

**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 (mortgagers property(ies))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002                                                                                                                                                                                            | A) Reserve Price (in Rs.)                                                          | Date/ Time of E-Auction                 | Details of the encumbrance known to the secured creditors |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------|
|         | Name of the Account                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | B) Outstanding Amount                                                                                                                                                                                                                             | B) EMD                                                                             |                                         |                                                           |
|         | Name & addresses of the Borrower/Guarantors of Account                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | C) Possession Date u/s 13(4) of SARFAESI ACT 2002                                                                                                                                                                                                 | C) Bid Increase Amount                                                             |                                         |                                                           |
| 1       | <b>SAMB, Kolkata</b>                                                                                                                                                                                                              | 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 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 | A) 18.05.2021                                                                                                                                                                                                                                     | A) Rs.1,85,13,000/- (Rupees One Crore Eight Five Lakh Thirteen Thousand 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                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | B) Rs.56,58,18,359.58 (Rupees Fifty six Crore 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). | B) Rs.18,51,300/- (Rupees Eighteen Lakh Fifty one Thousand and Three Hundred only) |                                         |                                                           |
|         | 2. Sh Rajeev Agarwal (Mortgagor & Guarantor), House K -5/10, Model Town, Phase III, Adarsh Nagar, Northwest Delhi for new VTC Delhi - 110009.<br><br>3. Sh Manish Agarwal (Director), 35 A/1A, Ballygunge Park, Kolkata - 700029. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | C) 11.10.2022.                                                                                                                                                                                                                                    | C) Rs.1,00,000.00 (Rupees One Lakh only)                                           |                                         |                                                           |



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|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| 4. Sh Sanjeev Agarwal (Director & Guarantor)<br>81, Southern Avenue, 5th Floor, Sarat Bose Road, Kolkata - 700029. | 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/Kattyani Business Centre.<br>Property standing in the name of Sh Rajeev Agarwal |  |  |  |  |
| 5. Smt Shailey Agarwal (Director & Guarantor)<br>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](http://www.pnbindia.in)

**Date: 05.03.2026**  
**Place: Kolkata**

**पंजाब नैशनल बैंक**  
For PUNJAB NATIONAL BANK  
  
मुख्य अधिकारी / Chief Manager  
Authorized Officer  
Punjab National Bank  
Secured Creditor  
तत्कालीन शाखा, कोलकाता  
Kolkata Branch Br. Kolkata



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