

Speed Post with AD

✓ POOJA TILES AND SANITARY PVT LTD 2nd Floor, AB Complex A.T Road, Near Mahavir Bhavan, Guwahati, Assam, India, Pin: 781001	POOJA TILES AND SANITARY PVT LTD Plot No 1A, Brahmaputra Industrial Park Gauripur, Amingaon, Guwahati Assam, India, Pin: 781031	Mr. Manoj Kumar Goyal Flat No 1A, First Floor, R. R. Residency, K. C. Road, Chatribari, Guwahati, 781001
Mrs. Pooja Goyal Flat No 1A, First Floor, R. R. Residency, K. C. Road, Chatribari, Guwahati, 781001	Mr. Manoj Kumar Goyal S/o Mr. Ram Niwas Goyal, Flat No.1F, Lobby 2, Block 7, Green Valley Apartment, Sevok Road, Siliguri, West Bengal 734003	

Ref: SAMB-II/KOL/25-26/CLO-1/SP/623

Dated: 19.02.2026

Dear Sir,

Sub: Notice for e-Auction (Sale) of the mortgaged/ charged properties under the SARFAESI Act, 2002 read with relevant Rules of the Security Interest (enforcement) Rules, 2002, Account: M/s Pooja Tiles and Sanitary Pvt Ltd

Please take note that it has been decided to proceed for sale of the mortgaged and charged assets (details in the enclosed sale notice) as per provisions of the SARFAESI Act, 2002. A copy of the sale notice to be published in the newspaper as per provisions of the Security Interest (Enforcement) Rules, 2002 is enclosed herewith.

Yours faithfully,



Authorized officer



Enclosed: Sale Notice dated 19.02.2026

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 13.03.2026 for recovery of Rs. 58,55,81,274.00 as on demand notice dated 27.03.2023 with further interest, cost, charges etc due to the secured creditor from M/s Pooja Tiles and Sanitary Pvt. Ltd (Borrower) and Manoj Kumar Goyal, Pooja Goyal (Guarantors).

Sl No.	Short Description of Properties	Reserve Price (Rs.) Earnest Money Deposit (EMD) (Rs.)
1	All that piece and parcel of a Commercial Space/ unit being Unit No. 1C,1 st Floor, Balajee Point, Athgaon, Guwahati, 781001, (Urban), having super Built Up Area measuring 775 sq.ft (more or less) along with One Car Parking Space together with undivided proportionate area in land measuring 0.27 ares over the land measuring 2 (Two) kathas 10 (Ten) lechas covered by Dag No.555 of K.P. Patta No. 145 of Village-Sahar Guhawati, Part- I, Athgaon, under Mouza - Guwahati in the district of Kamrup (Metro), Assam, Sale Deed No. 645/ 2014 in the name of Sri Manoj Kumar Goyal	1.Reserve Price: Rs. 76,00,000/- 2.EMD: Rs. 7,60,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 1,00,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
2	All that piece and parcel of Residential Flat No. 1 D2 and 1F situated on the 1st Floor of The Kohinoor Residency, Bhagaduttapur, Kahilipara, Guwahati, 781019, (Urban), Admeasuring Super Built- Up Area : 1586.65 sq.ft (more or less) along with proportionate area of land measuring 4.5 lechas more or less over the land measuring 17.26 ARE equivalent to 1 Bigha 1 katha 9 Lechas covered by Dag No 475(Old) ,2590 (New) of K.P Patta no 7/110(Old),139 (New) of Village Udalbakra, Mauza - Beltola in the district of Kamrup(Metro), Assam, Sale Deed No 502/2010 in the name of Sri Manoj Kumar Goyal	1.Reserve Price: Rs. 66,00,000/- 2.EMD: Rs. 6,60,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 1,00,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
3	All that piece and parcel of a Commercial Space/ unit being Unit No. 1D,1 st Floor, Balajee Point, Athgaon, Guwahati, 781001, (Urban), having Super Built- Up Area : 741 sq.ft (more or less) along with 1 (One) Car Parking Space and undivided proportionate area in land measuring 0.27 Ares over the land measuring 2(Two) kathas 10(Ten) lechas covered by Dag No. 555 of K.P. Patta No. 145 of Village- Sahar	1.Reserve Price: Rs. 72,00,000/- 2.EMD: Rs. 7,20,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 1,00,000/-





