

SAM Branch, 4th FLOOR, BHIKAJI CAMA PLACE, NEW DELHI-110066

E mail: ZS8343@PNB.CO.IN

Date: 04/08/2026

M/s Kumar Share Brokers Limited G-55, Third Floor, Royal Palace, Vikas Marg, Laxmi Nagar, Delhi-110092	Mr. Ramesh Chand Arora S/o Mr L.D. Arora A-2/304, Krishna Apra Gardens, 7-Vaibhav Khand, Indira Puram, Ghaziabad, U.P.-201014	Mr Tika Ram Khare S/o Mr B.P. Khare. Address: 446, DDA Flats, Mansarovar Park, Delhi-32	Mr Ajit Sinha Address: H-106, Aruna Apartments, 33 IP Extension, Delhi-92
M/s Kumar Share Brokers Limited 68/1 One Square Mall, Shakti Khand-III, Indira Puram, Ghaziabad, U.P.-201014	Mrs. Suman Arora Address: A-2/304, Krishna Apra Gardens, 7-Vaibhav Khand, Indira Puram, Ghaziabad, U.P.-201014	Mr Ajit Kumar Mishra Address: 71, Amrapali Apartment, 56, Patparganj, Delhi-92	

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.

Madam / Sir,

Please refer to the notice dated 19.10.2019 issued by Authorized Officer u/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and also symbolic possession notice dated 26.12.2019 u/s 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 issued by Authorized Officer while taking the possession of under mentioned assets:

Details and full description of the immovable property.

S.N.	Details of Property
1.	All that part and parcel of property freehold Commercial office admeasuring 283.12 square meters situated at Block No-68/1 Second Floor Property Office No-2,3,4,5,6, & 7, one square commercial complex shakti Khand-III Indirapuram Ghaziabad (U.P)-201010 Owned by – M/s Kumar Share Brokers Limited

In this connection, you are hereby called upon to pay outstanding dues amounting to Rs 1,80,38,583.88/- (Rupees One crore Eighty lakh Thirty Eight Thousand Five Hundred Eighty Three and Eighty Eight only) as on 28.09.2019 Plus Further Interest + Bank Charges+ other charges incurred by the Bank for recovery as mentioned in the demand notices issued by authorized officer with up to date interest and applicable rate of interest and costs incurred by the undersigned while taking possession of the said assets and thereafter preservation of the same within 30 days from the date of receipt of this notice and get released of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amount within the said period, the undersigned may be constrained to sell aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Acts and Rules.

Thanking You,

Pradeep Chittora
CHIEF MANAGER
AUTHORIZED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR





पंजाब नैशनाल बैंक
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...the name you can Bank upon!

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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 property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of the Bank, 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 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

L ot N o.	Name of the Branch: SAM Branch, Delhi	Description of the Immovable Properties Mortgaged / Owner's Name (mortgagors of property)	(A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002	(B) Outstanding Amount as on	(A) Reserve Price	(B) EMD (last date of deposit of EMD)	(C) Bid Increase Amount	(D) Date/Time of Inspection	Date / Time of E- Auction	Details of the encumbrances known to the secured creditors
	Name of Account: M/s Kumar Share Brokers Limited	Name & Address(es) of the Borrower / Guarantor:	(A) Possession date u/s 13(4) of SARFAESI Act, 2002	(D) Nature of Possession (Symbolic / Physical / Constructive)	(A) Reserve Price	(B) EMD (last date of deposit of EMD)	(C) Bid Increase Amount	(D) Date/Time of Inspection	Date / Time of E- Auction	Details of the encumbrances known to the secured creditors



Ghaziabad, U.P.- 201014					
Mr Tika Ram Khare S/o Mr B.P. Khare. 446, DDA Flats, Mansarovar Park, Delhi-32					
Mr Ajit Kumar Mishra 71, Amrapali Apartment, 56, Patparganj, Delhi-92					
Mr Ajit Sinha H-106, Aruna Apartments, 33 IP Extension, Delhi-92					

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 eKYC 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.



15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/ladjourn/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, 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.pnbindia.in.

Date: 04.08.2026

Place: Delhi

Name: Pradeep Chittora

Designation: Chief Manager

Authorized Officer

Secured Creditor: Punjab National Bank

