

## E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules, 2002

ARMB East Delhi; Pocket-E, Mayur Vihar Phase-II, Delhi-110091,  
Email: cs8075@pnb.bank.in, Ph.: 011-22779758, 22785289

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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/Guarantor's Account	Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 Amount as per Demand Notice Possession Date u/s 13(4) of SARFAESI ACT 2002 Nature of Possession Symbolic/Physical/ Constructive	Description of the Immovable Properties Mortgaged/ Owner's Name [mortgagors of property(ies)]	RESERVE PRICE EMD (Last date of Deposit EMD) Bid Increase Amount	DATE / TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors Name & Contact No. of Authorized Officer
1.	BO: RAJENDRAPLAICE (152200) M/S SKY WORLD EXIM (BORROWER) Mr. Rajnish Gupta S/O Jai Bhagwan Gupta (Partner) Shop no. 18/2 ground floor 60/30 New Rohtak Road karol Bagh, New Delhi-110005, Also At: 61/23, Block-61 Ramjas Road, Karol Bagh New Delhi-110005, Also At: 78/31, Block-D Plot no-3, New Rohtak Road New Delhi-110005, Mr. Jai Bhagwan Gupta S/O Jagannath Gupta (Partner) Shop no. 18/2 ground floor 60/30 New Rohtak Road karol Bagh, New Delhi-110005, Also At: 62/15, East Park Road Karol Bagh, New Delhi-110005, Also At: 78/31, Block-D, Plot no-3, New Rohtak Road New Delhi-110005, Ms. Nisha Gupta W/O Mr. Rajnish Gupta (Guarantor) 78/31, Block-D, Plot no-3, New Rohtak Road New Delhi-110005, M/s Roshni InfraBuild P Ltd (Corporate Guarantor) 2nd and 3rd floor, Plot no-65, Motia Khan Dump scheme MM Road, Rani Jhansi Road, New Delhi-110005, Also At: C-91, Antriksh Apartment, Sector-14, Extension Rohini, New Delhi-110085	18.04.2018 RS 21.99 CRORE + FURTHER INTEREST, OTHER CHARGES AND EXPENSES TILL THE DATE OF FULL AND FINAL PAYMENT 15.11.2018 PHYSICAL	Entire First and Second Floor With Terrace and Above of the said Property of built up Property on Plot No. 65 Motia Khan Dump Scheme MM Road, Rani Jhansi Road New Delhi admeasuring 470.18 Sq Yds Stand in the name of M/s Rohini InfraBuild (P) Ltd.	Rs 6.85 Cr. Rs. 0.69 Cr. (18.02.2026) Rs.50000/-	18.02.2026 11.00 AM TO 04.00 PM	NOT KNOWN MR. ALOK KUMAR JHA (M 8607560066) AUTHORISED OFFICER ARMB EAST DELHI		

**TERMS AND CONDITIONS :** 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 properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and WHATEVER THERE IS BASIS. 2. The particulars of Secured Assets Specified in the Schedule here in above 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 on the proclamation. 3. The Sale will be done by the undersigned online, through e-auction platform provided at the Website <https://baanknet.com>. 4. For detail term and conditions of the sale, please refer <https://baanknet.com> & [www.pnb.bank.in](http://www.pnb.bank.in). 5. All statutory dues/ attendant charges/ other dues including registration charges, stamp duty, Tax/Any Authority charges etc shall have to be born by the purchaser and Authorised Officer or the bank shall not be responsible for any charges, lien in encumbrance are any other dues to govt or any one else in respect of Property (e-auctioned) not known to the bank the intending bidder is advised to make there on independent inquiries regarding the encumbrance on the property including statutory liabilities, arrears of property tax, electricity dues etc.

