1. Property Bearing No.- 422, out of Khasra No.- 642, situated at Village Chandrawali Alias Shahdara, in the abadi of Maharati Colony, Jawala Nagar, Shahdara, Delhi area measuring 130 Sq. Yards, in the name of Shri Padam Kumar Garg S/o Sh. Jyoti Prashad. Bounded By : East- Road 13 ft. Wide, West- Property of others, North- Road 20 ft. Wide, South- Road 10 ft. Wide 2. Residential House out of Khasra No. 379 Mi, village Raispur Pergana Dasna, Tehsil & District Ghaziabad, U.P. having area 88.27 sq. mtrs. and covered area 62.70 sq. mtrs. in the name of Shri Veerpal Singh S/o Shri Ramji Lal Singh. Bounded By : East- Property of Shri Ompal, West- Property of Shri Samarpal, North- Property of others, South- 24 ft. wide Road 3. Residential House Khasra No. 379 Mi, village Raispur Pergana Dasna, Tehsil & District Ghaziabad, U.P. having area 117.05 sq. Mtrs. and Covered area 83.61 sq. mtrs., in the name of Smt. Brijesh W/o Shri Veer Pal. Bounded By : East- Property of Shakuntla, West- Property of Shri Madanlal, North- Property of others, South- 24 ft. wide Road	(A) 14.12.2022 (B) Rs. 4,93,03,403.36 as on 30.11.2022 (C) Rs. 7,41,46,703.12 as on 31.08.2025 (D) 21.02.2023 (E) Symbolic	(A) Rs. 178.36 Lakh (B) Rs. 17.84 Lakh (C) Rs. 0.50 Lakh	17.03.2026 From 11.00 A.M to 04.00 P.M	Not Known to us Sushil Kumar Mallick Mob.: 9781550777
			Note: - Property No. 2 & 3 Will be sold jointly	(A) Rs. 95.87 Lakh (B) Rs. 9.59 Lakh (C) Rs. 0.50 Lakh	17.03.2026 From 11.00 A.M to 04.00 P.M	Not Known to us Sushil Kumar Mallick Mob.: 9781550777
2.	BO: Chander Nagar, Ghaziabad M/s Rahul Trading Company (Borrower) Office- :155, Mohalla Sohan Lal, Sihani Gate, Ghaziabad. U.P. 201001. Sh. Narendara Kumar S/o Sh. Rameshwer (Proprietor) R/o- 155, Mohalla Sohan Lal, Sihani Gate, Ghaziabad. U.P. 201001. M/S Vardha Builders Pvt. Ltd. (Corporate Guarantor) through, Mohammad Hanif s/o Mohd. Yusuf C-10, Sector-1 Noida, Gautambudh Nagar, UP. M/S Vardha Builders Pvt. Ltd. (Corporate Guarantor) through, Mohammad Hanif s/o Mohd. Yusuf B-84, 3rd Floor, Sector-02 Noida, Gautambudh Nagar, UP. 201301	Property situated at Gata No 8/2, NH-24 Moradabad Rampur Road, Village Saeed Nagar Hardo Patti Tehsil Sadar, Distt Rampur, UP Area-478.58 Square Mtr. belonging to M/s Vardha Builders Pvt. Ltd C-10 Sector-01 Noida through Mohd. Hanif S/O Mohd Yusuf. Bounded as: East: Arazi Ikram Khan West: Arazi Shahjahan Begum North: Arazi Jolly Sahab South: Rasta 12, feet wide.	(A) 12.09.2022 (B) Rs. 71,95,720.90 as on 12.09.2022 (C) Rs. 11,00,23,002.90 as on 31.08.2025 (D) 24.01.2023 (E) Physical	(A) Rs. 126.00 Lakh (B) Rs. 12.60 Lakh (C) Rs. 0.50 Lakh	27.03.2026 From 11.00 A.M to 04.00 P.M	Not known / Subject to final outcome of SA 145 by 2026 Sushil Kumar Mallick Mob.: 9781550777

TERMS AND CONDITIONS: 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 here in above 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 on the proclamation. 3. The Sale will be done by the undersigned online, through e-auction platform provided at the Website <https://baanknet.com> 4. For detail term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in 5. All statutory dues/ attendant charges/ other dues including registration charges, stamp duty, Tax/ Any Authority charges etc shall have to be born by the purchaser and Authorised Officer or the bank shall not be responsible for any charges, lien in encumbrance are any other dues to govt 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 inquiries regarding the encumbrance on the property including statutory liabilities, arrears of property tax, electricity dues etc.