

ਪੰਜਾਬ ਏਂਡ ਸਿੰਧ ਬੈਂਕ

(ਭਾਰਤ ਸਰਕਾਰ ਕਾ ਉਪਕਰਮ)

ਸੈਮਵੇਰਟ

ਪ੍ਰਥਮ ਤਲ, ਪਲੇਟ ਬੀ, ਬਲਾਕ ੩,

ਏਨਬੀਸੀਸੀ ਟਾਵਰ, ਈਸਟ ਕਿਡਵਾਈ ਨਗਰ,

ਨਵੀਂ ਦਿਲੀ-110023

ਈ-ਮੇਲ: ho.samvertical@psb.co.in

ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫਤਹਿ



ਪੀ.ਐਸ.ਬੀ.

Punjab & Sind Bank

(A Government Of India Undertaking)

SAMVERT

1st Floor, Plate B, Block 3.

NBCC Tower, East Kidwai Nagar.

New Delhi- 110023

E-mail: ho.samvertical@psb.co.in

REF: SAMVERT/2026-27/

Date: 06-10-2026

To,

1. Sh. Ram Prasad Aggarwal
Netaji Subhas Chandra Bose Road
Regent Park, Circus Avenue
Kolkata 700040
2. Sh. Narayan Prasad Aggarwal
140/4B, Netaji Subhas Chandra Bose Road
Near Malancha Cinema
Regent Park, Circus Avenue
Kolkata 700040
3. Sh. Saurav Jhunjhunwala
140/4B, Netaji Subhas Chandra Bose Road
Tollygunge, Near Malancha Cinema
Regent Park, Circus Avenue
Kolkata 700040
4. Sh. Pawan Kumar Aggarwal,
40, Hindu Colony
Opposite S. P. Stadium, NVAPM
Ahmedabad 380009
5. M/s Falgun Exports Pvt. Ltd,
4, B.B.D. Bag (East),
Stephene House, Room no.5,
1st floor, Kolkata 700001.
6. M/s Fairdeal Supplies Ltd.
4, B.B.D. Bag (East),
Stephene House, Room no.5,
1st floor, Kolkata 700001.
7. M/s Frontline Corporation Ltd,
4, B.B.D. Bag (East),
Stephene House, Room no.5,
1st floor, Kolkata 700001.

Sir/Madam,

REG: SALE OF SECURED ASSETS UNDER SARFAESI ACT, 2002; M/s Frontline Corporation Ltd.

ਪੰਜਾਬ ਏਂਡ ਸਿੰਧ ਬੈਂਕ

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ਪੰਜਾਬੀ ਸਾਹਿਤਕਾਰਾਂ ਦੀ ਸੇਵਾ



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This is to inform you that pursuant to the possession taken by the Authorized Officer under SARFAESI Act, 2002 for recovery of the secured debts of Punjab & Sind Bank, the undersigned intends to sell the secured assets mortgaged in the captioned account for recovery of the entire dues for which necessary steps including publication in Newspaper is being published.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, you are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

PUNJAB & SIND BANK

14/15, Old Court House Street, Kol-1

Authorised Officer

AUTHORIZED OFFICER

ਪੰਜਾਬ ਏਂਡ ਸਿੰਧ ਬੈਂਕ

(ਭਾਰਤ ਸਰਕਾਰ ਕਾ ਉਪਕਰਮ)

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ਏਨਬੀਸੀਸੀ ਟਾਵਰ, ਈਸਟ ਕਿਦਵਾਈ ਨਗਰ,

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APPENDIX IV-A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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, the physical possession of which has been taken by the Authorised Officer of Punjab & Sind Bank, Secured Creditor, shall be sold on "As is where is", "As is what is", and "Whatever there is" on 20.11.2026 for recovery of Rs.358,49,44,752/- as on 31.08.2026 from M/s Frontline Corporation Limited due to Punjab & Sind Bank, Secured Creditor from borrower M/s Frontline Corporation Limited Pvt Ltd and guarantors :- Sh. Ram Prasad Aggarwal , Sh. Narayan Prasad Aggarwal, Sh. Saurav Jhunjhunwala, Sh. Pawan Kumar Aggarwal , M/s Falgun Exports Pvt. Ltd., M/s Fairdeal Supplies Ltd.

