

पंजाब नैशनल बैंक  **पंजाब नैशनल बैंक**
...where the sun begins *(A CORPORATION OF INDIA INCORPORATED)* *...the name you can BANK upon!*

SAM BRANCH, DELHI 4th FLOOR, 7 BHIKAJI CAMA PLACE, NEW DELHI-110066, EMAIL ID: zs8343@pnb.bank.in

POSSESSION NOTICE [Rule 8(1)] (For Immovable property/ies)

Whereas,
 The undersigned being the Authorized Officer of the **Punjab National Bank** 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 19.02.2026 calling upon the Borrowers/Guarantors/Mortgagors:

- 1. M/s ASM Traxim Pvt Ltd (Borrower)**, JA-1117, 11th Floor, DLF Tower-A Jasola, Delhi – 110025. **Also**, at: A-25, Nirman Vihar, Delhi – 110092. **Also** at: RJ Cold Storage, 12, HSIDC, Industrial Area, Kundli-131028. Email: asmraxim@yahoo.com
- 2. Sh. Vipul Aggarwal (Director and Guarantor)**, H. No. A-25, Acharya Nagar Marg, Opposite Nirula Restaurant, Nirman Vihar, Delhi – 110092. **Also**: KN-624/651/1, Gadaipur Village, Murliwala Farm, Gadaipur, South Delhi – 110030.
- 3. Ms. Sunita Aggarwal (Guarantor)**, H. No. A-25, Acharya Nagar Marg, Opposite Nirula Restaurant, Nirman Vihar, Delhi – 110092. **Also** at: KN-624/651/1, Gadaipur Village, Murliwala Farm, Gadaipur, South Delhi – 110030.
- 4. Sh. Apresh Garg (Guarantor)**, KN-624/651/1, Gadaipur Village, Murliwala Farm, Gadaipur, South Delhi – 110030.
- 5. Sh. Himanshu Garg (Director and Guarantor)**
 C-414, 1st Floor, Street No. 10, Majlis Park, Delhi – 110033. Email: himanshugarg_008@yahoo.com
- 6. M/s Real Trade Links Pvt Ltd (Guarantor)**, A-25, Nirman Vihar, Delhi – 110092.

to repay the amount Rs. 57,15,95,535.07 (Rupees Fifty-Seven Crores Fifteen Lakhs Ninety-Five Thousand Five Hundred Thirty-Five and Paise Seven only) as on 31.01.2026 with further interest and incidental expenses, costs within 60 days from the date of receipt of the said notice.

The Borrowers/Guarantors/Mortgagors having failed to repay the amount, notice is hereby given to the Borrowers/Guarantors/Mortgagors 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 Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on 13th day of May of the year 2026.

The Borrowers/Guarantors/Mortgagors in particular and the public in general are hereby cautioned not to deal with the property/ies mentioned here under and any dealings with the said property/ies will be subject to the charge of the **Punjab National Bank** for an amount of Rs. 57,15,95,535.07 (Rupees Fifty-Seven Crores Fifteen Lakhs Ninety-Five Thousand Five Hundred Thirty-Five and Paise Seven only) as on 31.01.2026 with further interest thereon.

The Borrower/s/guarantor/s/mortgagor/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 PROPERTIES	
S. No.	Details of Security
1.	As per sale deed vide registration no. 11597, Book No. 1, Vol No 3647 on page 20 to 29 dated 25.08.2008 registered in the office of Sub Registrar, Delhi, Free Hold Built up Property i.e. two flats on ground floor (towards front side and back side), land area measuring 276 Sq. Mtrs. i.e. area 330 Sq. Yds. (Total area measuring 330 Sq. Yds.), and plinth area measuring 208 Sq. Mtrs. of both flats, without roof rights, alongwith whole its structure of three bed rooms, one drawing cum dining room, kitchen, bathroom, toilets of each flat, a part of Property Bearing No. 201, situated in the layout plan of Delhi Offices Co-operative House Building Society Ltd. now known as Madhuban, Delhi – 110092, alongwith proportionate, undivided, indivisible and impartible ownership rights in the land underneath, with all its free hold rights, titles and interests of the said Flats in the name of Smt. Sunita Agarwal, which is bounded as under :- East: Service Lane 15 feet wide, West: Road 80 feet wide, North: Property bearing no. 200, South: Open Land.
2.	As per Mortgage deed vide registration no. 21187 dated 30.11.2010 registered in the office of Sub Registrar, Delhi, the property situated at Khalsa Nos. 630/2 Min (2-1), 638 Min (0-17), 640 Min (0-6), 625/1 Min (1-4), 625/21 Min (0-6), 631 (4-5), 624 Min (0-15), 637 Min (0-14), 630/1 Min (2-1), total measuring 12 Bighas and 9 Biswas, situated in the revenue estate of Village Gadaipur, Tehsil Hauz Khas, New Delhi, purchased vide sale deed no. 10315, 10318, 10319, 10321, D. 13/11/1997, and sale deed no. 10371, 10372, 10373, 10374, 10375, 10376, D. 17/11/1997 by M/s Real Trade Links (P) Ltd.

