



पंजाब नैशनल बैंक
.....मरोसे का प्रतीक

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

BRANCH OFFICE : D - 5, VASANT VIHAR, NEW DELHI, 110057
Contact Details : 011-26141656, 26154769
Email : bo1530@pnb.bank.in

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 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 to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized 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 above mentioned 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

Lot No	NAME OF THE BRANCH	DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED/ OWNER'S NAME (MORTGAGERS OF PROPERTY)	DT. of Demand Notice u/s 13(2) of SARFAESI ACT 2002	Reserve Price EMD	DATE / TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors	Name & Contact no. of Authorized Officer
	NAME AND ADDRESSES OF THE BORROWER/ GUARANTORS ACCOUNT		Amount as per demand notice Possession Date u/s 13(4) of SARFAESI ACT 2002 Nature of Possession Symbolic/Physical/Constructive	Bid Increase Amount			
1.	PNB B/O VASANT VIHAR D BLOCK (153000) Mr. Shankar Choudhary S/O Gajendra Choudhary, Flat No B-51, First Floor, Block SK, Sector-66, Sharmik Kunj, Noida, Uttar Pradesh-201319 Also at: Flat No 195 B, First Floor, Block SK, Sector 66, Sharmik Kunj, Noida, U.P – 201309 Also at: House No C-613, Sector 19, Noida, Tehsil Dadri, Gautam Budh Nagar, U.P.- 201301	Residential property situated at Flat No-195 B, First Floor, Block SK, Sector 66, Noida, U.P – 201309 measuring 24.16 sq mtr standing in the name of Sh. Shankar Choudhary S/O Gajendra Choudhary	17.02.2024 Rs. 07.45 LAKHS Plus further interest & other charges 11.07.2024 Symbolic	Rs. 9.64 lakhs Rs. 0.97 lakhs Rs. 20,000/-	24.08.2026 11:00 AM To 04:00 PM	There is no SA filed / stay on sale of property	Sh Rajendra Kumar Verma, 7317843888

BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE: 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 auction sale will be "online through e-auction" portal https://baanknet.com/ 2. Platform (https://baanknet.com) for e-Auction will be provided by eAuction 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.ebkay@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. 3. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (1) https://baanknet.com (2) https://pnb.bank.in/ 4. 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 paid by the successful bidder only at the time of deposit of remaining 75 % of the bid amount / full deposit of BID amount. 5. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 6. The particulars of Secured Assets specified in the Schedule herein above stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 7. Notice under Section 13(8) of the SARFAESI Act, and with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 has been issued. 8. For detailed term and conditions of the sale, please refer https://baanknet.com & https://pnb.bank.in/

DATE: 03.08.2026, PLACE: NEW DELHI




Regional Stressed Assets Recovery Branch-East Delhi:
First Floor, 8718, D.B.Gupta Road, Ram Nagar, paharganj, New Delhi - 110055,
Email: saredl@bankofbaroda.co.in

Sale Notice for Sale of Immovable Properties
"APPENDIX- IV-A [See proviso to Rule 8 (6)]

