

ARMB: West Delhi, Second Floor, Vikrant Tower, Rajendra Place, New Delhi – 110008  
e-mail: cs8334@pnb.bank.in

To,

Date 23.09.2026

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. M/s Sky World Exim<br/>(Through its Partners namely Mr. Rajnish Gupta &amp; Mr. Jai Bhagwan Gupta)</p> <p>Shop No. 1 &amp; 2 Ground Floor,<br/>60/30, New Rohtak Road,<br/>Karol Bagh, New Delhi- 110005<br/>Email- rajnishgupta1975@gmail.com<br/>Mobile: 9810179126</p> <p><b>Also at:</b><br/>Khasra No. 70/25, 70/21,<br/>Mukhmelpur Road, Vill. Jindpur,<br/>Alipur, Delhi- 110036</p>                                                                                                                                                                                                                                                                                                         | <p>2. Mr. Rajnish Gupta S/o Bhagwan Gupta<br/>(Partner M/s Sky World Exim)</p> <p>61/23, Block 61, Ramjas Road, Karol Bagh,<br/>New Delhi- 110005</p> <p><b>Also at:</b><br/>78/31, Block D, Plot No. 3, New Rohtak Road, New<br/>Delhi 110005</p>                                                                                                                                                                                |
| <p>3. Mr. Jai Bhagwan Gupta S/o Jagannath Gupta<br/>(Partner M/s Sky World Exim)</p> <p>62/15, East Park Road, Karol Bagh, New Delhi- 110005</p> <p><b>Also at:</b><br/>78/31, Block D, Plot No. 3, New Rohtak Road, Karol Bagh<br/>New Delhi 110005</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>4. BMRC Construction Pvt. Ltd.<br/>(Guarantor/Mortgager M/s Sky World Exim)<br/>Through its Directors namely Mr. Rajnish Gupta &amp;<br/>Mr. Jai Bhagwan Gupta</p> <p>Municipal No. 10425, Plot No. 4, Block 15A, Situated<br/>at WEA, Karol Bagh, New Delhi- 110005.</p> <p><b>Also at-</b><br/>15A/4, Karol Bagh, New Delhi- 110005</p> <p><b>Also at-</b><br/>66A/6, New Rohtak Road, Karol Bagh, New Delhi-<br/>110005</p> |
| <p>5. M/s Roshni Infrabuild Pvt. Ltd.<br/>(Guarantor/Mortgager M/s Sky World Exim)<br/>Through its Directors namely Rajnish Gupta, Sandeep<br/>Gupta, Indrajit Bansal, Diksha Bansal</p> <p>2<sup>nd</sup> &amp; 3<sup>rd</sup> Floor, Plot No. 65, Motia Khan Dump Scheme, MM<br/>Road, Rani Jhansi Road, New Delhi- 110055</p> <p><b>Also at-</b><br/><b>Mr. Sandeep Gupta-</b> 3, New Rohtak Road, Karol Bagh,<br/>Delhi- 110005<br/><b>Also at-</b><br/><b>Mr. Rajnish Gupta-</b> 61/23, Block 61, Ramjas Road, Karol<br/>Bagh, New Delhi- 110005<br/><b>Also at-</b><br/><b>Mr. Indrajit Bansal &amp; Ms. Diksha Bansal-</b> C-91, Antriksh<br/>Apartment, Sector 14 Extn, Rohini, Delhi- 110085</p> | <p>6. Nisha Gupta W/o Mr. Rajnish Gupta<br/>(Guarantor M/s Sky World Exim)</p> <p>Plot No. 3, 78/31, Block D, New Rohtak Road,<br/>Karol Bagh, New Delhi- 110005</p>                                                                                                                                                                                                                                                              |

**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 properties 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" for recovery of dues is Rs. 25,50,00,000/- (Rupees Twenty-Five Crore Fifty Lakh Only) as on 31.03.2018 as mentioned in notice issued u/s 13(2) Sarfaesi dated 18.04.2018 Plus further Interest + Bank Charges + Any other charges incurred by bank for recovery due to Bank from M/s Sky World Exim.



