



UNION BANK OF INDIA FARIDABAD SECTOR 17 (10151) Branch,  
Address at FARIDABAD SECTOR 17 (10151)(10151),SECTOR-17,  
MAINMARKET,FARIDABAD,FARIDABAD,HARYANA,121002  
Contact no:9760178005 Mail ID ubin0810151@unionbankofindia.bank.in

Ref: SAR1015155763056208532526

Date: 24.12.2025  
Place: Faridabad

To  
THE BORROWER/S  
SHAARDATECH MACHINE INDUSTRIES PVT LTD DIRECTOR 1-BIKESH KUMAR SINGH  
DIRECTOR 2-PUSHPA DEVI PLOT NO 5 VILL-SIKRI NEAR GOPALJEE DAIRY HARFALA ROAD BALLABHGARH FARIDABAD  
121004 HARYANA

GUARANTOR 1-BIKESH KUMAR SINGH H NO 2435/49 FF SECTOR 49 BLOCK-G SAINIK COLONY FARIDABAD 121001  
HARYANA

2-PUSHPA DEVI H NO 2435/49 FF SECTOR 49 BLOCK-G SAINIK COLONY FARIDABAD 121001 HARYANA

Sir/Madam,

Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The addressee No 1 herein have availed the following credit facilities from our FARIDABAD SECTOR 17 (10151) Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your account/s has/have been classified as Non-Performing Asset as on 26/11/2025. As on 26.11.2025 a sum of Rs. 78,64,249.20 (Rupees Seventy eight lakhs sixty four thousand two hundred forty nine and paisa twenty only ) is outstanding in your account/s.

The particulars of amount due to the Bank from No.1 of you in respect of the aforesaid account/s are as under:

Type of Facility	Outstanding amount as on date of NPA i.e. as on 26/11/2025	Un applied interest w.e.f. 26/11/2025 to	Penal Interest (Simple)	Cost/Charges incurred by Bank	Total dues
SOD-OTHERS	769418.20	169831.00		0.00	78,64,249.20
<b>Total Dues:-</b>					<b>78,64,249.20</b>

To secure the repayment of the monies due or the monies that may become due to the Bank. SHAARDATECH MACHINE INDUSTRIES PRIVATE, had/have executed documents on 09/10/2019 and created security interest by way of:

Mortgage of immovable property described herein below:

LAND AND BUILDING WITH FACTORY SET FORMING PART OF KHASRA NO 42/16,17,23/1,24/1,25/1 AND 43/21/2 SITUATED AT MAUZA SIKRI TEHSIL-BALLABHGARH DIST-FARIDABAD HARYANA LOCATED NERBY GOPALJI DAIRY AND IS BOUNDED AS UNDER

OWNER OF PROPERTY:- MR BIKESH KUMAR SINGH

EXTENT OF SITE 767 SQ YARDS

WEST-AGRICULTURAL LAND

EAST-ROAD 30' WIDE,SOUTH-OTHERS OPEN PLOT,NORTH-OTHERS OPEN PLOT,LAND AND BUILDING WITH FACTORY SET FORMING PART OF KHASRA NO 42/16,17,23/1,24/1,25/1 AND 43/21/2 SITUATED AT MAUZA SIKRI TEHSIL-BALLABHGARH DIST-FARIDABAD HARYANA LOCATED NERBY GOPALJI DAIRY AND IS BOUNDED AS UNDER

OWNER OF PROPERTY:- MS PUSHPA DEVI

EXTENT OF SITE 487.50 SQ YARDS

WEST- ROAD 30' WIDE,EAST-ROAD 30' WIDE,SOUTH-OTHERS OPEN PLOT,NORTH-OTHERS OPEN PLOT

FOR UNION BANK OF INDIA  
AUTHORISED OFFICER



## STATE BANK OF INDIA Stressed Assets Recovery Branch-I

1st Floor, 23, Najafgarh Road, New Delhi - 110015, Ph.: 25419177, 25412977, e-mail: sbi.05169@sbi.co.in

"APPENDIX- IV-A" [See proviso to rule 9(1) &amp; 8(6) &amp; 6(2)] Sale notice for sale of movable / Immovable Properties

E-Auction Sale Notice for Sale of movable / Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) & 8(6) & 6(2) 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 mentioned movable / Immovable property/ies mortgaged/charged to the Secured Creditor (State Bank of India), the possession mentioned below of which has been taken by the Authorized Officer of State Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" Basis on **below mentioned dates** for recovery of amount as mentioned below, due to the Secured Creditor from Borrowers, Guarantors and Mortgagors. The reserve price is mentioned below and the earnest money to be deposited is mentioned respectively.

