

ARMB: West Delhi, 2nd Floor, Vikrant Tower, Rajendra Place, New Delhi – 110008 e-mail: cs8334@pnb.bank.in

DATE: 05-10-2026

To,

M/s Unique Era Promotors Private Limited through it's Directors/authorized representatives RZ-D-3/201, Gali No- 09, Palam Dabri Road. Mahavir Enclave, South West Delhi, Delhi-110045. Also at: RZ- 744 A, Gali No 18D, Sadh Nagar ZT, Palam Colony, New Delhi- 110045. Also at: E 245, Gali No 18, Sadh Nagar, Palam Colony, New Delhi- 110045 Also at: Flat 150, Rosewood Apartment, Sector 14, Dwarka, Delhi 110078 Also at: A-64, Basement, Street No. 2, Palam Extension, Sector 7, Ramphal Chowk, Dwarka, New Delhi- 110075. Also At: RZ-668/14A, Gali No. 18, Sadh Nagar, Palam Colony, New Delhi – 110045.	Smt. Rubi W/o- Late. Shri Brij Mohan Sharma (LRs of Late Shri Brij Mohan Sharma-Mortgagor as well as one of the Directors of M/s Unique Era Promotors Private Limited) E 245, Gali No 18, Sadh Nagar, Palam Colony, New Delhi- 110045 Also at: RZ- 744 A, Gali No 18D, Sadh Nagar ZT, Palam Colony, New Delhi- 110045. (Mobile:- 7303059938) Also at: WZ-232, Khasara No. 70/14/3, Lal Dora Abadi, Palam, New Delhi Also at: RZ-F-157, Gali No. 3, Mahavir Enclave, New Delhi - 110045	Shri Om Prakash (Director/Guarantor) Flat No- 150, Rosewood Apartment, Sector 14, Dwarka, Delhi- 110078 Also at: RZ- 744 A, Gali No 18D, Sadh Nagar ZT, Palam Colony, New Delhi- 110045.
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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 **1. Physical Possession and 2. 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. 5,50,09,175.18 /- (Rupees Five Crore Fifty Lakhs Nine Thousand One Hundred Seventy-Five and Paise Eighteen only) as on 31.03.2023 as mentioned in notice issued u/s 13(2) Sarfaesi dated 10.04.2023 Plus further Interest + Bank Charges + Any other charges incurred by bank for recovery due to Bank from M/s Unique Era Promotors Private Limited.

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	Built up residential immovable property at 2 nd Floor (Without Roof/Terrace right), but with common stair case right of Property bearing no RZF-157, land area measuring 89.47 sq. mtrs., out of khasra no. 759/99, situated in the revenue estate of village Nasirpur, Delhi State Delhi, Abadi known as Gali No. 3, Mahavir Enclave, New Delhi-110045 standing in the name of Shri Brij Mohan Sharma vide sale deed registration no 10314 registered on 08/12/2009. (To be sold by Auction between 11:00 AM to 4:00 PM on the 27th day of October 2026)	Rs 48.50 Lakhs	Rs. 4,85,000/-
2.	All that part & parcel of the property being WZ-232, area measuring 250 sq. yard (out of total area 300 sq. yd.), bearing khasra no. 70/14/3, situated in the extended Lal Dora Abadi of village Palam, New Delhi in the name of Shri Brij Mohan Sharma vide sale deed registration no. 14362 registered on 31.12.2013. (To be sold by Auction between 11:00 AM to 4:00 PM on the 27th day of October 2026)	Rs 3.78 Crores	Rs. 37,80,000/-

