

Date 21.09.2026

Borrowers/Guarantors/Mortgagors as per Demand notice by Punjab National Bank, UCO Bank and Indian Bank

M/s Bhadra International India Pvt Ltd 42 First Floor, Rani Jhansi Road (MM Road), Jhandewalan, New Delhi-110055 Also, At: B-4/62, Safdarjung Enclave, New Delhi-110029	
M/s TDI International India Pvt. Ltd 42 First Floor, Rani Jhansi Road (MM Road), Jhandewalan, New Delhi-110055 Also, At: B-4/62, Safdarjung Enclave, New Delhi-110029	Sh. Prem Bajaj, B-4/62, Safdarjung Enclave, New Delhi-110029
Mr. Hiyav Bajaj B-4/62, Safdarjung Enclave, New Delhi-110029	Ms. Neelam Bajaj B-4/62, Safdarjung Enclave, New Delhi-110029
Sh. Vijay Kumar Manchanda S/O Harcharan Das Manchanda, R/O: 4, M. M. Road, New Delhi-110055	Sh. Atul Chopra S/O Sh. P.L. Chopra R/O: F-10, Saket, New Delhi-110055

Sub: Auction Sale Notice for Sale of Immovable Properties 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.

Madam / Sir,

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 properties given below is under **Symbolic Possession** which has been taken by the Authorized Officer of Punjab National Bank, will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” on **14.10.2026** for recovery of dues as under:

			Loan Liability Table
Name of Bank	Demand Notice dated	13(2) Publication Date	Loan Liability
PNB	07.01.2026	21.01.2026	Rs. 79,81,88,703.69(Rs. Seventy-Nine Crore Eighty-One Lakh Eighty-Eight Thousand Seven Hundred Three and Sixty-Nine Paisa only) as on 31.12.2025 plus further interest and other charges w.e.f. 01.01.2026.
UCO Bank	04.02.2026	Not Published	Rs. 79,56,30,292.26(Rs. Seventy-Nine Crore Fifty-Six Lakh Thirty Thousand Two Hundred Ninety-Two and Twenty-Six Paisa only) as on 31.12.2025 plus further interest and other charges w.e.f. from 01.01.2026.
Indian Bank	22.01.2026	10.03.2026	Rs. 1,17,71,92,736.00(Rs. One Hundred Seventeen Crore Seventy-One Lakh Ninety-Two Thousand Seven Hundred Thirty-Six Only) as on 22.01.2026 with further interest at the agreed rate from 23.01.2026.

due to consortium of Banks from M/s Bhadra international India Pvt Ltd.

The reserve price and the earnest money deposit along with Details and full description of the immovable property:

(Amount in Crore)			
S.N.	Details of Property	Reserve Price	EMD
1.	As per Title Deed No. 13868 Land measuring 7 Bighas and 19 Biswas, Bearing Mustatil No. 4, Killa Nos. 19/2 min (1 Bigha and 1 Biswa), 22 min (2 Bighas and 15 Biswas), 23 min (4 Bighas and 3 Biswas) and 37/40 Share in Land measuring 6 Biswas, bearing Mustatil No. 4, Killa No. 18/2 (being equivalent to 5 biswas and 11 Biswansis) and also 19/24 Share in land measuring 4 Bighas and 16 Biswas, bearing mustatil No. 9, Killa No. 3 (being equivalent to 3 Bighas and 16 Biswas). Thus, total admeasuring 12 Bighas and 11 Biswansis with boundary wall, tubewell electrical connection & structure standing thereon, situated in Village Samalka, Tehsil Vasant Vihar, New Delhi in the name of M/S TDI International India Ltd. (Under Symbolic Possession)	159.45	15.945

For detailed terms and conditions of the sale please refer to the enclosed sale notice or may contact SAM Branch, Delhi, 4th Floor, 7 Bhikaji Cama Place, Delhi during office hours on any working day.

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AUTHORISED OFFICER
PUNJAB NATIONAL BANK
(SECURED CREDITOR)

ENCLOSURE – SALE NOTICE

Sale notice for sale of immovable properties

Auction Ref No. M/s Bhadra international India Pvt Ltd

Date: 21.09.2026

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 constructive/physical/ 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 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.

