

Ref No. SAMB-KOL/SARFAESI/SALE/ IPPL PG /
To,

981-384
/2025-26

Date: 05.03.2026

Sh Rajeev Agarwal, (Guarantor & Mortgagor) House K -5/10, Model Town, Phase III, Adarsh Nagar, Northwest Delhi for new VTC, Delhi - 110009.	Sh Manish Agarwal, 35 A/1A, Ballygunge Park, Kolkata - 700029.
Smt Shailey Agarwal, (Guarantor) 81 Southern Avenue, 5th Floor, Sarat Bose Road, Kolkata - 700029.	Sh Sanjeev Agarwal, (Guarantor) 81 Southern Avenue, 5th Floor, Sarat Bose Road, Kolkata - 700029

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 symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis" 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 property.

SCHEDULE OF THE SECURED ASSETS

Sl. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name of (mortgagers property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (in Rs.)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account			B) EMD		
				C) Bid Increase Amount		
1	SAMB, Kolkata	2 BHK residential Flat no 501 on 5th floor, measuring 814 sq ft, carpet area equivalent to 75.62 sq mtrs, C-Wing in the building known as "Kaatyani Residency", in the society known as "Kaatyani Cooperative Housing Society Ltd", constructed on land bearing Plot bearing CTS No 83-A & 62-A/1, Village-Mulgaon at off Mahakal Caves Road, Andheri (East) Mumbai - 400093. Taluka - Andheri, MSD and stilt car parking no 25, building structure consisting of RCC stilt+ ground and 7 upper floors and have elevators, as per deed of conveyance dated 26.02.2010, registration no 2133, Index	A) 18.05.2021 B) Rs.56,58,18,359.58 (Rupees Fifty six Crore Fifty eight Lakh Eighteen Thousand Three Hundred Fifty nine and Fifty eight Paise Only) (Plus further interest and expenses and other charges. The amount is as per demand Notice issued u/s 13(2) of SARFAESI ACT). C) 11.10.2022.	A) Rs.1,85,13,000/- (Rupees One Crore Eight Five Lakh Thirteen Thousand only) B) Rs.18,51,300/- (Rupees Eighteen Lakh Fifty one Thousand and Three Hundred only) C) Rs.1,00,000.00 (Rupees One Lakh only)	23.03.2026 between 11.00 am to 03.00 pm	Not known to bank
	1. M/s Indian Pulp & Paper Pvt Ltd, 2nd Floor ,17 Brabourne Road, Mukherjee House, Kolkata 700001; For information please					
	2. Sh Rajeev Agarwal (Mortgagor & Guarantor), House K -5/10, Model Town, Phase III, Adarsh Nagar, Northwest Delhi for new VTC Delhi - 110009.					





3. Sh Manish Agarwal (Director), 35 A/1A, - Ballygunge Park, Kolkata - 700029.	no II Sr no 2126/2010 dated 26.02.2010, issued by the sub Registrar office Andheri-3, bearing registration no Andheri 3/3126/2010 dated 26.02.2010, with Sub registrar of assurances at Andheri -1 to 7, Latitude 19o,12'23.82"N, Longitude 72o,86'60.27"E, Bounded on the East by: D Wing/Open plot, West by: Road/Atma Darshan Centre, North by: Soverdia House, South by: Road No.11/Kattiyani Business Centre.	D) Under Symbolic Possession of Bank.			
4. Sh Sanjeev Agarwal (Director & Guarantor) 81, Southern Avenue, 5th Floor, Sarat Bose Road, Kolkata - 700029.	Property standing in the name of Sh Rajeev Agarwal				
5. Smt Shailey Agarwal (Director & Guarantor) 81 Southern Avenue, 5th Floor, Sarat Bose Road, Kolkata - 700029.					

The Authorized Officer under the above-mentioned Act again draws your attention towards the provisions of Section 13(8) of SARFAESI Act, 2002 regarding time available for redemption of secured assets.

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 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.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 23.03.2026 between 11.00 am to 03.00 pm.
4. For detailed terms and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in

Date: 05.03.2026
Place: Kolkata



पंजाब नेशनल बैंक
For PUNJAB NATIONAL BANK

मुख्य प्रबंधक / Chief Manager
Authorized Officer
Punjab National Bank
Secured Creditor

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