

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 24.09.2026 (11.00 AM to 1.00 PM)

E-Auction Sale Notice for Sale of Immovable Assets is issued under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6(2) movable & 6(6) immovable of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, Symbolic/Physical 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" basis for recovery of dues in below mentioned account(s). The details of Borrower(s)/Mortgagor(s)/Guarantor(s)'s details of secured Asset(s)/Dues/Reserve price/Auction date & Time, EMD amount are mentioned in the table below.

DESCRIPTION OF IMMOVABLE PROPERTIES

Sl. No.	Name of Borrower/ Guarantor & Branch	Description of the property	Demand Notice Date & Outstanding Amount (Rs.) as on + future interest & other expenses thereon	Reserve Price EMD Bid Increase Amount	Property Inspection Date & Time	Status of possession (Physical or Symbolic)	Last Date & Time of EMD Submission	Date/ Time of Auction	Name & Contact Nos. of Authorized	QR CODE FOR LOCATION SITE	QR CODE FOR PROPERTY IMAGE	QR CODE FOR SERVICE PROVIDER
1.	Borrower- M/s PAM Agro Prop. Smt. Paramjeet Kaur w/o Sh. Indrapal Singh Guarantor: Sh. Gagandeep Singh & Sh. Indrapal Singh, B/o- Jwalaheri	Only GROUND FLOOR of Prop No. 53/9, Ashok Nagar, Tehsil-II, New Delhi-110018 (owner: Sh. Indrapal Singh)	07.05.2021 Rs. 3,22,79,403.72/- plus further interest, expenses and other charges etc thereon	Rs. 1,52,00,000/- Rs. 15,20,000/- Rs. 1,52,000/-	22.09.2026 11:00 AM to 1:00 PM	Physical possession	24.09.2026 upto 12:00 PM	24.09.2026 11:00 AM to 1:00 PM	Suman Sharma (Chief Manager) Mob No. 9899748099			
2.	Borrower- Sh. Virendra Mohan Sharma & Smt. Suman Sharma B/o- Roshanara Road	Flat No.9, Ground Floor, Pocket R, Dilshad Garden, Delhi-110095	28.09.2022 Rs. 53,29,228.38/- plus further interest, expenses and other charges etc thereon	Rs. 45.90 Lakh Rs. 4.60 lakh Rs. 50,00,000/-	22.09.2026 11:00 AM to 1:00 PM	Physical possession	24.09.2026 upto 12:00 PM	24.09.2026 11:00 AM to 1:00 PM	Sh. Dharminder Kumar Mob: 9899271677			
3.	Borrower- M/s. Babu Anand Guarantor: Mr. Deepak Gupta & Manish Gupta B/O: Chawari Bazar	Flat No. F-2 (LIG) First Floor Back Side without roof rights, measuring 400 sq.fts. i.e. 37.15 sq.mtrs. freehold Plot No. C-95, DLF Dilshad Garden, Ex-II, Village Brahmapur alias Bhopura Loni Tehsil, District Ghaziabad, U.P.	05/04/2021 Rs. 19,90,190.72/- plus further interest, expenses and other charges etc thereon	Rs. 13,26,000/- Rs. 1,32,600/- Rs. 50,00,000/-	22.09.2026 11:00 AM to 1:00 PM	Physical possession	24.09.2026 upto 12:00 PM	24.09.2026 11:00 AM to 1:00 PM	Sh. Mahaveer Prasad (Chief Manager) Mob No. 8954484549 & 9657831571			
4.	M/S Aakarshan Designer Saree Prop. Mr. Prakash Rastogi Guarantor: Ms. Shilpi Gupta B/O Chawari Bazar	Property No. 12 out of Khassa No. 714/200/1A 5202/19/220/221, area 100 sq. yards situated in village Majpur in the abadi of Gali no. 3A (second floor without roof rights) Smt Ram Mang Illaqa Shahdara Delhi 110053	06.04.2021 Rs. 26,32,376.35/- plus further interest, expenses and other charges etc thereon	Rs. 30,60,000/- Rs. 3,06,000/- Rs. 50,00,000/-	22.09.2026 11:00 AM to 1:00 PM	Physical possession	24.09.2026 upto 12:00 PM	24.09.2026 11:00 AM to 1:00 PM	Sh. Mahaveer Prasad (Chief Manager) Mob No. 8954484549 & 9657831571			
5.	Borrower- M/s. Raman Enterprises Proprietor: Sh. Raman Verma Guarantor: Smt. Rekha Verma B/O: Rajendra Place	DDA Flat No. 241 Ground Floor, MIG, Pocket No. 24, Sector 24 Rohini New Delhi-110085 (Area of -70 Sq.Mtrs)	12.05.2026 (published on 20.05.2026) Rs. 1,42,72,284/30 plus further interest, expenses and other charges etc thereon	Rs. 1,15,00,000/- Rs. 11,50,000/- Rs. 1,00,00,000/-	22.09.2026 11:00 AM to 1:00 PM	Symbolic possession	24.09.2026 upto 12:00 PM	24.09.2026 11:00 AM to 1:00 PM	Sh. Sarode Ajit Bhagawat Mob: 9892946804, 7259995605			

