पंजाब नैशनल बैंक punjab national bank

SAM Branch Delhi, 4th Floor, 7 Bhikaji Cama Place, Delhi
E-mail: zs8343@pnb.bank.in

Date 09.11.2026

M/s Shree Kripa Agro (Borrower) 536, DLF Tower, Shivaji Marg, Moti Nagar, New Delhi – 110015 **Also at:** 622, Alipur Village, Behind Alipur Police Station, New Delhi – 110036 **Also at:** C-2, C-5, Parsanna Apartment, Bhama Shah Marg, New Delhi – 110009	**Sh. Rahul Garg s/o Sh. Shyam Garg [Proprietor, Mortgagor and Legal Heir of Late Sh. Shyam Garg S/o Late Sh. Tota Ram Garg (Guarantor)]** C-2, C-5, Parsanna Apartment, Bhama Shah Marg, New Delhi – 110009 **Also at:** 536, DLF Tower, Shivaji Marg, Moti Nagar, New Delhi – 110015 **Also at:** Flat No 1101, Tower 27, Lotus Panache, Sector 110, Noida, Uttar Pradesh - 201304
Ms. Sarita Rani Garg [Legal Heir of Late Sh. Shyam Garg S/o Late Sh. Tota Ram Garg (Guarantor)] 536, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, Delhi – 110015 **Also at:** Khasra No. 622, Alipur Village, Near Alipur Police Station, New Delhi **Also at:** Flat No. C-2, Plot No. C-5, Prasanna Apartment, Near Nanak Piao Gurudwara, Bhamashah Marg, Delhi – 110009	**Ms. Anshika Garg [Legal Heir of Late Sh. Shyam Garg S/o Late Sh. Tota Ram Garg (Guarantor)]** 536, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, Delhi – 110015 **Also at:** Khasra No. 622, Alipur Village, Near Alipur Police Station, New Delhi **Also at:** Flat No. C-2, Plot No. C-5, Prasanna Apartment, Near Nanak Piao Gurudwara, Bhamashah Marg, Delhi – 110009
Ms. Saloni Kapoor [Legal Heir of Late Sh. Shyam Garg S/o Late Sh. Tota Ram Garg (Guarantor)] 536, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, Delhi – 110015 **Also at:** Khasra No. 622, Alipur Village, Near Alipur Police Station, New Delhi **Also at:** Flat No. C-2, Plot No. C-5, Prasanna Apartment, Near Nanak Piao Gurudwara, Bhamashah Marg, Delhi – 110009	

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

Sir/Madam,

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

पंजाब नैशनल बैंक punjab national bank

SAM Branch Delhi, 4th Floor, 7 Bhikaji Cama Place, Delhi
E-mail: zs8343@pnb.bank.in

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 **Physical 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 **03.12.2026** for recovery of dues **Rs. 11,02,27,627.50/- (as on date 31.08.2017)** Plus further Interest + Bank Charges + Any other charges incurred by bank for recovery {(**Rs Eleven Crores Two Lacs Twenty-Seven Thousand Six Hundred Twenty-Seven and Paise Fifty only as on 31.08.2017**) due to Bank from M/s Shree Kripa Agro.

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

S.N.	Details of Property	Reserve Price (In Crore)	EMD (In Crore)	EMD deposit last date and time
1.	Equitable mortgage of Commercial office space no. DSM 537 on Fifth Floor having plinth area 75.622 Sq Mtrs and Super Area 116.382 Sq Mtrs in the multi-storeyed Building known as DLF Tower, Shivaji Marg, constructed on the said portion of land being part of the said land situated at 15, Shivaji Marg, Nazafgarh Road, Delhi along with exclusive right of usage of covered car parking space no PB-3100, in the name of Sh. Rahul Garg S/o Late Sh. Shyam Garg, which is bounded as under: North:- DSM 536, South:- DSM 538, East:- Corridor, West:- Open Parking Space No. PB-3100: North:- PB: 3101, South:- PB-3099, East:- Driveway, West:- PB-3089	2.66	0.266	03.12.2026 and 03:50 PM
2.	Equitable mortgage of Commercial office space no. DSM 536 on Fifth Floor having plinth area 74.622 Sq Mtrs. and Super Area 115.040 Sq Mtrs in the multi-storeyed Building known as DLF Tower Shivaji Marg, constructed on the said portion of land being part of the said land situated at 15, Shivaji Marg Nazafgarh Road, Delhi along with exclusive right of usage of covered car parking space no PB-3088, in the name of Sh. Rahul Garg S/o Late Sh. Shyam Garg, which is bounded as under:	2.64	0.264	03.12.2026 and 03:50 PM