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

| Sl. No. | Details of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Reserve Price  | EMD             |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------|
| 1       | <p>Entire first and second floor with terrace and above of the said property of built up property on plot no. 65 Motia Khan Dump Scheme MM Road, Rani Jhansi Road, New Delhi-110055 owned by M/S Roshni Infrabuild Pvt. Ltd. Measuring <b>3400 Sq.ft. more or less on each floor.</b> Butted and bounded by:</p> <p><b>As Per Sale Deed:</b><br/>On North: Road,<br/>On South: Road,<br/>On East: Plot No. 64, On West: Plot No. 65A</p> <p><b>As per Site/Actual:</b><br/>On North: Plot No.64,<br/>On South: Plot No. 65A,<br/>On East: Road,<br/>On West: Road</p> <p><b><u>Property Under Physical Possession</u></b></p> <p>(To be sold by Auction between 11:00 AM to 4:00 PM on the 27<sup>th</sup> day of October 2026)</p> | Rs. 6.84 Crore | Rs. 68,40,000/- |

For detailed terms and conditions of the sale please refer the enclosed sale notice or may contact ARMB, West Delhi at Second Floor, Vikrant Tower, Rajendra Place, New Delhi – 110008 during office hours on any working day.

AUTHORISED OFFICER  
PUNJAB NATIONAL BANK  
(SECURED CREDITOR)

ENCLOSURE – SALE NOTICE

**कृते पंजाब नैशनल बैंक**  
**For PUNJAB NATIONAL BANK**

  
प्राधिकृत अधिकारी / Authorised Officer  
एआरएमबी: पश्चिम दिल्ली / ARMB: West Delhi  
द्वितीय तल, विक्रान्त टावर, राजेन्द्र प्लेस, नई दिल्ली-110008  
2nd Floor, Vikrant Tower, Rajendra Place, New Delhi-110008



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e-mail: cs8334@pnb.bank.in

Date: 23.09.2026

**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 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**

| Name of the Branch:<br>ARMB: West Delhi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Details and full description of the immovable property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | (A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002<br><br>(B) Outstanding Amount as on 31.03.2018<br><br>(C) Possession date u/s 13(4) of SARFAESI Act, 2002<br><br>(D) Nature of Possession (Symbolic / Physical / Constructive) | (A) Reserve Price<br><br>(B) EMD<br><br>(C) Bid Increase Amount    | Date / Time of E-Auction                  | Details of the encumbrances known to the secured creditors |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------|------------------------------------------------------------|
| <b>Name of Account:</b><br>M/s Sky World Exim<br><br><b>Name &amp; Address(es) of the Borrower / Guarantor:</b><br><br><b>M/s Sky World Exim</b><br>(Through its Partners namely <b>Mr. Rajnish Gupta &amp; Mr. Jai Bhagwan Gupta</b> )<br><br>Shop No. 1 & 2 Ground Floor, 60/30, New Rohtak Road, Karol Bagh, New Delhi- 110005<br>Email- rajnishgupta1975@gmail.com<br>Mobile: 9810179126<br><b>Also at:</b><br>Khasra No. 70/25, 70/21, Mukhmelpur Road, Vill. Jindpur, Alipur, Delhi- 110036<br><br><b>Mr. Rajnish Gupta S/o Bhagwan Gupta</b><br>(Partner M/s Sky World Exim)<br>61/23, Block 61, Ramjas Road, KarolBagh, New Delhi- 110005<br><b>Also at:</b><br>78/31, Block D, Plot No. 3, New Rohtak Road, New Delhi 110005<br><br><b>Mr. Jai Bhagwan Gupta S/o Jagannath Gupta</b><br>(Partner M/s Sky World Exim)<br>62/15, East Park Road, Karol Bagh, New Delhi- 110005<br><b>Also at:</b><br>78/31, Block D, Plot No. 3, New Rohtak Road, Karol Bagh, New Delhi 110005<br><br><b>BMRC Construction Pvt. Ltd.</b><br>(Guarantor/Mortgager M/s Sky World Exim)<br>Through its Directors namely <b>Mr. Rajnish Gupta &amp; Mr. Jai Bhagwan Gupta</b> | Entire first and second floor with terrace and above of the said property of built up property on plot no. 65 Motia Khan Dump Scheme MM Road, Rani Jhansi Road, New Delhi- 110055 owned by M/S Roshni Infrabuild Pvt. Ltd. Measuring <b>3400 Sq.ft. more or less on each floor.</b><br><br>Butted and bounded by:<br><br><b>As Per Sale Deed:</b><br>On North: Road,<br>On South: Road,<br>On East: Plot No. 64, On West: Plot No. 65A<br><br><b>As per Site/Actual:</b><br>On North: Plot No.64,<br>On South: Plot No. 65A,<br>On East: Road,<br>On West: Road | (A) 18.04.2018<br><br>(B) Rs 25,50,00,000/- Plus Further Interest and Charges<br><br>(C) 15.11.2018<br><br>(D) <u>Physical</u>                                                                                                           | (A) 6.84 Crore<br><br>(B) Rs. 68,40,000/-<br><br>(C) Rs. 2.00 lakh | On 27-10-2026<br><br>11:00 AM TO 04:00 PM | Not known                                                  |

