Q2 RESULTS

Knowledge Realty Income Rises 15%

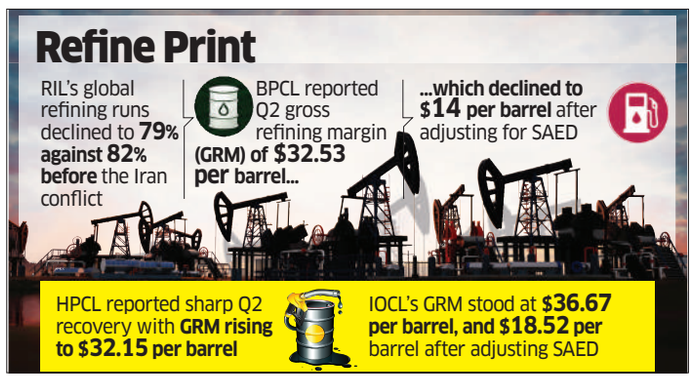
Mumbai: Real estate investment trust (REIT) Knowledge Realty Trust has reported a 15% year-on-year increase in net operating income (NOI) to ₹1,140.4 crore for the quarter ended September, while revenue rose 13% to ₹1,272.5 crore.

The office REIT declared record distributions of ₹764 crore for the second quarter of the ongoing financial year, translating into a distribution per unit (DPU) of ₹1.72, up 11% from a year ago. Around 82% of the distribution is tax-efficient in the hands of unitholders, the REIT said in its earnings release. The trust recorded gross leasing of 0.8 million sq ft during the quarter, including 0.2 million sq ft of pre-leasing, taking its cumulative leasing for H1FY27 to 2.2 million sq ft.—**Our Bureau**

Spoils of War: Refiners See Healthy Margins, but Costs a Worry

RIL, BPCL, IOC & HPCL reported record Q2 refining performances

Kalpana Pathak



Mumbai: Oil refiners expect healthy margins in the coming months as disruptions to refining capacity in West Asia and Russia, depleted fuel inventories, and tight supplies continue to support global fuel prices.

A combination of these factors offer Indian refiners an opportunity to capitalise on stronger diesel, gasoline and aviation turbine fuel (ATF) cracks.

Reliance Industries (RIL), Bharat Petroleum Corporation (BPCL), Indian Oil Corporation and Hindustan Petroleum Corporation (HPCL) reported record refining performances in the September quarter and expect the run to continue.

However, higher crude premiums, freight and insurance costs, along with domestic fuel pricing constraints, could limit their gains.

RIL said global refining runs had declined to around 79% against 82% pre conflict, while diesel and gasoline inventories remained below their five-year averages. Refinery outages, which had reached nearly 11.8 million barrels per day at their peak, were still estimated at 4-5 million barrels per day, supporting product prices.

"These factors, combined with uncertainty around Russian refinery operations and Chinese product exports, are expected to keep refining margins supported," RIL said.

RIL's oil-to-chemicals (O2C) business emerged as the biggest driver of its fiscal second quarter earnings, reporting a 68% surge in Ebitda to a record Rs 25,203 crore. O2C revenue grew 44% to Rs 231,601 crore, led by high energy prices.

The geopolitical impact is particularly visible in product cracks. Gasoline cracks had nearly tripled year-on-year, while diesel cracks were around 3.5 times and aviation turbine fuel (ATF) cracks 3.7 times their levels in the corresponding quarter last year. Cracks are the price difference between a barrel of crude oil and the refined product.

Gasoline cracks increased from an average of $8.4 per barrel to nearly $25 per barrel, while gas oil cracks rose from $18.7 to $65.8 and ATF cracks from $16 to $59.3.

Following the onset of West-Asia conflict towards the end of February 2026, global crude oil prices witnessed a a 41% year-on-year rise in crude oil prices and a 50-78% jump in transportation fuel prices.