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधि[illegible]
सैम ब्रांच, [illegible]

	North:- Open/Void, South:- DSM 537, East:- Corridor, West:- Open Parking Space No. PB-3088: North:- PB-3087, South:- PB-3089, East:- PB-3101, West:- Driveway			

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

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

AUTHORISED OFFICER
PUNJAB NATIONAL BANK
(SECURED CREDITOR)

ENCLOSURE – SALE NOTICE

पंजाब नैशनल बैंक punjab national bank

SAM Branch Delhi, 4th Floor, 7 Bhikaji Cama Place, Delhi
E-mail: zs8343@pnb.bank.in

Sale notice for sale of immovable properties

Auction Ref No. Shree Kripa Agro Date: 09.11.2026

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: - Name of the Account: - Name & addresses of the Borrower/Guarantors Account	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 **B)** Outstanding Amount **C)** Possession Date u/s 13(4) of SARFESI ACT 2002 **D)** Nature of Possession Symbolic/ Physical	A) Reserve Price (Rs. In Cr.) B) EMD (In Rs. Cr.) C) EMD deposit last date and time D) Bid Increase Amount (In Rs. Cr.) E) Property visit date and time	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

पंजाब नैशनल बैंक punjab national bank

SAM Branch Delhi, 4th Floor, 7 Bhikaji Cama Place, Delhi
E-mail: zs8343@pnb.bank.in

1.	**Punjab National Bank** _____ Shree Kripa Agro _____ **1. M/s Shree Kripa Agro (Borrower)** 536, DLF Tower, Shivaji Marg, Moti Nagar, New Delhi – 110015 **Also at:** 622, Alipur Village, Behind Alipur Police Station, New Delhi – 110036 **Also at:** C-2, C-5, Parsanna Apartment, Bhama Shah Marg, New Delhi – 110009 **2. Sh. Rahul Garg s/o Sh. Shyam Garg [Proprietor, Mortgagor and Legal Heir of Late Sh. Shyam Garg S/o Late Sh.**	Equitable mortgage of Commercial office space no. DSM 537 on Fifth Floor having plinth area 75.622 Sq Mtrs and Super Area 116.382 Sq Mtrs in the multi-storeyed Building known as DLF Tower, Shivaji Marg, constructed on the said portion of land being part of the said land situated at 15, Shivaji Marg, Nazafgarh Road, Delhi along with exclusive right of usage of covered car parking space no PB-3100, in the name of Sh. Rahul Garg S/o Late Sh. Shyam Garg, which is bounded as under: North:- DSM 536, South:-	A) 07.09.2017 B) Rs. 11,02,27,627.50/- (as on date 31.08.2017) Plus further Interest plus Bank Charges plus other charges incurred by bank for recovery C) 31.07.2019 D)Physical Possession	A) 2.66 Cr. B) 0.266 Cr. C) 03.12.2026 and 03:50 PM D) 0.01 Cr. E) 30.11.2026 04:00 PM to 05:00 PM	03.12.2026 From 11:00 AM to 04:00 PM	As per letter no. SMCA/DSM536-537/09/26 dated 27.09.2026, Total dues against Shop No. DSM 536-537 as on date 26.09.2026 are Rs. 39,11,383.43/-, details are as under: • DLF Home Developers Ltd (Building Owning Company) – Rs 0/- • DLF Utilities Ltd (Building Maintenance Agency, upto 31 March 2021) – Rs 139.24/- • Shivaji Marg Condominium Association