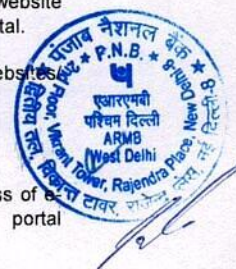


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| <p>Municipal No. 10425, Plot No. 4, Block 15A, Situated at WEA, Karol Bagh, New Delhi- 110005.</p> <p><b>Also at-</b><br/>15A/4, Karol Bagh, New Delhi- 110005</p> <p><b>Also at-</b><br/>66A/6, New Rohtak Road, Karol Bagh, New Delhi- 110005</p> <p><b>M/s Roshni Infrabuild Pvt. Ltd.</b><br/>(Guarantor/Mortgager M/s Sky World Exim)<br/>Through its Directors namely <b>Rajnish Gupta, Sandeep Gupta, Indrajit Bansal, Diksha Bansal</b> 2<sup>nd</sup> &amp; 3<sup>rd</sup> Floor, Plot No. 65, Motia Khan Dump Scheme, MM Road, Rani Jhansi Road, New Delhi- 110055</p> <p><b>Also at-</b><br/><b>Mr. Sandeep Gupta-</b><br/>3, New Rontak Road, Karol Bagh, Delhi- 110005</p> <p><b>Also at-</b><br/><b>Mr. Rajnish Gupta-</b><br/>61/23, Block 61, Ramjas Road, Karol Bagh, New Delhi- 110005</p> <p><b>Also at-</b><br/><b>Mr. Indrajit Bansal &amp; Ms. Diksha Bansal-</b><br/>C-91, Antriksh Apartment, Sector 14 Extn, Rohini, Delhi- 110085</p> <p><b>Nisha Gupta W/o Mr. Rajnish Gupta</b><br/>(Guarantor M/s Sky World Exim)<br/>Plot No. 3, 78/31, Block D, New Rohtak Road, Karol Bagh, New Delhi- 110005</p> |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|

#### 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.baanknet@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.
  - <https://Baanknet.com>
  - [www.pnb.bank.in](http://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



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(<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 bids 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 Baanknet portal.
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. The secured asset 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 Authorized 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 favour 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, misstatement or omission in this proclamation.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about 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, encumbrances, or any other dues to the Government or anyone else in respect of properties (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 connectivity, 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 eligible cases.
24. The authorized officer shall not be responsible for any variation or discrepancy between the physical area of the property and the area mentioned in registered title documents. It is the sole responsibility of the intending bidder to verify and satisfy themselves regarding the actual dimensions and extent of property before participating in the auction.

For detailed term and conditions of the sale, please refer <https://Baanknet.com>, [www.pnb.bank.in](http://www.pnb.bank.in)

Date: 23.09.2026  
Place: Delhi.

ਕੁਤੇ ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ  
For PUNJAB NATIONAL BANK

ਪ੍ਰਾਧਿਕ੍ਰਿਤ ਅਧਿਕਾਰੀ / Authorised Officer  
ਏਅਰਐਮਬੀ: ਪਸ਼ਚਿਮ ਦਿਲੀ / ARMB: West Delhi  
2nd Floor, Vikrant Tower, Rajendra Place, New Delhi-110008

Authorized Officer  
Punjab National Bank  
Secured Creditor