The Indian basket crude price, which averaged around $65 to $70 per barrel in February remained above the $100 per barrel mark during most of Q1 financial year 2026-2027. During Q2, however, crude oil prices remained relatively moderate, with the Indian average basket largely ranging between $85 to $95 per barrel during July and August before witnessing renewed upward pressure and escalating geopolitical tension in September. State-run BPCL reported a gross refining margin of $32.53 per barrel in the September quarter, which declined to around $14 per barrel after adjusting for the special additional excise duty (SAED). VRK Gupta, BPCL director finance, said the company's refining performance was supported by strong diesel and ATF cracks. "On the refining side, definitely we are hoping the higher refining cycle will continue," he said. During Q2, BPCL's refineries processed 10.4 million tonnes of crude, operating at 117% of their combined capacity. However, higher crude freight costs and the loss of discounts on Russian crude weighed on margins compared with Q1. Russian crude accounted for around 37% of BPCL's total crude purchases. But the company said the commercial attractiveness of Russian grades had weakened as freight costs increased and discounts narrowed.

State-run HPCL also reported a sharp recovery in refining profitability, with its gross refining margin rising to $32.15 per barrel before SAED in the September quarter, compared with $8.79 per barrel in the previous financial year.

IOCL's gross refining margin during the quarter stood at $36.67 per barrel and after adjusting SAED, the GRM was around $18.52 per barrel.

During the September quarter, IOCL achieved the highest ever throughput in refining at 18.1 MMT with a capacity utilisation of 102.3% in comparison the corresponding quarter of financial year '25- '26, the throughput was at 17.6 MMT with a capacity utilization of 99.4%.

Continued from Previous Page ...

पंजाब नैशनल बैंक (भारत सरकार का उपक्रम) | pnb | punjab national bank (Govt. of India Undertaking)

E-AUCTION SALE NOTICE

Head Office : Plot No. 4, Sector - 10, Dwarka, New Delhi - 110 075
ARMB Kolkata West, United Tower, 11, Hemanta Basu Sarani, 4th Floor, Kolkata - 700 001, E-mail : cs4479@pnb.bank.in