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

DATE: 17.01.2026, PLACE: NEW DELHI

AUTHORIZED OFFICER, PUNJAB NATIONAL BANK



Lot. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property (ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price	A) Date of Auction	B) Outstanding Amount as on	B) EMD Price	B) EMD Last Date
						C) Possession Date u/s 13(4) of SARFAESI ACT 2002	C) Bid Increase Amount	C) Time of Auction
1.	BO : PNB Chandausi MG Shalini Arora W/o Shyam Sunder R/o Pushpa Vihar, Awas Vikas Chandausi, Sambhal UP, Guarantor/ Mortgagor : Geeta Rani w/o Anil Kumar, Kanta Rani w/o Khushwakt Rai, Anil Kumar Arora	All that part and parcel of Property Situated at Bazar Visatakhana Chandausi, Distt Sambhal UP, Recorded in Bahi No. 01 Zilla No. 396 Page No. 235-284 Sr. No. 1807, Dated 06.04.2000, measuring area - 17.16 sqm standing in the name of Shalini w/o Shyam Sunder, Kanta Rani w/o Khushbakt Rai, Geeta Rani w/o Anil Kumar, Bounded As : East : Rasta, West : Property of Vinod Sarraf, North : Shop of Som Prakash, South : Shop of Salini and Kanta Devi.	A) 07.10.2023 B) Rs.40,28,346.47/- + interest and other charges w.e.f. 01.10.2023 C) 27.02.2024 D) Symbolic Possession	A) Rs. 61,14,600 B) Rs. 6,11,460 C) Rs. 20,000 D) PUNBCMG9	A) 06.02.2026 B) 06.02.2026 C) 11:00 AM TO 16:00 PM			
2.	BO : PNB Bulandshahr (e-UBI) M/s Abhay Enterprises Borrower / Guarantor : Sh Dushyant Kumar S/o Abhay Singh, Guarantor/ Mortgagor : Mohd Saleem S/o Kalua	Property measuring 1265 sq mtr situated at vill Accheja ghat post-Hatmabad, Distt Bulandshahar registered vide sale deed registered with Sub Registrar wahi no 1, jild no 5056, page no 237-278 sr no 5156 dated 06.10.2017 in the name of Mr. Dushyant Kumar S/o Abhay Singh ,Bounded as below: East: Khet of Gajendra, West: Chak Road, North: Link Marg, South: Khet of seller.	A) 10.05.2022 B) Rs.22,67,574/- + interest and other charges w.e.f.: 01.05.2022 C) 24.07.2023 D) Symbolic Possession	A) Rs. 23,79,600 B) Rs. 2,37,960 C) Rs. 20,000 D) PUNBYAMUNA PURAM12	A) 06.02.2026 B) 06.02.2026 C) 11:00 AM TO 16:00 PM			
3.	BO : PNB Yamunapuram M/s Global Ceramics Prop. Hammad Malik S/o Mr. Mairajuddin R/o 241, shekh Shaeban, Khurja Distt Bulandshahar	One Residential plot out of khasra no 176 & 178 Having area 420 sqmtr situated at village hazratpur khurja bazar chungi tehsil - khurja, Distt - Bulandshahar. registered at sub registrar khurja via sale deed no 11300 dated 09.10.2019 registered in book val 1 vol no 11049 page no 149-192 in the name of Hammad Malik. Boundaries as per title deed: East : Road 22ft, West : khet Kela devi & prakash devi, North : khet of Kela Devi & Prakash devi, South : Khet of Kela devi & Prakash devi	A) 11.07.2022 B) Rs. 20,39,015/- + interest and other charges w.e.f. 01.07.2022 C) 02.12.2022 D) Symbolic Possession	A) Rs. 11,56,700 B) Rs. 1,15,670 C) Rs. 20,000 D) PUNBYAMUNA PURAM8	A) 06.02.2026 B) 06.02.2026 C) 11:00 AM TO 16:00 PM			
4.	BO: Khurja New sitara Ceramics Traders Prop : Noorani w/o Sh Hamid Khan Guarantor / Mortgagor : Saffikan w/o Sh Abdul waheed khan, Sitara Begum w/o Abdul Waheed, Shahid Khan So Abdul Waheed Khan, Rashid Khan S/o Abdul Wahid Khan, Avid Khan s/o Abdul wahid khan, Imran Khan s/o Abdul Wahid Khan, Amir Khan s/o Abdul Waheed Khan	One constructed factory upon this plot, part of khet no 2693 total measuring area 430 sqmtr situated at kassa khurja under municipal limits (now name as Moh Khaweshgyan) pargana & tehsil khurja, Distt Bulandshahar in the name of smt saffikan w/o sh Abdul waheed khan, smt sitara begum w/o Abdul waheed khan, hamid khan s/o Abdul waheed khan, shahid khan s/o Abdul waheed khan, rashid khan s/o Abdul waheed khan, avid khan, abdul waheed khan, imran khan s/o Abdul wahid khan, amir khan s/o Abdul wahid khan bounded as : east : Rasta, West : property of Abdul wahid, North : Property of Kamru Ansari, South : Property of Abdul Wahid	A) 26.03.2024 B) Rs. 42,81,498.02/- + interest and other charges w.e.f. 15.03.2024 C) 13.08.2024 D) Symbolic Possession	A) Rs. 71,22,600 B) Rs. 7,12,260 C) Rs. 20,000 D) PUNBKURJA MAINR1	A) 06.02.2026 B) 06.02.2026 C) 11:00 AM TO 16:00 PM			