Date: 13.05.2026
Place: Delhi
Mohammad Adil , Chief Manager,
Authorised Officer,
Punjab National Bank

"IMPORTANT"

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यूनिऑन बैंक ऑफ इंडिया
एकता - सर्वकार का उद्देश्य

Union Bank of India
A Government of India undertaking

Begum Meerut Bagh Branch (Sol Id 08551) situated at 786, Begum Bridge Road, Meerut Main Road, Meerut, Uttar Pradesh -250002 Email: ubin0808555@unionbankofindia.bank

DRAFT DEMAND NOTICE UNDER SEC.13 (2)

Ref:-Sarfaesia:085515010000013
085516640000003
 To,
1. BORROWER:
M/S CHAMPION PLUS AGRO FOODS (PROP MR. NISHANT GARG), ADD - 1883, NEAR MODI PARK , BANWARI VATIKA , GUPTA COLONY, TRANSPORT NAGAR, MEERUT. ADD- FACTORY-268A, VILLAGE PANCHLI KHURD, MEERUT.
MR. NISHANT GARG (PROPRIETER) S/O HARIKISHAN GARG, ADD - HOUSE NO. 95/3 BABA BUILDING GUPTA COLONY AGRASEN PARK, T.P.NAGAR, MEERUT, UTTAR PRADESH 250002
GUARANTOR(S):
(1) MR. PRAVEEN GARG S/O RAJENDRA PRASAD GARG (GUARANTOR), HOUSE NO 95/2 BANWARI VATIKA, T.P NAGAR, MEERUT CITY, MEERUT 250002. (2) MRS. RUCHI GARG W/O PRAVEEN GARG (GUARANTOR), HOUSE NO 95/2 GUPTA COLONY THANA, T.P NAGAR NEAR NARENDRA MODI PARK, MEERUT 250002
Sir/ Madam,
Sub: Notice under Sec.13(2) read with Sec.13(3) of Securitization 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 Mawana 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 as on 01.05.2026. As on 01.05.2026 a sum of Rs. 2,66,41,185.73/- (Rupees Two Crores Sixty Six Lakhs Forty-One Thousand One Hundred Eighty-Five Rupees and Seventy-Three Paise 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:

Date:11.05.2026

Type of Facility	Outstanding amount as on 01.05.2026	Total dues + Interest & Other Charges thereon
CASH CREDIT 085515010000013	Rs.1,99,86,864.63	Rs.1,99,86,864.63
TERM LOAN 085516640000003	Rs.66,54,321.10	Rs.66,54,321.10
TOTAL DUES	Rs.2,66,41,185.73	Rs.2,66,41,185.73

To secure the repayment of the monies due or the monies that may become due to the Bank, Mr. Praveen Garg S/o Rajendra Prasad Garg and Mr. Ruchi Garg W/o Praveen Garg had executed documents on 28.07.2023 and created security interest by way of:

Mortgage of immovable property described herein below:-

Property at Khasra No 268 Kh and 271/3 ka (0.1605 Hect land of khasra No 268 Kh and 0.0401 land of Khasra No 271/3 Ka, Total land 0.2006 hect) Village Panchali Khurd, Pragana Tehsil and Dist Meerut, U.P Yards in the name of Mr. Praveen Garg S/o Rajendra Prasad Garg and Mr. Ruchi Garg W/o Praveen Garg
Boundaries:- East - Adjoining Rasta then Nala, West- Adjoining Land of Virendra, North - Adjoining Property of Chetan Prakash Garg, South - Adjoining Plot of Surendra Singh
Asset ID:
 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. 2,66,41,185.73/- (Rupees Two Crores Sixty Six Lakhs Forty-One Thousand One Hundred Eighty-Five Rupees and Seventy-Three Paise Only) 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: The above mentioned property is also mortgaged with our bank in the account of M/s KWP Publications A/c:085515010000008.
 Yours faithfully,
Place: Meerut

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

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