Sl. No.	A) Name of the Branch B) Name of the Account	Description of the Immovable Properties Mortgaged / Owner's Name	A) Date of Demand Notice B) Outstanding Amount C) Possession Date & Possession Type	A) Reserve Price B) EMD Amt. C) Bid Increase Amt.	Date / Time of E-auction / Dealing Officer
22.	**A) B.O. : Kolkata, IBB, Kolkata - 700 016 (218600)** **B) M/s. INDO Chem Industries Proprietor : Mrs. Sumita Saha**, W/o. Sri Shankar Saha **& Mr. Shankar Saha**	G+2 building of 4489.36 Sq.ft. or 4 Cottah 14 Chittak Land Plot No. 635, Khatian 1140, J.L. 43, Mouza - Uday Rajpur, being Holding No. 16A, Arobindo Sarani (Peyara Bagan), P.O. - Udayrajpur, P.S. - Madhyamgram, Kolkata - 700 129, District- 24 Parganas North, Pin - 700 129. Registered Deed No. I-04958 for the year 2006 registered in the ADSR - Barasat. **Property in the name of Smt. Sumita Saha**, W/o. Sri Sankar Saha. QR Code	**A) 11.10.2019** **B) Rs. 2,01,57,820.00** (along with interest from date of last Intt. charged and all other expenses and other charges) **C) 10.01.2020 (Under Symbolic Possession)**	**A) Rs. 104.40 Lakh** **B) Rs. 10.44 Lakh** **C) Rs. 0.50 Lakh** **Encumbrances (if any) : All statutory dues viz Electricity Bill / Service Charges and other Miscellaneous Charges / KMC / Panchayat / Municipal Taxes, Maintenance Charges (if any) imposed by various Govt. Departments / Appropriate Authority/ies etc.**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer No. 85829 37755)**
23.	**A) B.O. : Bagnan Branch (039020)** **B) Shreema Electronics Proprietor : Mr. Susanta Sana**, S/o. Mahindra Nath Sana **& Chandana Sana**	All that piece and Parcel of commercial space on the Second Floor having super built-up area about 310 Sq.ft. of the (G+3) Building Known & named together with proportionate undivided share & interest of land beneath the said building measuring about 12 Decimals compromised in R.S. Dag No. 1357 corresponding to L.R. Dag No. 1367, under R.S Khatian No. 85, under L.R Khatian No. 54, 39, 66 within Mouza & Police Station - Bagnan, J.L. No. 60, Dist. - Howrah together with Common Portions, Area, Common Amenities & Facilities attached herewith being Deed No. I-03115 of Year No. 2009. **Property Owner : Smt. Chandana Sana**, W/o. Susanta Sana. QR Code	**A) 16.09.2021** **B) Rs. 33,14,186.50** (along with interest from date of last Intt. charged and all other expenses and other charges) **C) 08.03.2022 (Under Symbolic Possession)**	**A) Rs. 15.92 Lakh** **B) Rs. 1.59 Lakh** **C) Rs. 0.10 Lakh** **Encumbrances (if any) : All statutory dues viz Electricity Bill / Service Charges and other Miscellaneous Charges / KMC / Panchayat / Municipal Taxes, Maintenance Charges (if any) imposed by various Govt. Departments / Appropriate Authority/ies etc.**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 85829 37755)**
24.	**A) B.O. : BRBB Road (009000)** **B) Saikat Kumar Roy**, S/o. Sri Swadesh Ranjan Roy	All that piece and portion of self-occupied Residential Flat being Flat No. "1A" measuring super built up area 1184 Sq.ft. at First floor South-West facing of the said G+11 storied building named "YAHVI COMPLEX" with one open car parking space at Ground Floor measuring area 120 Sq.ft. and together with proportionate share in the undivided land and impartibly land area 21 Cottahs more or less lying and situated at Premises No. 324, M. G. Road, Ward No. 142, under Kolkata Municipal Corporation, P.S. - Haridevpur, Dist. - South 24 Parganas, Kolkata - 700 104, Mouza- Ramchandrapur, J.L. No. 31, R.S. No. 334, Touzi No. 416B/1, Dag No. 28, R.S. Khatian No. 196, L.R. Khatian No. 191, being Deed No. I-160706660 for the year 2019, Registrar A.D.S.R. - Behala, South 24 Parganas. **Property stands in the name of Mr. Saikat Kumar Roy.** QR Code	**A) 03.09.2024** **B) Rs. 54,46,733.26** (along with interest from date of last Intt. charged and all other expenses and other charges) **C) 23.07.2025 (Under Symbolic Possession)**	**A) Rs. 40.92 Lakh** **B) Rs. 4.09 Lakh** **C) Rs. 0.10 Lakh** **Encumbrances (if any) : All statutory dues viz Electricity Bill / Service Charges and other Miscellaneous Charges / KMC / Panchayat / Municipal Taxes, Maintenance Charges (if any) imposed by various Govt. Departments / Appropriate Authority/ies etc. SA/945/2023 of DRT - III Status : Pending**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 85829 37755)**
25.	**A) B.O. : IBB, Kolkata (218600)** **B) M/s. Tanzeela Garments Proprietor : Noorudin Taj Gurantor : Aasia Begam**	A Flat measuring 1400 Sq.ft. be it the same a little more or less situated at 3rd floor in G+6 storied building commonly known as KRISHNA ARCADE-II standing on a piece and parcel of land measuring 2 cottahs 2 Chittaks and 32 Sq.ft. be it the same a little more or less situated at Krishnapur Main Road, P.S. - Baguihati, Pin - 700 102, Dist. - North 24 Parganas within the limits of Rajarhat Gopalpur Municipality under Ward No. 15, presently Bidhannagar Municipality Corporation, C.S. Dag No. 6108/6646, 6110, R.S. Dag No. 4208 & 4209, C.S. Khatian No. 391 & 445, R.S. Khatian No. 228/255 and 583, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, Mouza - Krishnapur, vide Deed No. I-01956/2019. **Owner : Aasia Begum**, W/o. Md. Nooruddin Taj. QR Code	**A) 29.01.2022** **B) Rs. 36,21,809.46** (along with interest from date of last Intt. charged and all other expenses and other charges) **C) 25.05.2022 (Under Physical Possession)**	**A) Rs. 40.20 Lakh** **B) Rs. 4.02 Lakh** **C) Rs. 0.10 Lakh** **Encumbrances (if any) : All statutory dues viz Electricity Bill / Service Charges and other Miscellaneous Charges / KMC / Panchayat / Municipal Taxes, Maintenance Charges (if any) imposed by various Govt. Departments / Appropriate Authority/ies etc.**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 85829 37755)**