TERMS & CONDITIONS:- 1. The online E-auction shall be held through auction platform i.e. <https://baanet.in> on the date and time provided. QR Code for Baanet site. The intending bidders/purchasers are required to register through <https://baanet.in> by using valid email ID and mobile number. The intending bidders/purchasers are further required to upload their KYC documents and Bank details. Registration and uploading formalities should be completed well in advance. 2. EMD Payment: The intending Bidders/Purchasers are requested to register on portal (<https://baanet.in>) using their email-ID and mobile number. The process of e-KYC is to be done through Digilocker and after completion of KYC verification, the intending bidders/purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating cheques and by depositing the amount in the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with <https://baanet.in> Auction portal before the close of e-auction. The EMD shall not bear any interest, surcharge or EMD of the unsuccessful bidder. Bidder has to seek the refund online from e-auction service provider by logging in <https://baanet.in> and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest. After successful H1 bidding that remaining amount is to be remitted to <https://baanet.in> 8013040070003 Name: NEFT INWARD STP PARKING ACCOUNT IFSC code: PSIB0008013. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/or bidder can directly enter property ID. For queries contact number 8291232020 & email id - support@baanet.in. For registration, Login and Bidding Rules, please refer Buyer Manual link provided in the home page of <https://baanet.in>. 4. Bidder's e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding. 5. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quote and the increase in the bid amount must be of increment amount mentioned. Ten minutes time will be allowed to bidders to quote successive higher bid and if the higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 6. It is the responsibility of intending Bidders to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly. 7. After finalization of e-auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/email registered with the service provider. 8. The secured asset shall not be sold below the reserve price. 9. The successful auction Purchaser/Bidder shall, have to deposit 25% (twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization of auction i.e. on the same day or on later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorized officer on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall be forfeited to the Bank and Authorized officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 10. Default of payment: Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and/or 75% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized officer and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. 11. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-I of Income Tax Act 1961 and TDS is to be deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount. 12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate, shall be entertained. The sale certificate shall be issued only in the name of the successful bidder. 13. The Authorized Officer reserves the right to accept any or reject any/all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction and follow them strictly. 14. The bank does not undertake any responsibility to procure any permission/consent, NOC etc. in respect of the property offered for sale. The Authorized Officer/Secured creditor shall not be responsible for any dues like the outstanding water/sewerage charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society or any other dues, taxes levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidders has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates. 15. The bidder should ensure proper internet connectivity. Power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical glitches or reason/contingencies affecting the e-auctions. 16. If property is in symbolic possession of Bank and bidder is purchasing the property in symbolic possession then same shall be at their own risk and responsibility. 17. The Bank does not undertake any responsibility to procure any permission/consent, NOC etc. in respect of the property offered for sale. The Authorized Officer/Secured creditor shall not be responsible for any dues like the outstanding water/sewerage charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society or any other dues, taxes levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidders has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates. 18. The bidder should ensure proper internet connectivity. Power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical glitches or reason/contingencies affecting the e-auctions. 19. If property is in symbolic possession of Bank and bidder is purchasing the property in symbolic possession then same shall be at their own risk and responsibility. 20. In case of any dispute arising as to the validity of the bids, amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidder are required to contact the concerned Authorized Officer of the concern branch only. 21. The Sale is subject to confirmation by the Secured Creditor Bank. 22. The sale is subject to a condition/Rules/Provisions prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details any prospective bidders may contact the Authorized Officer. 23. For property at Sr. No. 1) Activist suit is pending in the Hon'ble Court of Sh. Sunil Kumar Sharma District Judge -04, West District Th Hazari Courts Delhi bearing No. "CIVIL/181/2016" 7855/181/2016 as "Sanjay Sharma Vs. Indrapal Singh & Co." wherein the plaintiff is also claiming passage from the front side of aresaid property.

THIS NOTICE IS ALSO BE TREATED AS 30th DAYS STATUTORY SALE NOTICE TO BE BORROWER AND GUARANTOR (LRS) UNDER RULE 6(6) SARFAESI SECURITY INTEREST (ENFORCEMENT) RULE 2002

Date: 05.09.2026 Place: Delhi

Authorised Officer, Punjab & Sind Bank