

SAM Branch Delhi, 4th Floor, 7 Bhikaji Cama Place, Delhi - 110066

E-mail: zs8343@pnb.bank.in

Date 06.08.2026

M/s Surya Vinayak Industries Limited (Old name Surya Vinayaka Industries Limited) Land & Building at Village Naya Bans Sampla Distt Rohtak, Haryana – 124501 Also at: Factory Leased Land at Plot No. 38, Khaitan No. 2, Industrial Growth Centre, Zone-II, Bodhjung Nagar, Tripura (West) Agartala – 799210 Also at: Corporate Office “Prem Sadan”, 5 th Floor, Rajindra Place, New Delhi – 110008 Also at: Zone H-4/5, Plot No. 55, Suvidha Kunj, Pitampura, Delhi – 110005 Also at: E-3, Mangolpuri, Industrial Area Phase-II, Delhi – 110034.	
The Official Liquidator (High Court of Delhi) 8 th Floor, Lok Nayak Bhawan, Khan Market, New Delhi - 110003	Mr. Sanjay Jain I-42, Ashok Vihar, Phase-I, Delhi – 110052 Also at: 11, Prem Sadan, Rajendra Place, New Delhi – 110008 Also at: D-42, Ashok Vihar, Phase-I, Delhi – 110052
M/s Surya Vinayak Hospitalities Pvt Limited 13-B, Third Floor, Netaji Subhash Marg, Daryaganj, New Delhi – 110002 Also at: 11, Prem Sadan, Rajendra Place, New Delhi - 110008	Mr. Rajiv Jain I-42, Ashok Vihar, Phase-I, Delhi – 110052 Also at: Property bearing No. 259, Block D, Ashok Vihar, Phase-I, Delhi – 110052 Also at: 11, Prem Sadan, Rajendra Place, New Delhi – 110008 Also at: D-42, Ashok Vihar, Phase-I, Delhi - 110052

Sub: Auction Sale Notice for Sale of Movable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 of the Security Interest (Enforcement) Rules, 2002

Sir/Madam,

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described movable 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 **14.09.2026** for recovery of dues **Rs. 161.22 Crore** as on 31.01.2013 as per demand notice dated 26.02.2013 issued by PNB 1.0 plus further interest + other charges + any other charges incurred by bank for recovery and **Rs. 120.97 Crore** + incidental charges as on 31.03.2013 plus further interest and other charges and per demand notice dated 12.04.2013 issued by PNB 2.0 (e-UBI) due to bank from M/s Surya Vinayak Industries Ltd.

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



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S.N.	Details of Movable Property	Reserve Price (In Rs.)	EMD (In Rs.)	EMD deposit last date and time
1.	Plant and Machinery lying at property situated at land area measuring 10 Kanal, pertaining to Killa No. 39/14, Khewat No. 73, Khatoni No. 104, situated at Mauza- Naya Bans, Tehsil Sampla, Distt Rohtak, Haryana in the name of M/s Surya Vinayak Industries Limited	5,00,000/-	50,000/-	14.09.2026 and 04:00 PM

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.

AUTHORISED OFFICER
PUNJAB NATIONAL BANK
(SECURED CREDITOR)

ENCLOSURE – SALE NOTICE



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Sale notice for sale of movable properties

Auction Ref No. Surya Vinayak Industries Limited

Date: 06.08.2026

SALE NOTICE FOR SALE OF MOVABLE PROPERTIES

e-Auction Sale Notice for Sale of Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 movable 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: -	Description of the Movable 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 (In Rs.)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account: -			B) EMD (In Rs.)		
	Name & addresses of the Borrower/Guarantors Account			C) EMD deposit last date and time D) Bid Increase Amount (In Rs.) E) Visit date and time		



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1.	Punjab National Bank _____ _____ Name of account: M/s Surya Vinayak Industries Limited 1.) M/s Surya Vinayak Industries Limited (Old name Surya Vinayaka Industries Limited) Land & Building at Village Naya Bans Sampla Distt Rohtak, Haryana – 124501 Also at: Factory Leased Land at Plot No. 38, Khaitan No. 2, Industrial Growth Centre, Zone-II, Bodhjung Nagar, Tripura (West) Agartala – 799210 Also at: Corporate Office “Prem	Plant and Machinery lying at property situated at land area measuring 10 Kanal, pertaining to Killa No. 39/14, Khewat No. 73, Khatoni No. 104, situated at Mauza- Naya Bans, Tehsil Sampla, Distt Rohtak, Haryana in the name of M/s Surya Vinayak Industries Limited	(A) & (B) Rs. 161.22 Crore as on 31.01.2013 as per demand notice dated 26.02.2013 issued by PNB 1.0 plus further interest + other charges + any other charges incurred by bank for recovery. & Rs. 120.97 Crore + incidental charges as on 31.03.2013 plus further interest and other charges and per demand notice dated 12.04.2013 issued by PNB 2.0 (e-UBI) due to bank from M/s Surya Vinayak	A) 5,00,000/- B) 50,000/- C) 14.09.2026 and 04:00 PM D) 5,000/- E) 09.09.2026 11:00 AM to 02:00 PM	14.09.2026 From 11:00 AM to 04:00 PM	Not known
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	Sadan", 5th Floor, Rajindra Place, New Delhi – 110008 Also at: Zone H-4/5, Plot No. 55, Suvidha Kunj, Pitampura, Delhi – 110005 Also at: E-3, Mangolpuri, Industrial Area Phase-II, Delhi – 110034. 2.) The Official Liquidator (High Court of Delhi) 8th Floor, Lok Nayak Bhawan, Khan Market, New Delhi – 110003 3.) Mr. Sanjay Jain I-42, Ashok Vihar, Phase-I, Delhi – 110052 Also at: 11, Prem Sadan, Rajendra Place, New Delhi – 110008		Industries Ltd. C) 02.08.2013 D) Physical Possession			
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Also at: D-42, Ashok Vihar, Phase-I, Delhi – 110052 4.) M/s Surya Vinayak Hospitalities Pvt Limited 13-B, Third Floor, Netaji Subhash Marg, Daryaganj, New Delhi – 110002 Also at: 11, Prem Sadan, Rajendra Place, New Delhi – 110008 5.) Mr. Rajiv Jain I-42, Ashok Vihar, Phase-I, Delhi – 110052 Also at: Property bearing No. 259, Block D, Ashok Vihar, Phase-I, Delhi – 110052 Also at: 11, Prem Sadan, Rajendra Place, New Delhi – 110008					
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Also at: D-42, Ashok Vihar, Phase-I, Delhi - 110052						
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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. The auction sale will be “online through e-auction” portal <https://Baanknet.com>.
- 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.
- 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.
- 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.
- 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
- 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>).
- Bidder’s e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
- 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



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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.



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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.pnb.bank.in.

Date: 06.08.2026
Place: Delhi.

Authorized Officer
Punjab National Bank
Secured Creditor

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