



बड़े देश का
Bada Bank

Punjab National Bank
ARMB, CIRCLE OFFICE, GWALIOR (M.P.)
ADD- C-7, VATSAL MENSION, CITY CENTRE, GWALIOR(M.P.)
E-MAIL- cs8232@pnb.bank.in

Appendix-IV-A

[See Proviso to rule 8 (6)]

M/S Balaji Construction & Building Material Add: B-1, Gori Shankar / Goral Complex, Phalka Bazar, Lashkar Gwalior (MP)	Sh. Rahul Bhargav S/O Sh. Rajendra Kumar Bhargav Add:- 378, Jiwaji Nagar, Thatipur, Gwalior (MP)	Sh Varun Saxena S/o Sh. Mukesh Kumar Saxena Add:- 960, Near old post, Ward No-14, Lohamandi, Kilagate, Gwalior (MP) Add:- Office No-201, Uco Bank building High Court Road, Gwalior (MP)
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Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Asset 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/charged to the secured creditor to the constructive 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 02.09.2026 for recovery of Rs. 58,39,669.40/- + Interest and other charges as per demand notice Dated 03.05.2021 dues due to the Bank/ Secured Creditor from M/S. Balaji Construction & Building Material. The Reserve Price will be Rs. 1,28,00,000/- and the earnest money deposit will be Rs. 12,80,000/- .

(Short description of the immovable property with known encumbrances, if any)

Immovable Property situated in Municipal Corp H No. 41/987/1025, 41/986/1024/02 (old), 41/982/1022 (New), War 45 (old), ward-41 (New), Tope Wala Mohalla, Jiwajiganj, Lashkar, Gwalior, Area-193.77 Sq mtr.

Owner :- Sh. Rahul Bhargav

Boundaries :- East- Property of owner, West- House of Siriya & Dhansu, North- Road, South- House of others.

For detailed terms and conditions of the sale, please refer to the link provided in PNB/Secured Creditor's website, i.e. <https://www.pnb.bank.in> and also on the website of BAANKNET, PSB, Alliance i.e. <https://baanknet.com>

Yours faithfully,

For Punjab National Bank

Date 14.08.2026

Place Gwalior

Chief Manager & Authorized Officer

