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Assets Recovery Branch: 101-110, First floor, Anukampa Tower, Church Road, Jaipur, Rajasthan- 302001 Contact: 9530454272, 9983811120
E-MALL:- ubin0578762@unionbankofindia.bank

[See proviso to Rule 8 (6)]
Sale Notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets 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 Borrowers and Guarantors that the below described immovable properties mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis on **29.10.2024 from 12.00 Noon to 05.00 PM** (with 10 min. unlimited auto extensions) for recovery of the dues mentioned below due to the Union Bank of India (Secured Creditor) from the below mentioned Borrowers and Guarantors. **Last date for submission of EMD: EMD shall be deposited before participation in the auction process. EMD Payable will be 10% of Reserve Price & Bid Increment Amount- Rs. 43000/-.** Last date for submission of EMD- EMD shall be deposited and Linked/Mapped with the Property ID before the expiry of auction time prior to placing the bid. It is advisable to deposit and Link/ Map the EMD amount with the property ID well in advance to avoid any technical glitch.

S. N	Name & Address of Borrower/Guarantor	Description of the immovable property put for auction	Reserve Price EMD	Dues to be recovered from Borrower/ Guarantor (Rs.)
1.	Mrs. Nisha Vashishth (Borrower & Mortgagor) Add: Flat No. 302, C Block, Akash Ganga Apartment, Hiran Magri, Sec. 14, Udaipur (Raj.) 313001 Mr. Ajay Singh Shekhawat S/O Jagmal Singh (Guarantor) Add 01: Flat No. 302, C Block, Akash Ganga Apartment, Hiran Magri, Sec. 14, Udaipur (Raj.) 313001 Add 02: Jorawar Nagar, Tehsil- Sri Madhopur via Old Bus Stand, Sikan, Khejroi, Rajasthan-332708	Flat No.302, C Block, Akash Ganga Appt. Hiran Magri, Sec. 14 Udaipur (Raj.) 313001 admeasuring 1268 Sqft 10% of the Reserve Price mentioned above Bid Incr. Amount- Rs. 43000/-	Rs. 42,62,750 /- Rs. 430,000/-	Rs.21,28,268.69/- (Rupees Twenty-One Lac Twenty Eight Thousand Two Hundred Sixty Eight and Paise Sixty Nine only) as on 31.12.2023 dues outstanding as per demand notice 1(3/2) dated 03-01-2024 and further interest, charges and other expenses

Type of Possession- Symbolic Possession

The Online E-Auction will be held through web portal/website <https://ebkray.in> on the date and time mentioned above with unlimited extension of 10 minutes. Bidders are advised to go through the website <https://ebkray.in> and <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings.

For queries contact Number: 8291220220 & email ID support.ebkray@psballiance.com
Date: 23.09.2024 Place: Jaipur

Authorized Officer
Union Bank of India



HDFC BANK
We understand your world

Head Office : HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Panel, Mumbai - 400 013
Branch Office : 3rd Floor Rajendra Sapce, Sec - 16, Awas Vikas Colony Agra 282007

POSSESSION NOTICE
(for immovable property)