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), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned accounts. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr. No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Give short description of the immovable property with known encumbrances, if any (Mortgaged by Bank of Baroda)	Total Dues	Date of e-Auction / Time of E-auction- Start Time to End Time	1. Reserve Price 2. Earnest Money Deposit (EMD)- Rs 3. Bid Increase Amount-Rs.	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Ms. Neelam (Borrower) W/o Mr. Piyush Gahlaut, R/o Plot No. 124, Ground Floor-3, Gyan Khand-1, Indrapuram, Ghaziabad-201010. Also at: Flat no. 1604, Tower-B, 16th floor, Supertech Livingstone, Plot no. GH-06, Crossing Republic, Village- Dundahera, NH-24, Ghaziabad-201010. Also at: E-190, Second Floor, Sector-63, Noida, U.P.- 201307. Also at: Mohamad Khera, Tehsil- Safidon, District- Jind, Haryana-126112. Mr. Piyush Gahlot (Guarantor), R/o Flat no. 1604, Tower-B, 16th Floor, Supertech Livingstone, Plot no. GH-06, Crossing Republic, Village- Dundahera, NH-24, Ghaziabad- 201010. Also at: Plot no. 4626, 18, second Floor Ansari Road, Daryaganj, Delhi- 110002.	All part and parcel of Residential property bearing flat no. 1604, 16th floor, Tower-B, Spartech Livingstone, Plot no. GH-06, Crossing Republic, NH-24, Ghaziabad, U.P. in the name of Ms. Neelam Boundaries: East- Park at Ground Floor West- Corridor and Flat no B-1603 North- Open Space at Ground Floor South- Lift	Rs. 27.65,226.67/- (Rs. Twenty Seven Lakhs Sixty Five Thousand Two Hundred Twenty Six and Sixty Seven Paise only) plus further interest w.e.f. 29.09.2019, plus other charges, costs and expenses from the date of NPA till the date of realization	10.09.2026 at From 02.00 PM to 06.00 PM	Reserve Price- Rs.73,00,000/- EMD 7,30,000/- and Increase amount Rs. 50000/-	Property is under Symbolic Possession and Bank will hand over the property symbolically to auction purchaser	09.09.2026 10.00 AM to 2.00 PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://baanknet.com>. Also, prospective bidders may contact the Authorised officer **Mr. Saroj Kumar, Mobile-7043249474.**

Date :01.08.2026, Place : New Delhi

Authorised Officer (Bank of Baroda)



STATE BANK OF INDIA, Stressed Assets Management Branch-II,
11th Floor, Jawahar Vyapar Bhawan, 1- Tolstoy Marg, New Delhi -110001, E mail id : sbi.50950@sbi.co.in, Ph. : 011-43179557, 9012141888

E-Auction Sale Notice

"APPENDIX- IV-A" [See proviso to rule 8 (6)] **Sale notice for sale of Immovable Property**

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 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 properties mortgaged/charged to the Secured Creditor, the **Physical possession** of which has been taken by the Authorized Officer of State Bank of India, Secured Creditor, will be sold on "**As is where is", "As is what is" and Whatever there is**" on below mentioned dates, for recovery of amount as mentioned below, due to the Secured Creditor from Borrowers, Guarantors and Mortgagors mentioned below. The reserve price is mentioned below and the earnest money to be deposited is mentioned below.