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

Date: 05-10-2026

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: ARMB: West Delhi	Details and full description of the immovable property	(A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002	(A) Reserve Price (B) EMD (C) Bid Increase Amount	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
Name of Account: Unique Era Promoters Private Limited		(B) Outstanding Amount as on 31.03.2023.			
Name & Address(es) of the Borrower / Guarantor:		(C) Possession date u/s 13(4) of SARFAESI Act, 2002 (D) Nature of Possession (Symbolic / Physical / Constructive)			
M/s Unique Era Promoters Private Limited through its Directors/authorized representatives RZ-D-3/201, Gali No- 09, Palam Dabri Road. Mahavir Enclave, South West Delhi, Delhi- 110045. Also at: RZ- 744 A, Gali No 18D, Sadh Nagar ZT, Palam Colony, New Delhi- 110045. Also at: E 245, Gali No 18, Sadh Nagar, Palam Colony, New Delhi- 110045 Also at: Flat 150, Rosewood Apartment, Sector 14, Dwarka, Delhi 110078 Also at: A-64, Sector 7, Ramphal Chowk, Dwarka, New Delhi- 110075. Smt. Rubi W/o- Late. Shri Brij Mohan Sharma (LRs of Late Shri Brij Mohan Sharma- Mortgagor as well as one of the Directors of M/s Unique	1.All that part & parcel of the property Built up residential immovable property at 2 nd Floor (Without Roof/Terrace right), but with common stair case right of Property bearing no RZF-157, land area measuring 89.47 sq. mtrs., out of khasra no. 759/99, situated in the revenue estate of village Nasirpur, Delhi State Delhi, Abadi known as Gali No. 3, Mahavir Enclave, New Delhi-110045 standing in the name of Shri Brij Mohan Sharma vide sale deed registration no	(A) 10.04.2023 (B) Rs 5,50,09,175.18/- (Plus further Interest + Bank Charges + Any other charges incurred by bank for recovery) (C) 18.07.2023. (D) Physical	(A) 48.50 Lakhs (B) Rs. 4,85,000/- (C) Rs. 0.50 lakh	On 27.10.2026 11:00 AM TO 04:00 PM	TSA 285/2022 is pending before DRT-II, Delhi

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Era Promoters Private Limited) E 245, Gali No 18, Sadh Nagar, Palam Colony, New Delhi- 110045 Also at: RZ- 744 A, Gali No 18D, Sadh Nagar ZT, Palam Colony, New Delhi- 110045. (Mobile:- 7303059938) Also at: WZ-232, Khasara No. 70/14/3, Lal Dora Abadi, Palam, New Delhi Also at: RZ-F-157, Gali No. 3, Mahavir Enclave, New Delhi – 110045 Shri Om Prakash (Director/Guarantor) Flat No- 150, Rosewood Apartment, Sector 14, Dwarka, Delhi- 110078 Also at: RZ- 744 A, Gali No 18D, Sadh Nagar ZT, Palam Colony, New Delhi- 110045.	10314 registered on 08/12/2009. 2. All that part & parcel of the property being WZ-232, area measuring 250 sq. yard (out of total area 300 sq. yd.), bearing khasra no. 70/14/3, situated in the extended Lal Dora Abadi of village Palam, New Delhi in the name of Shri Brij Mohan Sharma vide sale deed registration no. 14362 registered on 31.12.2013	(A) 10.04.2023 (B) Rs 5,50,09,175.18/- (Plus further Interest + Bank Charges + Any other charges incurred by bank for recovery) (C) 31.03.2023. (D) Symbolic	(A) Rs 3.78 Crores (B) Rs. 37,80,000/- (C) Rs. 2.00 lakh	On 27.10.2026 11:00 AM TO 04:00 PM	TSA 285/2022 is pending before DRT-II, Delhi
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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
- 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>).
- Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
- 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.
- It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual

ARMB: West Delhi, 2nd Floor, Vikrant Tower, Rajendra Place, New Delhi – 110008 e-mail: cs8334@pnb.bank.in 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 account details shared on Baanknet Portal/Sale Intimation Letter. 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.
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

Date: 05-10-2026
Place: Delhi.

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Authorized Officer
Punjab National Bank
Secured Creditor