S. No.	Name & Address of Borrower (B) / Guarantor's (G) /	Address of Security charged covered under Auction (Symbolic / Physical Possession)	Reserve Price(RP) EMD Amount 10% of The Reserve Price Incremental Amount	Outstanding Dues for recovery of which properties are being sold	Name & Number of Contact Person	Date of E-Auction with unlimited extensions of 10 Minutes each	Date / Time of On - site Inspection of Property
1	M/s Vats Medicos (Proprietor Sh Anil Kumar) Mata Road, Gali No 5-6, Rajiv Nagar, Gurugram - Haryana 122001 Sh Manish Sharma (Guarantor) S/O Naren Kumar Sharma H.no. 396/7 Old 343/12 Jawahar Nagar Gurugram-122001 Sh Anil Kumar (Proprietor & mortgager) S/O Naren Kumar Sharma H.no. 396/7 Old 343/12 Jawahar Nagar, Gurugram-122001 (Physical possession with the bank)	Equitable Mortgage of residential property, portion of House No 343/12 (Old), 396/7 (New), measuring 72 Sq Yards situated at Jawahar Nagar (Previously known as Jaipura), Gurugram Haryana-122001	Rs.43.00 Lakh Rs.4.30 Lakh Rs.0.50 Lakh	Rs. 25,90,279/- as on 12.10.2017 plus future interest and charges.	Mr. Manmohan Chohla 7055553155 Sh. Vineet Kumar Mob. No 9448521560	28.01.2026 From 11.00 AM to 04:00 PM	21.01.2026 02.00 PM to 04.00 PM

## TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER:

1. E-Auction is being held on "As is where is", "As is what is", and "Whatever there is" Basis and will be conduct-ed "On Line". The auction will be conducted through the Bank's E-Auction Tender Document containing online e-auction Bid form, Declaration, General Terms and Conditions of online auction sale are available in e-Auction platform on <https://baanknet.com>
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquiries re-garding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
3. Interested bidder may deposit Pre-Bid EMD with M/S PSB ALLIANCE (BAANKNET) before the close of e-Auction. Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in M/S PSB ALLIANCE (BAANKNET) Bank account and update of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.
4. The sale shall be subject to rules / conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
5. The other terms and conditions of the e-auction are published in the following websites <https://baanknet.com>

N.B : The 15/30 days sale Notices have already sent to the Borrower/Guarantor(s)/ Mortgagor by Regd. Post/ Speed Post, In case such party/parties has/have not

received the same, then this notice may be treated as substitute mode of service to all these parties.

Sd/- Authorised Officer, State Bank of India

Date : 05.01.2026, Place : Delhi

पंजाब एण्ड सिंध बैंक  
(मात्र सरकारी का उपकरण)



Punjab & Sind Bank  
(A Govt. of India Undertaking)

Where service is a way of life

E-AUCTION  
(Sale through E-Auction only)ZONE DELHI II,  
B-38/39, INDUSTRIAL AREA, PHASE 1,  
NARAINA, NEW DELHI 110028

## PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 03.02.2026 (11.00 AM to 1.00 PM)

E-Auction Sale Notice for Sale of Immovable Assets is issued under the Securitisation and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6(2) movable & 8(6) immovable of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, Symbolic/Physical 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" basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor(s)/Guarantors(s)/details of secured Assets(s)/Dues/Reserve price/e-Auction date & Time, EMD amount are mentioned in the table below.