26.	**A) B.O. : IBB, Kolkata (218600)** **B) Mrs. Uma Poddar & Yash Raj Poddar**	All that piece and parcel one residential self-contained flat measuring 1850 Sq.ft. on second floor of North-East-West side in Block A, being Flat No. 201 along with one open car parking space measuring 135 Sq.ft. on the Ground Floor of G+V storied building at Kolkata Municipal Corporation, Premises No. 237, N.S.C Bose Road, P.O. - Naktala, P.S. - Jadavpur (now Netaji Nagar), under Ward 100, Borough No. X, Kolkata - 700 047 in the District of South 24 Parganas. Deed of Conveyance made on the 31st day of March 2022. Certificate of Registration under Section 60 and Rule 69, Registered in Book-I, Volume No. 1605-2022, Pages from 34906 to 34930 being No. 160500866 for the year 2022 under A.D.S.R. - Alipore, West Bengal. QR Code	**A) 03.01.2026** **B) Rs. 95,53,118.79** (along with interest from date of last Intt. charged and all other expenses and other charges) **C) 06.03.2026 (Under Symbolic Possession)**	**A) Rs. 95.39 Lakh** **B) Rs. 9.54 Lakh** **C) Rs. 0.25 Lakh** **Encumbrances (if any) : All statutory dues viz Electricity Bill / Service Charges and other Miscellaneous Charges / KMC / Panchayat / Municipal Taxes, Maintenance Charges (if any) imposed by various Govt. Departments / Appropriate Authority/ies etc.**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 85829 37755)**
27.	**A) B.O. : IBB, Kolkata (218600)** **B) Mrs. Uma Poddar & Yash Raj Poddar**	All that piece and parcel of one self contained residential flat measuring 1150 Sq.ft. on 5th floor of south east facing in Block B and one open car parking Space measuring 135 Sq.ft. on the Ground Floor of G+5 storied building together with undivided proportioned share of land at Kolkata Municipal Corporation Premises No. 237, N.S.C Bose Road, P.O. - Naktala, P.S. - Jadavpur (now Netaji Nagar) under Ward No. 100, Borough No. X, Kolkata-700 047 om the District -* South 24 Parganas.Deed of Conveyance made on the 15th day of February 2022. Certificate of Registration under Section 60 and Rule 69, Registered in BOOK-I, Volume number 1605-2022, Page from 15930 to 15971 being No. 160500378 for the year 2022 under ADSR - Alipore, West Bengal. QR Code	**A) 03.01.2026** **B) Rs. 64,64,330.62** (along with interest from date of last Intt. charged and all other expenses and other charges) **C) 06.03.2026 (Under Symbolic Possession)**	**A) Rs. 61.00 Lakh** **B) Rs. 6.10 Lakh** **C) Rs. 0.25 Lakh** **Encumbrances (if any) : All statutory dues viz Electricity Bill / Service Charges and other Miscellaneous Charges / KMC / Panchayat / Municipal Taxes, Maintenance Charges (if any) imposed by various Govt. Departments / Appropriate Authority/ies etc.**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 85829 37755)**
28.	**A) D-142800 : Kalighat Branch** **B) Aalekh Ray Chaudhury, Gautam Ray Chaudhury**	All that Flat number 7 containing a admeasurement a super built up area of 600 Sq.ft. including proportionate share of stair case be the same a little more or less on the Third floor, North portion, consisting of two bed rooms, one living/dining, one kitchen and one toilet and W.C. in the said building named 'Urvasi Kunj' lying and situate at Municipal Premises No. 58, Suhasini Ganguly Sarani. Police station - Kalighat, Kolkata - 700025. together with undivided proportionate share in the land comprised in the premises together with common right and facilities specifically provided for the said building and the said flat The said building is located in area of more or less 3 Cottahs 14 Chittaks lying and situate being Municipal Premises No. 58. Suhasini Ganguly Sarani, Police Station - Kalighat, Kolkata - 700 025, District - South 24 Parganas, within limits of Ward No. 73 of the Kolkata Municipal Corporation, Assesse No. 11-073-23-0030-2. **The Land is butted and bounded in the following manner :** On the North : 59, Suhasini Ganguly Sarani, On the South : Suhasini Ganguly Sarani (Road), On the East- 57, Suhasini Ganguly Sarani, On the West : 8' feet wide Common Passage. **The Property is in the name of Shri Gautam Ray Chaudhury** vide Deed of Conveyance being No. 11295 for the year 2006 registered in Book No. 1, Volume No. 1, Pages 1 to 46 in the office of A.R.A. - Kolkata. QR Code	**A) 10.02.2026** **B) Rs. 59,87,537.65** (along with interest from date of npa / last interest charged and all other expenses and other charges) **C) 24.07.2026 (Under Symbolic Possession)**	**A) Rs. 43.20 Lakh** **B) Rs. 4.32 Lakh** **C) Rs. 0.25 Lakh**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 98712 52433)**

