बड़े देश का बड़ा बैंक
Bade Desh ka Bada Bank
punjab national bank
ARMB GWALIOR
ADDRESS: C-7, VATSAL MANSION, CITY CENTRE, GWALIOR (M.P.) - 474011 | 0751-2437824 | e-Mail: cs8232@pnb.bank.in

Appendix-IV-A
[See Proviso to rule 8 (6)]

M/S **Balaji Construction & Building** Material Add: B-1, Gori Shankar / Goral Complex, Phalka Bazar, Lashkar Gwalior (MP)	Sh. Rahul Bhargav S/O Sh. Rajendra Kumar Bhargav Add:- 378, Jiwaji Nagar, Thatipur, Gwalior (MP)	Sh Varun Saxena S/o Sh. Mukesh Kumar Saxena Add:- 960, Near old post, Ward No-14, Lohamar Kilagate, Gwalior (MP) Add:- Office No-201, Uco Bank building High Court Road, Gwalior (MP)

Sale Notice for Sale of Immovable Properties

I -Auction Sale Notice for Sale of Immovable Asset 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 to the constructive 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 03.12.2026 for recovery of Rs. 58,39,669.40/- + Interest and other charges as per demand notice Dated 03.05.2021 dues due to the Bank/ Secured Creditor from M/S. Balaji Construction & Building Material. The Reserve Price will be Rs. **1,15,20,000/-** and the earnest money deposit will be Rs.**11,52,000/-** .

(Short description of the immovable property with known encumbrances, if any)

Immovable Property situated in Municipal Corp H No. 41/987/1025, 41/986/1024/02 (old), 41/982/1022 (New), Ward NO. 45 (old), ward-41 (New), Tope Wala Mohalla, Jiwajiganj, Lashkar, Gwalior, Area-193.77 Sq mtr.
Owner :- Sh. Rahul Bhargav
Boundaries :- East- Property of owner, West- House of Siriya & Dhansu, North- Road, South- House of others.

For detailed terms and conditions of the sale, please refer to the link provided in PNB/Secured Creditor's website, i.e.https://www.pnb.bank.in and also on the website of BAANKNET, PSB, Alliance i.e. https://baanknet.com

Yours faithfully,

For Punjab National Bank

Date : 11.11.2026

Place : Gwalior

Authorized Officer

पंजाब नेशनल बैंक PUNJAB NATIONAL BANK 823200 ARMB GWALIOR आर एम बी ग्वालियर