

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 properties mortgaged /charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by 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 SALE OF THE SECURED ASSETS

Sr. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property)	E) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price (Rs. in Lacs)	DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors	Name & Contact No. of Authorized Officer/ nodal Officer
	Name of the Account		F) Amount as per demand notice	B) EMD			
	Name and Addresses of the Borrower/Guarantors Account		G) Possession Date u/s 13(4) of SARFAESI Act 2002 H) Nature of Possession Symbolic/Physical/Constructive	C) Bid Increase Amount			
1.	PNB B/O Basant Kunj New Delhi (411400) M/S T.S CHADHA & CO. Prop-Vikramjeet Singh Chadha H NO-148-A lower Ground Floor Arjun Nagar, Safdarjung Enclave New Delhi-110029 Also at - Smt. Gurmeet Kaur W/O Sh. Tara Chand Chadha H. NO-148/A Upper Ground Floor Arjun Nagar, Safderjung Enclave New Delhi-110029 Also at - Sh.Vikramjeet Singh Chadha H NO-148-A Upper Ground Floor Arjun Nagar, Safdarjung Enclave New Delhi-110029	1.Entire Part & Parcel of EM Property Lower Ground Floor at the built-up property at 148/A Street No-29 Arjun Nagar New Delhi-110029 Measuring 82 Sq Yards in the name of Smt. Gurmeet Kaur. 2.Entire Part and Parcel of EM Property third Floor at the built-up property at 148/A Street No-29 Arjun Nagar New Delhi-110029 Measuring 82 Sq Yards in the name of Smt. Gurmeet Kaur.	E)22.10.2018 F) 30.72 LAKHS Plus further interest & other charges G) 12.02.2019 H) Physical	A) Rs 37.40 lakhs B) Rs 3.74 lakhs C) Rs 50000/ A) Rs 34.00 lakhs B) Rs 3.40 lakhs C) Rs 50000/	26.11.2026 11:00 am to 04:00 pm	There is SA filed but no stay on sale of property. SA-10/2020 DRT-4, Delhi, Filed By Smt. Gurmeet Kaur * Bank will provide Chain of Original Title Deed of Mortgaged Property to the Auction Purchaser who will purchase both the floors.	Sh. Om Prakash Bhalotia 9453035426
2.	B/o, Kailash Colony New Delhi (080210) M/s Goyal Industries (Prop-Sh.Anuj Goyal) 8348, Ground Floor, New Anaj Mandi, Rani Jhansi Road, Near Filmistan Cinema, Delhi-110006 Also at Sh.Anuj Goyal S/o Late Sh.Ishwar Chand Goyal 8357/2, 1st Floor, New Model Basti, Maharaja Agarsen Marg, Near Filmistan Cinema, Delhi-110006 Also At Sh. Anuj Goyal S/o Late Sh. Ishwar Chand Goyal, Plot No.-9, Flat No.106, 1st floor, Block -E 16/849, Anand Estate, Joshi Road Karol, Delhi-110006 Also At Smt. Raj Rani Goyal W/o Late Sh.Ishwar Chand Goyal, 8357/2, 1st Floor, New Model Basti, Maharaja Agarsen Marg, Near Filmistan Cinema, Delhi-110006 Also at Smt. Annu Goyal W/o Sh.Anuj Goyal 8347/48, 3rd Floor, New Anaj Mandi, M.M.Road,, Sadar Thana, Delhi-110006	1.All Part and Parcel of Entire IP Municipal No. 8348, Situated at New Anaj Mandi, Near Bara Hindu Rao, Near Filmistan Cinema, Delhi- 110006 at one shop on Ground Floor without roof right with an area of measuring 25.66 Sq.Yds.i.e. 21.45 Sq.Mtrs.in the name of Smt.Annu Goyal W/o Anuj Goyal 2. All Part and Parcel of Entire IP Municipal No.8347/48 Situated at New Anaj Mandi, M.M.Road, Sadar Thana, Delhi-110006 at 2nd Floor, without rooftop terrace right with an area of measuring 63.05 Sq.Yards i.e. 53.09 Sq.Mtrs.in the name of Smt. Raj Rani Goyal. 3.All Part and Parcel of Entire IP Municipal No.8347/48 situated at New Anaj Mandi, M.M.Road, Sadar Thana Delhi- 110006, at 3rd Floor with roof right, an area measuring 63.5 Sq. Yds. i.e.53.09 Sq.Mtrs.in the name of Smt.Annu Goyal	E)17.03.2023 F) 105.27 LAKHS Plus further interest & other charges G) 06.06.2023 H) Symbolic	A) Rs.113.05 lakhs B) Rs.11.30 lakhs C) Rs100000/ A) Rs.56.10 lakhs B) Rs.5.61Lakhs C) Rs.100000/- A) Rs.56.95 lakhs B) Rs.5.70 lakhs C) Rs.100000/-	26.11.2026 11:00 am to 04:00 pm	No SA is pending *** *** Further it is informed that no SA is pending. The IP sealed by Deputy Commissioner , MCD, City Sadar, Paharganj, Delhi, due to illegal construction. However presently house is opened and occupied by Mortgagor/Tenants.	Sh. Om Prakash Bhalotia 9453035426
3.	PNB B/O South Extension-I (014410) M/S Accord Furnishing Pvt. Ltd. Director 1. Mr. Ashwani Dixit 2. Mrs. Neerja Dixit 3. Sh. Rajat Kumar Arora Regd. Address at : 38/2/4 Sahibabad Industrila Area Site-4 Ghaziabad UP ALSO AT- P-101 Pandav Nagar Mayur Vihar Phase-1 Delhi-110091 Guarantor/Mortgagor 1.Mrs. Neerja Dixit (Guarantor & Mortgagor) AG-08 Gulmohar Greens Mohan Nagar Ghaziabad UP-201007 Also at Flat No-108-C First Floor Tower No-08 Maple Wood Gulmohar Greens Mohan Nagar Village-Karhera Tehsil & Distt Ghaziabad 2.Sh. Ashwani Dixit (Guarantor & Mortgagor) AG-08 Gulmohar Greens Mohan Nagar Ghaziabad UP-201007 Also at Flat No-108-C First Floor Tower No-08 Maple Wood Gulmohar Greens Mohan Nagar Village-Karhera Tehsil & Distt Ghaziabad 3. Sh. Rajat Kumar Arora (Guarantor) L-5/601 Gulmohar Garden Raj Nagar Extension Ghaziabad-201001	1.EM OF Flat No-108-C, First Floor Tower No-08 Maple Wood Gulmohar Greens Mohan Nagar Village-Karhera Tehsil & Distt- Ghaziabad, U.P. in the name of Mrs. Neerja Dixit. Note: CBI Reported Case and Original Documents of the above said Property kept with CBI Authority.	E)08.01.2025 F) 911.17 LAKHS Plus, further interest & other charges G) 31.05.2025 H) Physical	A) Rs. 85.00 lakhs B) Rs. 8.50 lakhs C)Rs.100000/-	26.11.2026 11:00 am to 04:00 pm	There is no SA filed / stay on sale of property	Sh. Om Prakash Bhalotia 9453035426

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 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). 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) www.pnbindia.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 in all the above cases, 8. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.