

M/s PTS Limited At: A B Complex, A. T. Road, 2 <sup>nd</sup> floor, Near Mahavir Bhavan, Guwahati, Assam - 781001	Sri Manoj Kumar Goyal, S/o Ram Niwas Goyal Flat no. 1A, 1 <sup>st</sup> floor, RR Residency, K. C. Road, Chatribari, Guwahati - 781001	Ms. Pooja Goyal, D/o Mr. Bhola Ram Kedia Flat no. 1A, 1 <sup>st</sup> floor RR Residency, K. C. Road, Chatribari, Guwahati - 781001	Sri Ram Niwas Goyal Flat no. 1F, Lobby 2, Block 7, Green Valley Apartment Sevok Road, Siliguri - 734003
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F/SAMB-II/KOL/CLO-1/RR/

Date:27.11.2024

Appendix – IV-A

[See Proviso to rule 8 (6)]

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 State Bank Of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 22.01.2025, for recovery of Rs.19,08,07,856/- (Rupees Nineteen Crores Eight lacs Seven thousands Eight hundred Fifty six only) as on 17.04.2023 with further interest, cost, charges etc., from 18.04.2023 due to the secured creditor from M/s PTS Ltd [ Borrower (s) ] and Sri Manoj Kumar Goyal Son of Ram Niwas Goyal, Ms. Pooja Goyal Daughter of Mr. Bhola Ram Kedia and Sri Ram Niwas Goyal ( guarantor (s)). The reserve price will be Rs. 1,67,00,000/- (Rupees One Crore Sixty-Seven lacs only) and the earnest money deposit will be Rs. 16,70,000/- (Rupees Sixteen lacs seventy thousand only).

The details of the immovable property with known encumbrance

ALL THAT flat building measuring 4600 Sq. ft. (built -up area) having No. 4-B, 4<sup>th</sup> floor of the building named "The Kohinoor Classic", Bock -A, Rodali Path, Janak Nagar, Kahilipara, Guwahati with Dag no. 459 (Old)/2962(New) KP Patta no. 88 (Old)/1512 (New), situated at revenue village – Odalbakra, Gaon, under mouza Beltola, in the District Kamrup ( Metro), Assam including Four Nos. of covered car parking space on the ground floor together with undivided proportionate share of land measuring 0.4 Are

*[Handwritten Signature]*

and all common facilities as per sale deed No. 8962/2016, which standing in the name of Manoj Kumar Goyal.

The building is surrounded by

North: Land of Rajen Gohain,  
South: Land of Hareswar Deka,  
East: Land of Uhat Kamalu,  
West: 23ft wide Road.


Encumbrance: Nil as per record of Secured Creditor.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website [www.sbi.co.in](http://www.sbi.co.in).

For E-auction, please visit <https://ebkray.in> and email for any clarification to [Support.ebkray@psballiance.com](mailto:Support.ebkray@psballiance.com)

Date: 27.11.2024

Place: Kolkata

  
Authorised Officer