Whereas, The undersigned being the authorized officer of the HDFC Bank Ltd under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Ord. 3 of 2002) and in exercise of powers conferred under section 13 (2) & 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 14/05/2023 calling upon the following borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act 2002 read with rule 9 of the said rules. The borrower in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealings with the property will be subject to the charge of the HDFC Bank Ltd for an amount of dues outstanding together with interest thereon with costs and charges. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Name & Address of the Borrower / Guarantor	Loan Account Number	SCHEDULE OF THE PROPERTY	Date of Demand Notice / Possession / Amount Due
1. Panchratn Suit Through Its Proprietor Mr. Deepak Chhabra (Borrower) Address - 02 Mulchand Market, Muzaffarnagar, Distt- Muzaffarnagar, 251001		Property Details : Commercial Shop Address of the Property :- Ground Floor Shop No 271/2 Paschim Muhani, Mohalla Civil Lines Dakshini Shahar Muzaffarnagar, Distt- Muzaffarnagar	14/05/2023 24/Sep/2024
2. Mr. Deepak Chhabra S/o Jagdish Chhabra (Proprietor) Address - 504, Gali No 13, Gandhi Colony, Muzaffarnagar, Distt- Muzaffarnagar 251001		Boundary :- Boundary details as per Sale Deed EAST - Shop Barkat Vail WEST - Road 14 Feet Wide NORTH - Shop No 271/1 Mikaylati Manu Kumar Bansal SOUTH - Shop No 271/3	Rs. 11,67,647/- (Rupees Eleven Lakh Sixty Seven Thousand Six Hundred Forty Seven Only) as on date till 12/09/2024
3. Mrs. Phoola Wanti W/o Jagdish Chhabra (Guarantor) 4. Address - 504, Gali No 13, Gandhi Colony, Muzaffarnagar, Distt- Muzaffarnagar 251001		Area - 3.14 Sq Yard Or 2.62 Sq Mt Or 28.20 Sq Ft Owner Name :- Phoola Wanti W/o Jagdish Chhabra	

Date :- 24/Sep/2024 , Place :- Muzaffarnagar
Authorised Officer, HDFC Bank Ltd.



KOTAK MAHINDRA BANK LIMITED
Corporate Identity Number - L65110MH1985PLC038137
Registered Office: 27, BKC, C-27, G Block, BandraKurla Complex, Bandra (East), Mumbai - 400051
Branch Office: 2nd Floor, Ambadeep Building, KG Marg, New Delhi-110001, www.kotak.com

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and /or Mortgagor (s), that the below described immovable property(ies) mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Physical Possession of which has been taken by the Authorized Officer of the Secured Creditor on 25.07.2024, will be sold through E-Auction on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER THERE IS BASIS"** on **29.10.2024** for recovery of Rs. 25,51,09,036.77 (Rupees Twenty Five Crore Fifty One Lakh Nine Thousand Thirty Six and Paise Seventy Seven only) as on **14th December, 2018** together with further interest, cost and other charges thereon at the prevailing rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower/s name Ms Affinity Beauty Salon Private Limited (Borrower) and **1. Mr. Sansar Chand Sharma 2. Mr. Vishal Sharma 3. Mrs. Niharika Sharma 4. Late Mr. Abdul Samad (Since Deceased through LR's (i) Asad Samad (ii) Sabina Samad (iii) Huda Samad (iv) Hamza Samad 5. Mrs. Naseem Bano and 6. Mrs. Tajunissa (Guarantor and/or Mortgagors).** The details / description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagor/s	Details Of Immovable/Movable Property put for E - Auction	Last date of Submission of Online Bid	Date and Time of E-Auction	Reserve Price (INR) Earnest Money Deposit (EMD) (INR)
Mrs. Naseem Bano	Property owned by Mrs. Naseem Bano (first floor) All that piece and parcel of property having First Floor owned by Mrs. Naseem Bano (hereinafter referred to as the said portion) of the property bearing plot no.17 admeasuring 200 sq. Yds in Block No.B-4 in the layout plan of Safdarjung Development Residential Scheme, Delhi together with all existing buildings and structures thereon and buildings and structures as may be constructed/ erected there upon anytime from/after the date of respective mortgages and all additions thereto and all fixtures and Furniture and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by Mrs. Naseem Bano having proportionate, undivided, impartible share in the said portion.	28.10.2024	29.10.2024 between 11:00 a.m. to 12:00 noon	Rs. 3,60,00,000/- (Rupees Three Crores Sixty lakhs Only) Rs. 36,00,000/- (Rupees Thirty Six lakhs Only)
Ms. Tajunissa	Property owned by Ms. Tajunissa (Basement, Ground Floor and Third Floor with roof rights) All that piece and parcel of property having entire basement, ground floor and third floor with roof rights owned by Ms. Tajunissa (hereinafter referred to as the said portion) of the property bearing plot no.17 admeasuring 200 sq. Yds in Block No.B-4 in the layout plan of Safdarjung Development Residential Scheme, Delhi together with all existing buildings and structures thereon and buildings and structures as may be constructed/erected there upon anytime from/after the date of respective mortgages and all additions thereto and all fixtures and Furniture and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future owned by Ms. Tajunissa having proportionate, undivided, impartible share in the said portion.	28.10.2024	29.10.2024 between 11:00 a.m. to 12:00 noon	Basement and Ground Floor = Rs. 5,00,00,000 (Rupees Five Crores Only) Third Floor and Terrace = Rs. 4,00,00,000 (Rupees Four Crores Only) Total = Rs. 9,00,00,000 (Rupees Nine Crores Only) Basement and Ground Floor = Rs. 50,00,000 (Rupees Fifty Lakhs Only) Third Floor and Terrace = Rs. 40,00,000 (Rupees Forty Lakhs Only) Total = Rs. 90,00,000 (Rupees Ninety Lakhs Only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 10.10.2024 between 11:00 AM to 05:30 PM through his/her Authorized representative/agent.