Sl. No.	A) Name of the Branch B) Name of the Account	Description of the Immovable Properties Mortgaged / Owner's Name	A) Date of Demand Notice B) Outstanding Amount C) Possession Date & Possession Type	A) Reserve Price B) EMD Amt. C) Bid Increase Amt.	Date / Time of E-auction / Dealing Officer
29.	**A) D-009000 - BRBB Road** **B) Shweta Jaiswal**	Residential Flat on the Second Floor Partly G+V Building "Siraj Plaza" measuring about 3120 Sq.ft. including Super Built up area of mosaic floor of the said building together with right to use the common area parts and facilities and undivided undemarcated proportionate share in the land which is lying and situated on a bastu land measuring 5 Cottah comprised in CS (Sabek) Dag No. 5593 corresponding RS (Hal) and LR Dag No. 3826 under S (Sabek) Khatian 1844 Corresponding RS (Hal) Khatian No. 1914 and present LR Khatian 21190 in the Mouza - Gopalpur, J.L. No. 2 Re. Se. No. 10, Touzi No. 125 B/1 in the District of 24 Parganas, Police Station - Airport within the limit of Bidhannagar Municipality Corporation, Ward No. 3, Holding No. BMC 2/115, Block - J, Beraberi (East), P.O. - Narayanpur, P.S. - Airport, Rajarhat Kolkata - 700 136. QR Code	**A) 04.04.2026** **B) Rs. 85,18,609.47** (along with interest from date of npa / last interest charged and all other expenses and other charges) **C) 23.06.2026 (Under Symbolic Possession)**	**A) Rs. 130.71 Lakh** **B) Rs. 13.07 Lakh** **C) Rs. 1.00 Lakh**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 98712 52433)**
30.	**A) B.O. : Princep Ghat** **B) Sri Abir Bikram Roy**	All that one complete self contained residential flat being No. 3/1 situated in the South Eastern side measuring a covered area 795 Sq.ft. approximately and 20% super built up area thereon measuring more or less 954 Sq.ft. of super built up area in the third floor, comprising of 3 bed rooms, 1 kitchen, 2 toilets and 1 verandah all of tiles flooring together with undivided proportionate share of the land underneath and half depth of common walls and full of the outer wall and upto the ceiling height of the said floor located within the premises comprising all that the bastu landed property measuring an area of 2 Cottahs comprised in RS Dag No. 3309 corresponding to LR Dag No. 6125 appertaining to LOP No. 473 corresponding to LR Khatian No. 4923 lying and situated in the District of Hoogly ADSR Office at Serampore, Mouza - Kutrung, JL No. 8, P.S. - Uttarpara Municipal Holding No. 14, Govt Colony - 1 (Haripukur) within the local limits of Ward No. 1 of Uttarpara - Kotrung Municipality together with one G+3 building named "Moumita Apartment". **The Property is bounded and butted by :** North : By Stair Case and Flat No. 3/2, South : By Project Land par House of B. Pal, East : By Project Land par 12 feet wide Municipal Road par Haripukur Play Ground, West : By Project land par property of S Dey and P. Paul. **The Property is in the name of Shri Abir Bikram Roy** vide Sale Deed being No. I-060507597 for the year 2015, registered in Book 1, Volume No. 0605-2015, Page from 97958 to 97985 in ADSR, Serampore, Hoogly. QR Code	**A) 10.02.2026** **B) Rs. 33,54,359.86** (along with interest from date of npa / last interest charged and all other expenses and other charges) **C) 18.06.2026 (Under Symbolic Possession)**	**A) Rs. 22.68 Lakh** **B) Rs. 2.27 Lakh** **C) Rs. 0.10 Lakh**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 98712 52433)**