Name of Borrower / Guarantor/s with address/es	Address of Security charged covered under Auction	Reserve Price(RP) EMD Amount 10% of The Reserve Price Bid Increment Amount	The secured debt for recovery of which the property is to be sold	Date / Time of on -site Inspection of Property with name of Authorized Officer	Date & Time for Submission of Bid Application Form, KYC Documents, PAN Card, Proof of EMD etc. through BAANKNET	Date & Time of E-Auction with auto extensions of 10 minutes each
M/s Chhindwara Infrastructure Pvt. Ltd. Village - Rajana, Khasra No. 38/1, Village-Hiwarasenadwar, Bhopal – Nagpur Highway (NH-69), Tehsil & District - Pandhurna-480334, Corporate Office- M/s Chhindwara Infrastructure Pvt. Ltd., A-60, Okhla Industrial Area, Phase-II, New Delhi – 110020. Regd Office- M/s Chhindwara Infrastructure Pvt. Ltd., 25/694, Shankar Nagar, Bhopal Nagpur Highway, P.O. Pandhurna, District- Pandhurna, Madhya Pradesh -480334, M/s Chhindwara Infrastructure Pvt. Ltd., Kewal Industrial Estate, S. B. Marg, Lower Parel, Mumbai-400013. Shri Kapil Chaudhary, 6, Fern Lane, Inside DLF Farms, Chhattarpur Village, New Delhi – 110074. M/s Chhindwara Infrastructure Pvt. Ltd., PHD House, 4/2, Siri Institutional Area, August Kranti Marg, New Delhi, Delhi- 110016	Commercial Building of Chhindwara Infrastructure Pvt Ltd at 1.Khasra Nos 1335/1 (Area 2.19 Acres), 1336/4 (Area 2.42 Acres), 1336/5 (Area 1.44 Acres), 1336/6 (Area 2.08 Acres), 1337/1 (Area 1.08 Acres), 1338/1 (Area 1.15 Acres), 1338/3 (Area 1.74 Acres), 1343/1 (Area 0.18 Acres), 1343/7 (Area 0.83 Acres), situated at Mouza Rajna Village Rajna Tah Pandhurna Dist Chhindwara Madhya Pradesh in the name of CLC Textile Park Pvt Ltd. Admeasuring 13.11 acres (leased by CLC Textile Park Pvt Ltd to Chhindwara Infrastructure Pvt Ltd Boundaries:- North:- Plot No 1336/1, 1336/2 & 1336/3 South:- Patrikar Petrol Pump and Plot No 1338/4, 1337/2 and 1343/4 East:- Plot No 37, 34/1 and 35/2 West:- Plot No 1332 and 1334. 2.Survey No 35/1 (Area 0.08 Acres) and 38/1 (Area 1.43 Acres) Mouza Hiwarasenadwar Dist Chhindwara Madhya Pradesh in the name of CLC Textile Park Pvt Ltd. Admeasuring 1.51 acres (leased by CLC Textile Park Pvt Ltd to Chhindwara Infrastructure Pvt Ltd Boundaries:- Survey no.35/1 North:- Land of Survey no.34/2 South:- Land of Survey no.35/5 East:- Land of Survey no.35/8 West:- Land of Survey no.34/1 Survey no.38/1 North:- Land of Survey no.38/3 South :- Land of Survey no.39 East:- Land of Survey no.37 West:- Pandhurna, Road. (Under Physical Possession) Known encumbrances: Dues of Rs.26.20lakh (and any further charges, if any) as per letter No 8133 dated 02.09.2019 issued from SDM Revenue Pandhurna Dist Chhindwara Madhya Pradesh.	Rs. 8,48,00,000/- Rs.84,80,000/- Rs.10.00 Lakh	Rs. 63,42,24,805/- (Sixty three crore forty two lakh twenty four thousand eight hundred five only) as on 31.07.2026, plus further interest at contractual rate and all other misc. expenses, charges, costs etc.	21.08.2026 12:00 Noon to 04.00 PM	Refer to https://BAANKNET.com Authorised Officer: Mr. Balram Singh Chief Manager M: 9001896305 Resolution Agent : Mr. Sandeep Saha Mob. No. 7428491902, 7011475445	27.08.2026 From 12.00 Noon to 04.00 PM with unlimited extensions of 10 Minutes each.

EMD to be transferred / deposited by bidders in his / her / their own wallet provided by M/S PSB ALLIANCE (BAANKNET) on its E-Auction site <https://baanknet.com>

TERMS AND CONDITIONS :
E-Auction is being held on "AS IS WHERE IS", AS IS WHAT IS" AND WHATEVER THERE IS" basis and will be conducted "On Line".
The e-Auction will be conducted through link <https://BAANKNET.com>. Other than this, the terms of service of e-Auction Service Provider M/S PSB ALLIANCE (BAANKNET) will have to be complied with by the Bidders
Interested bidder may deposit Pre-Bid EMD with **M/S PSB ALLIANCE (BAANKNET)** before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in **M/S PSB ALLIANCE (BAANKNET)** Bank account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.
However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid. In this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.
The EMD of the successful bidder shall be retained towards sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. **The successful bidder shall have to deposit 25% of the sale price, after adjusting the EMD already paid, immediately i.e. on the same day or not later than next working days** on acceptance of bid price by the Authorized Officer and the balance of the sale price on or before 15th day of sale. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Income Tax/GST regulations, wherever applicable.. The other terms and conditions of the e-auction are published in the following website: <https://BAANKNET.com>, <https://www.sbi.co.in>

STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date : 04-08-2026, Place : Pandhurna (M.P.)