SCHEDULE OF THE SECURED ASSETS

Lot. No.	Name of the Branch: - SAM Branch, Delhi	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A)Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs. in Crore)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account: - M/s Bhadra international India Pvt Ltd		B)Outstanding Amount	B) EMD (last date of deposit of EMD)		
	Name & addresses of the Borrower/Guarantors Account		C)Possession Date u/s 13(4) of SARFESI ACT 2002	C)Bid Increase Amount		
			D)Nature of Possession Symbolic/P hysical			
1.	1.) M/s Bhadra international India Pvt Ltd 42 First Floor, Rani Jhansi Road (MM Road), Jhandewalan, New Delhi-110055 Also, At: B-4/62,	As per Title Deed No. 13868 Land measuring 7 Bighas and 19 Biswas, Bearing Mustatil No. 4, Killa Nos. 19/2 min (1 Bigha and 1 Biswa), 22 min (2 Bighas and 15 Biswas), 23 min (4 Bighas and 3 Biswas) and 37/40 Share in Land measuring 6 Biswas,	A) PNB - 07.01.2026 UCO Bank - 04.02.2026 Indian Bank - 22.01.2026 B) PNB- Rs 79,81,88,703.69 (as on	A) Rs. 159.45 Cr. B) Rs. 15.945 Cr. (last date of deposit of EMD 14.10.2026	14.10.2026 From 11:00 AM to 04:00 PM	Not known

Safdarjung Enclave, New Delhi-110029	bearing Mustatil No. 4, Killa No. 18/2 (being equivalent to 5 biswas and 11 Biswansis) and also 19/24 Share in land measuring 4 Bighas and 16 Biswas, bearing mustatil No. 9, Killa No. 3 (being equivalent to 3 Bighas and 16 Biswas). Thus, total admeasuring 12 Bighas and 11 Biswansis , with boundary wall, tubewell electrical connection & structure standing thereon, situated in Village Samalka, Tehsil Vasant Vihar, New Delhi situated in Village Samalka, Tehsil Vasant Vihar, New Delhi in the name of M/S TDI International India Ltd. (Under Symbolic Possession)	31.12.2025 with further interest and other charges from 01.01.2026) UCO Bank - Rs 79,56,30,292. 26 (as on 31.12.2025 with further interest and other charges from 01.01.2026) Indian Bank- Rs 1,17,71,92,73 6.00 (as on 22.01.2026 with further interest at the agreed rate from 23.01.2026) C) 12.05.2026 D) Symbolic Possession	till 11.00 A.M.) C)Rs.0.50 Cr.		
2.) M/s TDI International India Pvt. Ltd 42 First Floor, Rani Jhansi Road (MM Road), Jhandewalan, New Delhi-110055 Also, At: B-4/62, Safdarjung Enclave, New Delhi-110029					
3.) Mr. Prem Bajaj, B-4/62, Sardarjung Enclave, New Delhi-110029					
4.) Mr. Hiyav Bajaj B-4/62, Sardarjung Enclave, New Delhi-110029					
5.) Ms. Neelam Bajaj B-4/62, Sardarjung Enclave, New Delhi-110029					
6.) Sh. Vijay Kumar Manchanda S/O Harcharan Das Manchanda,					

R/O: 4, M. M. Road, New Delhi-110055					
7.) Sh. Atul Chopra S/O Sh. P.L. Chopra R/O: F-10, Saket, New Delhi-110055					

Note: S.A. No. 4/2026 titled as 'Bhadra International India Pvt Ltd Vs Punjab National Bank' is pending before DRT-III, Delhi.

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. The auction sale will be "online through e-auction" portal <https://Baanknet.com>.
- The intending Bidders/ Purchasers are requested to register on portal (<https://Baanknet.com>) using their email-id and mobile number. The process of e-KYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
- Platform (<https://Baanknet.com>) for e-Auction will be provided by e Auction 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.
- 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) www.pnb.bank.in
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://Baanknet.com>).

7. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. **10 minutes** time will be allowed to bidders to quote successive higher bids and if no higher bid is offered by any bidder after the expiry of **10 minutes** to the last highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the Baanket portal.
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above-mentioned service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. **The secured assets will not be sold below the reserve price.**
13. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will 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.
14. 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 made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in favor of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**".

18. 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, mis-statement or omission in this proclamation.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves with the asset and specifications before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrance, or any other dues to the Government or anyone else in respect of property (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
22. The bidder should ensure proper internet connection, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://Baanknet.com> & www.pnbindia.in.

Date: 21.09.2026
Place: Delhi.

Authorized Officer
Punjab National Bank
Secured Creditor

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