31.	**A) B.O. : Burrabazar (009620)** **B) Shree Durga Nursing Home**	Equitable Mortgage of 1st Floor, measuring 7212 Sq.ft. & 2nd floor measuring 7212 Sq.ft., Total 14424 Sq.ft. and 3000 Sq.ft. ground floor of the Nursing Home at Raniganj within the local limit of Raniganj Municipality, Mouza - Amrasota, J.L. No. 18, R.S. Khatian No. 595, R.S. Plot No. 1235 Dist. - Paschim Burdwan, Pin - 713 358, West Bengal. Deed No. I-1872, I-1873, I-1954, I-1955, I-1956, I-1957, & I-1958.	**A) 17.10.2007** **B) Rs. 73,24,966.00** (along with interest from date of npa / last interest charged and all other expenses and other charges) **C) 14.07.2008 (Under Symbolic Possession)**	**A) Rs. 209.15 Lakh** **B) Rs. 20.92 Lakh** **C) Rs. 1.00 Lakh**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 98712 52433)**
32.	**A) B.O. : New Market (009300)** **B) Sairam Ilindra**	All that the Residential Flat No. 2A on the 2nd floor (marble flooring), having a super build up area of 2550 Sq.ft., Covered Area 2125 Sq.ft. of the building used for residential purpose constructed on the said land at Premises No. 47A, Shakespeare Sarani, Kolkata - 700 017 under Kolkata Municipal Corporation, Ward No. 63, Assessee No. 1106348070913, together with one Car Parking Space No. 19 (Cemented Flooring) for parking car in the basement of the said building and one open (open to sky) Car Parking Space No. 18 (Cemented Flooring) Of The Building Named "Kundalia Tower" together with proportionate share of land area out of estimated area of 1 Bigha 9 Cottah 13 Chittak and 21 Sq.ft. more or less lying and situated at Premises No. 47A, Shakespeare Sarani, P.S. - Shakespeare Sarani, Kolkata - 700 017 Under Kolkata Municipal Corporation, Ward No. 63, comprised in Holding No. 32, Block No. V and VI of the South Division of the town of Kolkata, District - Kolkata. QR Code	**A) 23.04.2025** **B) Rs. 4,18,47,424.38** (along with interest from date of npa / last interest charged and all other expenses and other charges) **C) 24.06.2026 (Under Physical Possession)**	**A) Rs. 345.03 Lakh** **B) Rs. 34.50 Lakh** **C) Rs. 1.00 Lakh**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 98712 52433)**
33.	**A) B.O. : Kolkata, Shakespeare Sarani (319000)** **B) Mishquat Impex**	EQM of All that piece & parcel of self-contained Flat No. 3 A, located on 3rd floor, front side of G+3 storied building named as "Ashrafi Mansion" together with proportionate and variable right, title & interest and share in the land underneath with the rights of using the roof, common staircase and passages and common areas in the said premises being a part or portion of Premises No. 221, Tiljala Road, P.O. - Gobind Khatik Road, P.S. - Karaya, Kolkata - 700 046 under Kolkata Municipal Corporation, Ward No. 65 and P.S. - Karaya. **Standing in the name of Syed Zahir Hussain.** QR Code	**A) 26.02.2024** **B) Rs. 1,48,02,218.00** (along with interest from date of npa / last interest charged and all other expenses and other charges) **C) 04.05.2024 (Under Symbolic Possession)**	**A) Rs. 35.29 Lakh** **B) Rs. 3.53 Lakh** **C) Rs. 0.10 Lakh**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 98712 52433)**
34.	**A) PNB - ARMB Kolkata West** **B) M/s. Sandoz Merchants Pvt. Ltd.**	Land measuring 37 Cottah 1 Chittak 22 Sq.ft along with Factory Shed / Structure standing thereon lying and situated at Mouza - Belgachia Kismet, J.L. No. 109, R.S. & L.R. Dag No. 913, 915, 920, 921 & 929, under L.R. Khatian No. 6055 & 6057, within the limits of the Howrah Municipal Corporation being Holding No. P-51/1/2, P-51/A & P-56/1, Benaras Road, Word No. 9, P.S. - Liluah, Pin - 711 105, District - Howrah, **in the name of M/s. Sandoz Merchant Pvt. Ltd.** QR Code	**A) 01.06.2022** **B) Rs. 5,52,87,539.46** (along with interest from date of NPA / last Interest charged and all other expenses and other charges) **C) 06.08.2022 (Under Symbolic Possession)**	**A) Rs. 859.64 Lakh** **B) Rs. 85.96 Lakh** **C) Rs. 1.00 Lakh**	**26.11.2026 from 11.00 A.M. to 4:00 P.M. with 10 mins extension.** **(Dealing Officer Contact No. 91631 90850)**