Sd/- Authorised Officer, State Bank of India



पंजाब नैशनल बैंक
.....मरोसे का प्रतीक

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

Asset Recovery Management Branch East Delhi, Pocket-E, Mayur Vihar Phase-II, Delhi-110091,
E-mail: cs8075@pnb.bank.in, Ph.: 011-22779758, 22785289

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. 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 Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by 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

Sr. No.	Name of the Branch Name of the Account Name and Addresses of the Borrower/Guarantors Account	A) DT. OF DEMAND NOTICE U/S 13(2) OF SARFAESI ACT 2002	DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED/ OWNER'S NAME (MORTGAGERS OF PROPERTY (IES))	RESERVE PRICE EMD (Last date of deposit EMD)	DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors Name & contact no. of authorized officer
		B) AMOUNT AS PER DEMAND NOTICE C) POSSESSION DATE U/S 13(4) OF SARFESI ACT 2002 D) NATURE OF POSSESSION SYMBOLIC/ PHYSICAL/ CONSTRUCTIVE		Bid Increase Amount		
1.	BO: NEW ROHTAK ROAD DELHI (061900) DEEPAK KUMAR S/O SH. BASANT KUMAR (BORROWER) ADD: R/o B-208 Alankanda Apartment, Ghaziabad, Uttar Pradesh - 201011 Also at: R/o B-201 Alankanda Apartment, Ghaziabad, Uttar Pradesh - 201011 Also at: 9/6147, Shivaji Gali, Gandhi Nagar, Delhi - 110031 Smt Smt Poonam Kapoor (@ Poonam) W/o Sh Deepak Kumar (Borrower) ADD: R/o B-208 Alankanda Apartment, Ghaziabad, Uttar Pradesh - 201011 Also at: R/o B-201 Alankanda Apartment, Ghaziabad, Uttar Pradesh - 201011 Also at: 9/6147, Shivaji Gali, Gandhi Nagar Delhi - 110031	03.01.2026 RS. 59.88 LAKHS + FURTHER INTEREST, OTHER CHARGES AND EXPENSES TILL THE DATE OF FULL AND FINAL PAYMENT 23.03.2026 SYMBOLIC	Residential Flat No. 201 Second Floor (without roof rights) situated in Alankanda Apartment, Block B, Sector 7, T.H.A in the colony Rampuri, Village- Chikamberpur, Distt-Ghaziabad Uttar Pradesh, in the name of Sh. Deepak Kumar S/o Sh. Basant Kumar	RS. 57.00 LAKH RS. 5.70 LAKH (24.08.2026) RS.25000/-	24.08.2026 11.00 AM To 04.00 PM	NOT KNOWN MS. RAJBALA PUNIA (M 9013609199) AUTHORISED OFFICER ARMB EAST DELHI
2.	BO: SUBZI MANDI (012600) M/S OM SHREE PROMOTERS PVT LTD, SHILPI JAIN (DIRECTOR) (BORROWER) ADD: SD-351, SHASTRI NAGAR, GHAZIABAD SH PARVEEN KUMAR JAIN (DIRECTOR) ADD: SD-351, SHASTRI NAGAR, GHAZIABAD SH RAVI SHARMA (DIRECTOR) ADD: 55/2 ANUVRAT VIHAR, SABHAPUR EXTENSION, DELHI-110094 SH DHANESH SHARMA (DIRECTOR) ADD: 55/2 ANUVRAT VIHAR, SABHAPUR EXTENSION, DELHI-110094	12.07.2017 RS 263.72 LAKHS + FURTHER INTEREST, OTHER CHARGES AND EXPENSES TILL THE DATE OF FULL AND FINAL PAYMENT 22.09.2017 PHYSICAL	FREEHOLD PROPERTY BEARING SHOP NO-2 TO 14, BUILT ON INDUSTRIAL PLOT NO.10, FIRST FLOOR (WITH ROOF RIGHTS), PART OF KHASRA NO. 88, PRAKASH INDUSTRIAL ESTATE, VILLAGE KARKAR MADAN, PARGANA LONI, TEHSIL GHAZIABAD, UP IN THE NAME OF M/S OM SHREE PROMOTERS PVT. LTD. ADMEASURING A TOTAL AREA OF 2509.50 SQ. FTS.	RS. 134.00 LAKH 13.40 Lakh (24.08.2026) 25000.00	24.08.2026 11.00 AM To 04.00 PM	NOT KNOWN MS. RAJBALA PUNIA (M 9013609199) AUTHORISED OFFICER ARMB EAST DELHI

BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE:
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 herein above 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 through e-auction platform provided at the Website <https://baanknet.com>. on above mentioned dates. (4) For further details and complete Terms & 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, taxes etc. shall have to be borne by the purchaser and the authorised officer or the Bank shall not be responsible for any charges, lien in encumbrance or any other dues to government 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 enquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

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

Date: 03.08.2026, Place : New Delhi

AUTHORIZED OFFICER, PUNJAB NATIONAL BANK



Nutan Vidya Mandir (GTB Enclave) Branch: Nutan Vidya Mandir School GTB Enclave Dilshad Garden New Delhi 110093 E-mail: ubin0920711@unionbankofindia.bank.in

AUCTION NOTICE

The following vehicle (s) financed by the Union Bank of India (Bank) and seized from the concerned defaulting borrower/ guarantor, are available for sale. Persons interested to buy the vehicles may contact the undersigned for physical inspection and details of the vehicles.
Intending buyers shall submit their offer letter accompanying a refundable / adjustable Banker's cheque or pay order for **Rs. 40,000.00 (Rupees Forty Thousand only)** as earnest money deposit for vehicle, favouring Union Bank of India and payable at Delhi towards interest free earnest money deposit.
Intending buyers shall submit their offer in sealed envelopes with superscriptions "Quotation for purchase of vehicle no. DL5CU4338" and the same should reach the undersigned by **4:00 PM on 05.09.2026** (date). Sealed quotations will be opened at **03:30 PM on 07.09.2026** (date) & intending buyer who have submitted their offers may choose to remain present at that time. In case of bidding the bid increment shall not be less than Rs 5,000/- in excess of highest bid amount or the immediate preceding bid.
Successful bidders will have to deposit the quoted price in full within **15 (Fifteen)** working days from the date of opening of the quotation or any such time as may be extended by the Bank, failing which, the EMD shall be forfeited and the vehicle(s) will be sold forthwith.
The vehicles as being sold on "as is and where is" basis and will not be sold below the reserve price fixed by the bank. The undersigned reserves the right to accept or reject all or any of the offers without assigning any reason thereto.

Sl.	Vehicle details (make, model, year)	Registration No.	Reserve Price
1.	Four-Wheeler HONDA AMAZE MMC 1.2 SMT (IVTEC) Color Platinum White P. Reg No.- DL5CU4338, Engine No:- L12B47547642, Chassis No:- MAKDF566JN4314759	DL5CU4338	Rs. 4,00,000.00

Authorised Signatory
For Union Bank of India



Asset Recovery Management Branch
8-B, First Floor, Rajender Park, Pusa Road, New Delhi-110 060

Phone : 011-40591567 (Ext.-231)
E-Mail : delhiarm@ktk.bank.in
Website: www.karnatakabank.bank.in
CIN : L85110KA1924PLC001128

**APPENDIX IV (Rule 8(1))
POSSESSION NOTICE (For Immovable Property)**

Whereas, undersigned being the Authorised Officer of KARNATAKA BANK LIMITED, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002(54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 30.01.2026 calling upon the borrower / mortgagor / guarantors: (1) **Mrs. Neha Kumar W/o Mr. Ashok Kumar**, (2) **Mr. Ashok Kumar S/o Mr. Natha Ram**, Both No. (1) & (2) are residing at: House No. 82, 11rd Floor, Pocket-27, Sector-24, Rohini, New Delhi -110085, to repay the amount mentioned in the notice being **Rs.20,00,719.00 (Rupees Twenty Lakhs Seven Hundred Nineteen Only)** under **PS-Term Loans A/c No. 5497001800022901** along with future interest from **03.01.2026**, within **60 days** from the date of receipt of said notice. The borrowers, mortgagors and the guarantors having failed to repay the amount, notice is hereby given to the borrowers, mortgagors, guarantors and the public in general that the undersigned has taken the Possession of the property described herein below in exercise of the powers conferred on him under Sub-Section (4) of Section 13 of Act read with Rule 8 and 9 of the Security Interest Enforcement, Rules 2002 on this the **04th Day of August of the year 2026**.
The borrowers, the mortgagors and the guarantors in particular and the public in general is hereby cautioned not to deal with the property mentioned herein below and any dealings with the property will be subject to the charge of **Karnataka Bank Limited, Rohini Branch** for an amount of **Rs.20,90,669.00 (Rupees Twenty Lakhs Ninety Thousand Six Hundred Sixty Nine Only)** under **PS-Term Loans A/c No. 5497001800022901** along with future interest from **03.08.2026, Plus costs**.
[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 IMMOVABLE PROPERTY