The Reserve price shall be Rs.45.50 Cr (Rs. Forty Five Crore Fifty only) and the earnest money deposit shall be Rs 4.55 Cr (Rs. Four crore fifty five lakh Only)

E Auction Date & Time: 20.11.2026 at 11:30 AM to 12:30 PM

Last Date of BID Submission: 19.11.2026 up to 05.00 PM

Date of inspection: 05.11.2026 (11 AM to 1 PM)

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

Details of Properties	MRP (in Cr.)
Land measuring 17 Cottahs more or less, situated at 8 Old Court House Street Kolkata, presently known as Premises No.28, Hemanta Basu Sarani, Ward No.46, under Kolkata Municipal Corporation, P.O. Calcutta GPO & P.S.- Hare Street, Dist. – Kolkata, PIN – 700001 with building constructed thereon in the name of Frontline Corporation Limited.	45.50

पंजाब एंड सिंध बैंक

(भारत सरकार का उपक्रम)

सैमवर्ट

प्रथम तल, प्लेट बी, ब्लॉक ३,

एनबीसीसी टावर, ईस्ट किडवाई नगर,

नई दिल्ली-110023

ई-मेल: ho.samvertical@psb.co.in

१६ मी दायित्व नो बो इंडिया



पी.एस.बी.

Punjab & Sind Bank

(A Government Of India Undertaking)

SAMVERT

1st Floor, Plate B, Block 3,

NBCC Tower, East Kidwai Nagar,

New Delhi- 110023

E-mail: ho.samvertical@psb.co.in

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

Name of Borrower & Guarantors	Borrower : M/s Frontline Corporation Ltd. Guarantors : i) Sh. Ram Prasad Aggarwal ii) Sh. Narayan Prasad Aggarwal iii) Sh. Saurav Jhunjhunwala iv) Sh. Pawan kumar Aggarwal Corporate Guarantors : v) M/s Falgun Exports Pvt. Ltd. vi) M/s Fairdeal Supplies Ltd.
Demand Notice date & Amount	13.06.2012 & Rs.44.90 Cr + future interest and costs from 13.06.2012.
Total O/s as on 31.08.2026	Rs. 358, 49,44,752/- plus all costs, charges and expenses.

For detailed terms and conditions of the sale, please refer to the link of the website
<https://baanknet.com>

Date: 06.10.2026

Place: Kolkata

PUNJAB & SIND BANK

14/15, Old Court House Street, Kol-1

Authorised Officer

IBD, Branch

Authorised Officer
Punjab & Sind Bank



TERMS & CONDITIONS

1. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS."
2. The intending bidders should make their own independent inquiries regarding 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 Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
Ongoing Litigation: SA No.19/2013 pending before DRT 1 Kolkata & CS 217/2013 pending at High Court of Calcutta).
3. The online E-auction shall be held through auction platform i.e. <https://baanknet.com> on the date and time provided. The intending bidders/purchasers are required to register through <https://baanknet.com> 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.
4. **EMD Payment:** 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 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 the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with <https://baanknet.com>, auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidders, bidder has to seek the refund online from e-auction service provider by logging in <https://baanknet.com> and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest.
5. While bidding, the bidder has to select the property for which offer is submitted from the list mentioned in the above website and /or bidder can directly enter property ID. For queries contact number-8291220220. For registration, Login and Bidding Rules, please refer Buyer Manual link provided in the home page of <https://baanknet.com>.
6. Bidder's e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding.
7. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quote and the increase in the bid amount must be of increment amount mentioned. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is the responsibility of intending



Bidders(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. The secured asset shall not be sold below the reserve price.

8. The successful auction Purchaser/Bidder shall, have to deposit 25% (twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorised officer/Secure creditor on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months.
9. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall be forfeited by the Bank and Authorised 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.
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 bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised officer and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
11. The Authorised officer reserve the right to accept any or reject any/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 regards shall be final
12. The intending purchaser can inspect the property on date and time mentioned above or as communicated by the Bank at their expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact concerned branch of Punjab & Sind Bank during office hours.
13. The bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale. The Authorised Officers/Secured creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/ Co-operative Housing Society or any other dues, taxes levies, fees, transfer fees id any in respect of and/or in relation to the sale of the said property. Successful Bidder/s has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
14. 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.
15. 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 Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.
16. The Sale is subject to confirmation by the Secured Creditor Bank.

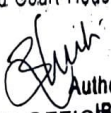


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17. The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the Authorised Officer.
18. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets/ documentations and specifications before submitting the bid.
19. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. And also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody prior and future.
20. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason thereof.
21. Successful bidder is required to deduct & deposit TDS as per Section 393(1) [Table: Sl. No. 3(i)] of the Income Tax Act, 2025 (erstwhile Section 194-IA of Income Tax Act, 1961) on the sale proceeds of the immovable properties sold by the Bank under SARFAESI Act, 2002, incorporating the name and PAN of the owner/mortgagor of the immovable property while furnishing the Form 141 (erstwhile Form 26QB). TDS is to be deducted in cases where sale consideration is more than ₹50 Lakh. TDS is to be deducted at the rate of 1% of the entire sale consideration.
22. This notice is also be treated as 30 days statutory sale notice to borrower & guarantors under rule 8(6) SARFAESI Security Interest (enforcement) rules-2002.

PUNJAB & SIND BANK

14/15, Old Court House Street, Kol-1


Authorised Officer
AUTHORIZED OFFICER, Branch