	Guhawati ,Part-I, Athgaon, under Mouza – Guwahati, in the district of Kamrup (Metro), Assam, Sale Deed No 644/ 2014 in the name of Sri Manoj Kumar Goyal	5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
4	All that piece and parcel of Residential Flat No 104, 1st Floor, Core Residency, Panjabari, Guwahati, 781037, (Urban), Admeasuring Super Built- Up Area: 1526 sq. ft (more or less) along with One Car Parking Space together with proportionate share of land measuring 0.54 Ares over the land measuring 26.71 Ares covered by Dag no.497(Old) / 2248 (New), of K.P Patta No.117 (Old) / 1524 (New) of village Dwarandah, under Mouza – Beltola, Guwahati,in the district of Kamrup (Metro), Assam, Sale Deed No 7823/2013 in the name of Sri Manoj Kumar Goyal	1.Reserve Price: Rs. 65,00,000/- 2.EMD: Rs. 6,50,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 1,00,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
5	All that piece and parcel of Residential Flat No. B 3N , Block B, 3rd Floor, Lake View apartments, Dharapur, Guwahati, 781133, (Semi Urban), Admeasuring Super Built- Up Area: 1386 sq. ft(more or less along with a Car Parking Space provided in the Ground Floor of Block D together with undivided proportionate share of land out of total land measuring 2 Bighas, 2 Kathas and 1 Lecha covered under Dag No. 839 of K.P Patta no 188 under Vill- Dharapur, Mouza – Ramcharani in the district of Kamrup(Metro), Assam, Sale Deed No 7545/ 2011 in the name of Sri Manoj Kumar Goyal	1.Reserve Price: Rs. 39,00,000/- 2.EMD: Rs. 3,90,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 50,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
6	All that piece and parcel of Residential Flat No B- 3S,3 rd Floor, Block B, Lake View apartments, Dharapur, Guwahati, 781133, (Semi Urban), Admeasuring Super Built- Up Area : 1386 sq. ft (more or less) along with One Car parking Space provided in the Ground Floor of Block D together with undivided proportionate share of land over the land measuring 2 Bighas, 2 Kathas and 1 Lecha covered under Dag No. 839 of K.P Patta no 188 under Vill – Dharapur, Mouza – Ramcharani in the district of Kamrup(Metro), Assam, Sale Deed No 7547/2011 in the name of Sri Manoj Kumar Goyal	1.Reserve Price: Rs. 39,00,000/- 2.EMD: Rs. 3,90,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 50,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
7	Part I : All that piece and parcel of Plot covered by Dag No 808 (2 katha 5 lechas), 809 (2 katha 8 lechas) both of KP Patta No. 67, situated at Brahmaputra Industrial Park, Gauripur of Revenue Village- Sila, Mouza - Sila Senduri Ghopa, in the district of Kamrup (Rural), Guwahati, 781031, Assam, admeasuring Total Area : 4 Kathas 13 Lechas, Sale Deed No. 1449/ 2014 belonging to Sri Manoj Kumar Goyal Part II : All that piece and parcel of a Commercial Plot covered by Dag No. 815, KP Patta No. 98, situated at Brahmaputra Industrial Park, Gauripur of Revenue	1.Reserve Price: Rs. 36,50,00,000/- 2.EMD: Rs. 3,65,00,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 50,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.



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<p>Village- Sila, Mouza - Sila Senduri Ghopa, Dist Kamrup(Rural), Guwahati, 781031, Assam, admeasuring Total Area : 1 Katha 14 Lechas, Sale Deed No 1450/ 2014 belonging to Sri Manoj Kumar Goyal</p> <p>Part III : All that piece and parcel of a Commercial Plot with office building bearing Dag No. 807 (3 kathas 13 lechas), 811 (3 kathas 10 lechas) both of KP patta No. 187, situated at Brahmaputra Industrial Park, Gauripur of Revenue Village - Sila, Mouza- Sila Senduri Ghopa, District- Kamrup (Rural), Guwahati, 781031, Assam, admeasuring Total Area : 1 bigha 2 Kathas 3 Lechas, Sale Deed No 1448/ 2014 belonging to Sri Manoj Kumar Goyal</p>	
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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 and e-auction visit: <https://baanknet.com/eauction-psb/x-login>.

Date: 19.02.2026

Place: Kolkata


Authorised Officer