All that part and Parcel of Residential Freehold Flat No G-1106, on 11th Floor in Tower-G, in the project named KSHITU, affordable Group Housing at Sector-95 having tentative carpet area 460.39 sq feet and balcony having tentatively 88.96 sq feet, together, situated in and around of Village: Dhorka, Tehsil-Harsaru, Guguram, Haryana, belonging to **Mrs. Neha Kumar**.
Boundaries: East : Open West : Open North : Entry/ Corridor South : Other's Flat

Place: Gurugram **For Karnataka Bank Ltd**
Date: 04.08.2026 **Chief Manager & Authorised Officer**




Bank of Baroda, B-3, Connaught Circus, Connaught Place, New Delhi - 110001
Contact No. 9871611755
e-mail ID-connaug@bankofbaroda.co.in

[APPENDIX IV-A]
(See proviso to rule 8 (6))

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION ONLY

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 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 to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of Bank of Baroda, B-3, Connaught Circus Branch, Connaught Place, New Delhi – 110001 Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 25-08-2026. E-Auction Time: 02:00 p.m. to 06:00 p.m. (unlimited extension of 10 minutes) for recovery of **Rs. 5,91,56,973.98 (Rupees Five Crore ninety-one lakh fifty six thousand nine hundred seventy three and ninety eight paise only) as on 27-05-2026 and interest w.e.f. 28-05-2026 & Expenses thereon to Borrower M/s. Gajana Hospitality Private Limited and Guarantors Mr. Amit Dias S/o Late Shri. H. Dias, Mr. Mohit Anand s/o Anand Kishor Nigam & Mrs. Aruna Dias W/o Late Shri H. Dias**. The reserve price will be **Rs. 2,06,00,000.00 (Rs. Two Crore Six lakh only)** and the money deposit will be **Rs. 20,60,000.00 (Rs. Twenty Lakh Sixty Thousand only)** and Bid Increase of **Rs. 20,000 (Rs. Twenty thousand only)**.
The inspection of the property can be done on 24.08.2026 at 12:00 p.m. to 2:00 p.m. by taking prior appointment from the authorized officer during office hours.

(Description of the immovable property with known encumbrances, if any)

Residential House No. 18/219 measuring East 9.30 meter, West 9.30 meter, North 19.50 meter, South 19.50 meter admeasuring 181.35 sq meters with constructed area 199.814 sq meter situated at Vitva Poshit Yojna and City Name Indira Nagar Vistar Yojna Lucknow owner of the property **Mrs. Aruna Dias W/o Late shri H. Dias & Mr. Amit Dias S/o Late Shri H. Dias** (Mortgagor of M/s. Gajana Hospitality Private Limited) bounded as under: East – Road, West – Bhawan Shankhya 18/287, North – Bhawan Sankhya 18/220, South – Bhawan Sankhya 18/218. **CERSAI Assets Id: 200089042001** (As per the records available with the branch and to the best of our knowledge, there are no other encumbrances existing against the said property)

For detailed terms and conditions of the sale, please refer to the link provided in Bank of Baroda the Secured Creditor's website i.e. <https://www.bankofbaroda.bank.in/e-auction> and the service provider website <https://baanknet.com> and if any query/information may be contact Authorized officer **Mrs. Gitanjali Hira, Chief Manager** **Contact Number-9871611755, Email: connaug@bankofbaroda.co.in**

Date: 04-08-2026
Place: New Delhi

(Gitanjali Hira)
Authorized office, Bank of Baroda