



Date: 10.09.2026

1. M/S Kanak Dhara Buildwell, Property No 49, 2nd Floor, Masjid Road, Bhogal, Jangpura, New Delhi
2. Shri Nitin Chadda Partner M/s Kanak Dhara Buildwell, Property No 49, 2nd Floor, Masjid Road, Bhogal, Jangpura, New Delhi
3. Shri Vinay Kumar Chadda C/o M/s Kanak Dhara Buildwell, Property No 49, 2nd Floor, Masjid Road, Bhogal, Jangpura, New Delhi
4. Smt Dolly Chadda C/o M/s Kanak Dhara Buildwell, Property No 49, 2nd Floor, Masjid Road, Bhogal, Jangpura, New Delhi
5. Smt Neelam Chadda C/o M/s Kanak Dhara Buildwell, Property No 49, 2nd Floor, Masjid Road, Bhogal, Jangpura, New Delhi

Dear Sir/Madam,

Reg.: Notice for redemption in terms of the right vested with you under Section 13(8) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 in A/C of 04261200036254 & 04261300035874 Branch Atta

As you are aware that the Authorized Officer of the bank has issued a demand notice under section 13(2) of the SARFAESI ACT on 19.07.2016 as a measure for enforcement of security interest in the secured asset offered by you as security in the subject loan account.

Subsequently, the Authorised Officer while taking further measures under section 13(4) of the Act, took possession of the secured asset on 19.07.2019

As you have failed to discharge your liabilities of the bank, therefore, the undersigned as authorized officer, in exercise of its power under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 has decided to sell the properties secured assets as described below through E-Auction for realization of debts due to the Bank from above mentioned Borrower & Guarantors.

Your attention is invited to the Section 13(8) of 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, in respect of the time available (i.e. 30 days), to

07/09

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK
प्रधिकृत अधिकारी/Authorised Officer
डी-2सी, सेक्टर-18, अट्टा, नोएडा
D-2C, Sector-18, Atta Noida

redeem the secured assets. Kindly note that your right under section 13(8) will cease from the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

Details of Sale Notice for Sale of Immovable Property are as under:-

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.

E Auction Date & Time: 16.10.2026 at 11.00 AM to 1.00 PM
Date of Inspection: 14.10.2026 between 11.00 AM to 4.00 P.M
Last Date of BID Submission: 15.10.2026 up to 4.00 PM

Name of Borrower & Guarantors	Borrower: M/S Kanak Dhara Buildwell Partners Mr. Nitin Chadha & Mr. Vinay Kumar Guarantors: Mr. Nitin Chadha , Mr. Vinay Kumar , Mrs. Neelam Chadha & Mrs Dolly Chadha
Demand Notice date & Amount Account Details	19.07.2016 for Rs 43,40,699/- + future interest and costs from 01/07/2016.
Total O/s as on 31.08.2026	Rs 1,72,69,818.32/-

Details of Properties	MRP (in Lac)
All the part and parcel of the immovable mortgaged property Second Floor, without roof rights ,MCD No 49, Masjid Road, Bhogal, New Delhi -110014 built on lease hold plot measured 213 sq Yards registered vide Sale Deed – Gift executed on 02.12.2008 by Sh. Om Prakash in favour of Smt. Gurmeet and Neelam Chadha registered vide document No 17509 Book No. 01 Volume No 8951 Page No 64 to 71 dated 02.12.2008 and Gift Deed executed on 18.02.2015 by Smt. Gurmeet Chadha in favour of Smt. Dolly Chadha registered vide document No 1198 Book No 1 , Volume No 13682 , Page No 22 to 29 dated 19.02.2015	105.30 Lac (RV)

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK

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प्राधिकृत अधिकारी/Authorized Officer

डी-2सी, सेक्टर-18, अट्ठा, नोएडा
AUTHORIZED OFFICER