-: 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. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by **05.10.2026** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT / Cash / Transfer (After generation of Challan from (**https://baanknet.com**) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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.
4. 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 - 400 037 (**Helpdesk Number +91 82912 20220, Email ID : support.BAANKNET@psballiance.com**). The intending Bidders / Purchasers arerequired to participate in the e-Auction process at e-Auction Service Provider'swebsite **https://baanknet.com** This Service Provider will also provide online demonstration / training on e-Auction on the portal.
5. 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**
6. 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. The intending Bidders / Purchasers are requested to register on portal (**https://baanknet.com**) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
8. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
9. 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 minimum increase in the bid amount must be of Rs 10,000.00 to the last higher bid of the bidders Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e- auction shall be closed.
10. 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. i.In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (**https://baanknet.com**). Details of which are available on the e-Auction 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 / e-mail. (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. As per rules, the Bidding shall start from one notch higher than 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 Confirmation of Sale by the Bank, 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 KOLKATA. In case of failure to deposit the amount 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, at any stage.
16. In case any dispute or litigation or an adverse order passed by an appropriate court or tribunal etc. or for any reason whatsoever, Bank decides to return the money to the Bidder/s, no interest shall be paid for the period the amount is kept with the Bank. The decision of the Authorized Officer is final in this regard.
17. The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act.
18. The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**"
19. The particulars of Secured Assets specified in the Schedule hereinabove have been 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.
20. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.
21. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
22. 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.
23. 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.
24. 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

STATUTORY 15 DAYS SALE NOTICE OF THE SARFAESI ACT, 2002.

Date : 04.11.2026
Place : Kolkata

Sd/- Authorised Officer
Punjab National Bank, ARMB : Kolkata West