5.	BO : Khurja Main M/s Al Zaid Traders Prop : Rashid Khan, Guarantor/ Mortgagor : Savra w/o Nabab Khan, Hajian Yasmeen w/o Rashid Khan.	Residential Plot part of gata no 68/2 measuring area 124.97 sqm situated at village hazratpur pargana khurja in the name of Rashid Khan. Bounded as : East : khet vikreta first party, West : plot Dr. Singh, North : Khet kunwarpal, South : rasta kaccha 25 feet wide.	A) 30.12.2021 B) Rs. 4975591.32/- interest and other charges w.e.f. 01.12.2021 C) 05.05.2022 D) Symbolic Possession	A) Rs. 22,86,900 B) Rs. 2,28,690 C) Rs. 20,000 D) PUNBKURJA MAIN31	A) 06.02.2026 B) 06.02.2026 C) 11:00 AM TO 16:00 PM			
6.		Residential House bearing no. 103 situated at mohalla madar darwaza kasa khurja measuring area 156.24 sqm in the name of savra w/o nabab khan. Bounded as : East : galli mustarka 8 feet wide, West : House faizay khan, North : House Hazi Chaman, South : galli mustarka 8feet wide		A) Rs. 37,03,500 B) Rs. 3,70,350 C) Rs. 20,000 D) PUNBKURJA MAIN3101	A) 06.02.2026 B) 06.02.2026 C) 11:00 AM TO 16:00 PM			
7.		Double storied residential house bearing no. 74 and new no 78 situated at mohalla madar darwaza kasa khurja measuring area 38.47 sqm in the name of Hajian Yasmeen. Bounded as : East : House mukhtiyar, West : galli 1.48 m wide, North : Galli 1058 m wide, South : House Bhoora.		A) Rs. 12,24,000 B) Rs. 1,22,400 C) Rs. 20,000 D) PUNBKURJA MAIN3102	A) 06.02.2026 B) 06.02.2026 C) 11:00 AM TO 16:00 PM			
8.	BO : Yamunapuram Sh. Dhamar Pal Singh S/o Shyodan Singh Guarantor/ Mortgagor : Smt Arjoo w/o Dharampal Singh, Jagpal Singh S/o shodan Singh	Residential House admeasuring area 251.57 sqm situated at Mohalla Murti Vihar Kasba Sikarpur in the name of sh. Dharmpal Singh. Bounded as : East : Rasta, West : Plot Dinesh Chand and others, North : Khet Vinod Kumar, South : Rasta.	A) 02.06.2021 B) Rs. 46,08,420.24/- + interest and other charges w.e.f. 01.05.2021 C) 13.01.2022 D) Symbolic Possession	A) Rs. 144,90,000 B) Rs. 14,49,000 C) Rs. 50,000 D) PUNBYAMUNA PURAM6	A) 06.02.2026 B) 06.02.2026 C) 11:00 AM TO 16:00 PM			

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...the name you can BANK upon!

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- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com>. 4. For detail term and conditions of the sale, please refer <https://baanknet.com> & [www.pnb.bank.in](http://www.pnb.bank.in). 5. All statutory dues/ attendant charges/ other dues including registration charges, stamp duty, Tax/Any Authority charges etc shall have to be born by the purchaser and Authorised Officer or the bank shall not be responsible for any charges, lien in encumbrance are any other dues to govt or any one else in respect of Property (e-auctioned) not known to the bank the intending bidder is advised to make there on independent inquiries regarding the encumbrance on the property including statutory liabilities, arrears of property tax, electricity dues etc.

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In any dispute, English version of E-auction publication will be valid.

Prospective buyers/interested parties (for inspection of the IP/P&amp;M or else) may contact authorized officer at Mobile # 9794963666 and 9897334808.

TDS will be applicable as per bank policy.

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