## DESCRIPTION OF IMMOVABLE PROPERTIES

Sl. No.	Name of Borrower/ Guarantor & Branch	Description of the property	Demand Notice Date & Outstanding Amount (Rs.) as on + future interest & other expenses thereon	Reserve Price EMD Bid increase Amount	Property Inspection Date & Time	Status of possession (Physical or Symbolic)	Last Date & Time of EMD Submission	Date/ Time of e-Auction	Name & Contact Nos. of Authorized	QR CODE FOR LOCATION SITE	QR CODE FOR PROPERTY IMAGE	QR CODE FOR SERVICE PROVIDER
1.	M/S Durga Traders Partners- Sh. Om Prakash Goenka and Sh. Abhimanyu Goenka Guarantor- Sh. Ajay Goenka, Sh. Nikhil Goenka, Ms. Alka Goenka and Ms. Sandhya Goenka BO - Mukherji Nagar	Property No. 188 Ward No. III Gali Saraswati, Tilak Bazaar, Khari Baoli Delhi 110006 in the name of Om Prakash Goenka bearing sale deed no doc no 479, in additional book no 1 vol no 7093 page no 121-130 dated 12-01-1996 at sub registrar office no 1 Kashmere Gate and Property No. 189-190 Ward No. III Gali Saraswati, Tilak Bazaar, Khari Baoli Delhi 110006 in the name of Smt. Alka Devi Goenka and Smt. Sandhya Devi Goenka bearing sale deed no doc no 7119, in additional book no 1 vol no 5201 page no 34-43 dated 28-12-1989 at sub registrar office no 1 Kashmere Gate	30-09-2024 plus further interest, expenses and other charges etc thereon	Rs. 3,96,00,000/- Rs. 6,14,15,322.90P	16.01.2026 11:00 AM to 1:00 PM	Physical possession	02.02.2026 Till 11:59 PM	03.02.2026 11:00 AM to 1:00 PM	Rajesh Kumar Yadav (Chief Manager) Mob. No. -9937114867			

**TERMS & CONDITIONS:-** 1. The online E-auction shall be held through auction platform i.e. <https://baanknet.in> on the date and time provided. QR Code for Baanknet site. The intending bidders/purchasers are required to register through <https://baanknet.in> by using valid email ID and mobile number. The intending bidders/purchasers are further required to upload their KYC documents and Bank details. Registration and uploading formalities should be completed well in advance. 2 EMD Payment: The intending Bidders/Purchasers are requested to register on portal (<https://baanknet.in>) using their email-id and mobile number. The process of e-KYC to be done through Digilocker and after completion of KYC verification, the intending bidders/Purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating challans and by depositing the amount in bank. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with <https://baanknet.in> auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidder. Bidder shall seek the refund online from e-auction service provider by logging in <https://baanknet.in> and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest. After successful bidding the bidder shall deposit the amount to be remitted to A/c to its authorized officer. Buyer Manual link will be provided in the home page of <https://baanknet.in>. 4. Bidder's e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding. 5. During the e-auction, bidders will be allowed to read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. 7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our referee service provider through SMS/email registered with the service provider. 8. The secured asset shall not be sold below the reserve price. 9. The success auction Purchaser/Bidder shall, have to deposit 25% (twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on winning between the purchaser and secured creditors, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall be forfeited to the Bank and the secured creditor and the defaulting bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. 11. Payment of sale consideration by the successful bidder to the Bank will be subject to Section 194-T of Income Tax Act 1961 and TDS is to be deposited by the successful bidder on behalf of the secured creditor. 12. No request for inclusion/substitution of names, other than those mentioned in the bid or the next working day as stated above and/or 75% of balance due within stipulated time shall render automatic cancellation of sale without any notice. The EMD and other monies paid by the successful bidder 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. 10. Default of payment: Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and/or 75% of balance due within stipulated time shall render automatic cancellation of sale without any notice. The sale certificate shall not be issued pending operation at any stay/junction/restraining order passed by the DRT/DRA/T/HIGH COURT or other court/same stay order passed by any court. 14. The sale certificate shall be issued only in the name of the successful bidder. 15. The sale certificate shall be issued only in the name of the successful bidder. 16. The properties shall be sold "AS IS WHERE IS" basis and the intending bidders should make their own independent inquiries & verify the concerned Register/SRO/Revenue Records/other Statutory authorities regarding the encumbrances and claims/rights/dues of any authority such as Sale tax, Excise/GST/income Tax beside the Bank's Charge and shall satisfy themselves regarding the title, nature, description, extent, quality, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatever nature regarding the property put up for sale for charges/encumbrances, over the property or on any other matter etc. shall be entertained after submission of the online bid. 17. The bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale. The Authorized Officers/Secured creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, taxes/levies fees, transfer fees etc. due to the Municipal Corporation/Local Authority/Co-operative Housing Society or any other dues, taxes/levies fees, transfer fees etc. due to internet failure, power failure or technical glitches or reason/contingencies and/or in relation to the sale of the said property. Successful Bidders has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates. 18. 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 glitches or reason/contingencies affecting the e-auctions. 19. If property is in symbolic possession of Bank and bidder is purchasing the property in symbolic possession then same shall be at their own risk and responsibility. 20. In case of any dispute arises as to the validity of the bid/s, amount of bid/EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidder are required to contact the concerned Authorized Officer of the concern branch only. 21. The Sale is subject to confirmation by the Secured Creditor. 22. The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the Authorized Officer.