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

	Tota Ram Garg (Guarantor)] C-2, C-5, Parsanna Apartment, Bhama Shah Marg, New Delhi – 110009 **Also at:** 536, DLF Tower, Shivaji Marg, Moti Nagar, New Delhi – 110015 **Also at:** Flat No 1101, Tower 27, Lotus Panache, Sector 110, Noida, Uttar Pradesh – 201304 **3. Ms. Sarita Rani Garg [Legal Heir of Late Sh. Shyam Garg S/o Late Sh. Tota Ram Garg (Guarantor)]** 536, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, Delhi – 110015	DSM 538, East:- Corridor, West:- Open Parking Space No. PB-3100: North:- PB: 3101, South:- PB-3099, East:- Driveway, West:- PB-3089				(Building Maintenance Agency – w.e.f. 01 April 2021) – Rs 39,11,244.19/-

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

	Also at: Khasra No. 622, Alipur Village, Near Alipur Police Station, New Delhi **Also at:** Flat No. C-2, Plot No. C-5, Prasanna Apartment, Near Nanak Piao Gurudwara, Bhamashah Marg, Delhi – 110009 **4. Ms. Anshika Garg [Legal Heir of Late Sh. Shyam Garg S/o Late Sh. Tota Ram Garg (Guarantor)]** 536, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, Delhi – 110015 **Also at:** Khasra No. 622, Alipur Village, Near Alipur Police Station, New Delhi					

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

	Also at: Flat No. C-2, Plot No. C-5, Prasanna Apartment, Near Nanak Piao Gurudwara, Bhamashah Marg, Delhi – 110009 **5. Ms. Saloni Kapoor [Legal Heir of Late Sh. Shyam Garg S/o Late Sh. Tota Ram Garg (Guarantor)]** 536, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, Delhi – 110015 **Also at:** Khasra No. 622, Alipur Village, Near Alipur Police Station, New Delhi **Also at:** Flat No. C-2, Plot No. C-5, Prasanna Apartment, Near Nanak Piao Gurudwara, Bhamashah					

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधि...
सैम ब्रांच, ...

	Marg, Delhi – 110009					
2.	Same as Lot No. 1.	Equitable mortgage of Commercial office space no. DSM 536 on Fifth Floor having plinth area 74.622 Sq Mtrs. and Super Area 115.040 Sq Mtrs in the multi-storeyed Building known as DLF Tower Shivaji Marg, constructed on the said portion of land being part of the said land situated at 15, Shivaji Marg Nazafgarh Road, Delhi along with exclusive right of usage of covered car parking space no PB-3088, in the name of Sh. Rahul Garg S/o Late Sh. Shyam Garg, which is bounded as under:	Same as Lot No. 1.	A) 2.64 Cr. B) 0.264 Cr. C) 03.12.2026 and 03:50 PM D) 0.01 Cr E) 30.11.2026 04:00 PM to 05:00 PM	03.12.2026 From 11:00 AM to 04:00 PM	Same as Lot No. 1.

कृते पंजाब नैशनल बैंक
For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

SAM Branch Delhi, 4th Floor, 7 Bhikaji Cama Place, Delhi
E-mail: zs8343@pnb.bank.in

		North:- Open/Void, South:- DSM 537, East:- Corridor, West:- Open Parking Space No. PB-3088: North:- PB-3087, South:- PB-3089, East:- PB-3101, West:- Driveway				

TERMS AND CONDITIONS OF E-AUCTION SALE

1. 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.**
2. 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.
3. 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.
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-400037** (Helpdesk Number +91 8291220220, Email Id: support.ebkray@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.
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.pnb.bank.in**

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For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

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SAM Branch Delhi, 4th Floor, 7 Bhikaji Cama Place, Delhi
E-mail: zs8343@pnb.bank.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. Bidder's e-Wallet should have sufficient balance (>=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 bid 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 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 the 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 specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty,

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For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

पंजाब नैशनल बैंक punjab national bank

SAM Branch Delhi, 4th Floor, 7 Bhikaji Cama Place, Delhi
E-mail: zs8343@pnb.bank.in

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 detailed term and conditions of the sale, please refer https://baanknet.com & www.pnb.bank.in.

For Punjab National Bank

प्राधिकृत अधिकारी/Authorised Officer
सैम ब्रांच, दिल्ली/SAM Branch, Delhi

Date: 09.11.2026
Place: Delhi.

Authorized Officer
Punjab National Bank
Secured Creditor

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