

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/458

Dated: 15.11.2025

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 15.11.2025.

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 09.12.2025 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 Residential Flat No 1A, situated on the First Floor of R. R. Residency, K. C. Road, Chatribari, Guwahati, 781001, (Urban), Admeasuring Super Built- Up Area : 1676.83 sq. ft (more or less) , along with Parking Space of 3 (Three) Cars on the Ground Floor together with proportionate, undivided and inseparable share of 1/10 th in the schedule land equivalent to 4.1 lechas over the land measuring 2(Two) kathas 01(One) lecha covered by Dag No. 1052 of K.P.Patta No. 558 of Sahar Guhawati, Part-II, Mouza - Guwahati in the district of Kamrup(Metro), Assam, Sale Deed No 926/2011 in the name of Sri Manoj Kumar Goyal	1. Reserve Price: Rs.86,00,000/- 2. EMD: Rs. 8,60,000/- 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 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. 85,00,000/- 2.EMD: Rs. 8,50,000/- 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 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 mote 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. 74,00,000/- 2.EMD: Rs. 7,40,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 1,00,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
4	All that piece and parcel of residential flat no- A-401, 4th Floor , G.K.Enclave, Kahilipara, Guwahati, 781016, (Urban), Admeasuring Super Built- Up Area: 2400 sq. ft (more or less) along with Parking Space at Ground Floor for 2 (Two) Cars on proportionate area of land measuring 1015.53 sq ft more or less over the land measuring 1 Bigha, 3 Kathas 6.5 Lechas covered by Dag No. 22,28,29 and 9 of K.P Patta no. 782 and 229 situated at revenue village, kahilipara under Mouza-Beltola in the district of Kamrup(Metro), Assam, Sale Deed No 7582/2011 in the name of Sri Manoj Kumar Goyal	1.Reserve Price: Rs. 1,00,00,000/- 2.EMD: Rs. 10,00,000/- 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. 103, 1st Floor, Core Residency, Panjabari, Guwahati, 781037, (Urban), Admeasuring Super Built- Up Area : 1595 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 7822/2013 in the name of Sri Manoj Kumar Goyal	1.Reserve Price: Rs. 75,00,000/- 2.EMD: Rs. 7,50,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 1,00,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
6	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 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	1.Reserve Price: Rs. 80,00,000/- 2.EMD: Rs. 8,00,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 1,00,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
7	All that piece and parcel of Residential Flat no 6A, 6 th Floor, Jagdamba Apartment, Ulubari, ASEB Road, Guwahati-781007 (urban) Admeasuring Super Built- Up Area:1716 sq ft (more or less) (super built up area) including One Car Parking Space as are earmarked by No. 6A, respectively, in the ground floor	1.Reserve Price: Rs. 79,00,000/- 2.EMD: Rs. 7,90,000/- 3.Possession type: Physical Possession



	along with the undivided proportionate share of land measuring 3.9 lessa out of total land of 1 bigha, 1 katha 1 lecha (16.24 ARE) of Dag no. 278 and 279 (Old), 1318 and 1319(New) of KP Patta no.477 (Old) 261(New) of Village – Sahar Ulubari part II under Mouza – Ulubari,Guwahati in the District of Kamrup , Assam, Sale Deed No 15343/ 2015 belonging to Manoj Kumar Goyal	4.Increment amount: Rs. 1,00,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
8	All that piece and parcel of Residential Flat no 6C, 6 th Floor, Jagdamba Apartment, ASEB Road, Guwahati-781007 (urban) Admeasuring Super Built- Up Area:1860 sq ft (more or less) (super built up area) including One Car Parking Space in the Ground Floor along with undivided proportionate share of land measuring 3.9 less out of total land measuring 1 bigha, 1 katha 1 lecha (16.24 ARE) of Dag No.278 and 279 (Old), 1318 and 1319(New) of KP Patta no. 477 (Old) 261(New) of Village – Sahar Ulubari part II under Mouza – Ulubari, Dist – Kamrup , Assam, Sale Deed No. 8501/ 2015 belonging to Sri Manoj Kumar Goyal	1.Reserve Price: Rs. 87,00,000/- 2.EMD: Rs. 8,70,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 1,00,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
9	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. 72,00,000/- 2.EMD: Rs. 7,20,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 1,00,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
10	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. 44,00,000/- 2.EMD: Rs. 4,40,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 50,000/- 5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
11	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	1.Reserve Price: Rs. 44,00,000/- 2.EMD: Rs. 4,40,000/- 3.Possession type: Physical Possession 4.Increment amount: Rs. 50,000/-



	district of Kamrup(Metro), Assam, Sale Deed No 7547/2011 in the name of Sri Manoj Kumar Goyal	5.Encumbrance details: Society dues, Electricity, Holding Tax etc.
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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: 15.11.2025

Place: Kolkata


Authorised Officer