Important Terms and Conditions:

- The E - Auction shall be conducted only through "On Line Electronic Bidding" through website www.bankauctions.com on 29.10.2024. The E - Auction shall be conducted from 11:00 A.M. to 12:00 Noon with unlimited extensions of 5 minutes duration each. For details about E-Auction, the intending bidders may contact M/s C1 India Pvt. Ltd, 3rd Floor, Plot No. 68, Sector-44, Gurugram, Haryana, contact person Mr. Dharani Krishna- 99481-82222. Email: adhr@e1india.com and support@bankauctions.com. Helpline No. +91-124 4302020/ 20212022/2023/2024. Support Mobile No. +91-7291981124/12526.
- The intending bidders may visit the Bank's official website - <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale.
- For detailed terms and conditions of auction sale, the bidders are advised to go through the portal www.bankauctions.com and the said terms and conditions shall be binding on the bidders who participate in the bidding process.
- The interested Bidders are required to generate the login ID and password from the portal <https://www.bankauctions.com> before uploading the bid and other documents.
- The bid form has to be filled in the prescribed format and is to be submitted / uploaded online only along with KYC documents of the Bidders/ on the portal www.bankauctions.com on or before 28.10.2024 upto 4:00 P.M. and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidders/ should be sent by mail to vikram.sharma@kotak.com and lakshika.chawla@kotak.com. The Bidder shall write the subject of the email "For purchase of residential Property Basement and Ground Floor / First Floor / Third Floor with Terrace in the account of "Ms Affinity Beauty Salon Private Limited". If the buyer is willing to purchase the entire property. In case the bidder is willing to purchase only First Floor of the said property mentioned in serial no. 1 then the bidder shall write "For purchase of residential Property First Floor in the account of "Ms Affinity Beauty Salon Private Limited."
- Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s C1 India Pvt.Ltd. on the above mentioned website.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. 064010125272001, Kotak Mahindra Bank Ltd, Nariman Point Branch, Mumbai. IFSC Code: KKBK0000958, on or before 28.10.2024 upto 4:00 P.M. The NEFT/RTGS/FUND TRANSFER shall only be done from the account/s of the intending bidder/s only. In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the scheduled cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest.
- The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of Rs. 2,00,000/- (Rupees Two Lakh Only)
- In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes.
- The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002. Please note that the time line for payment of the sale consideration would not be extended and the successful auction purchaser will not have any right to claim FORCE MAJURE, in the event he/she fails to make the payment within stipulated timelines for any reason whatsoever.
- The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his /her favour subject to realisation of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect.
- If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property/ies.
- On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.
- The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained.
- The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS / NEFT / Funds Transfer, within 10(Ten) working days and without any interest.
- The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E - Auction Sale without assigning any reason. In the event of postponement/cancellation of the E - Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty.
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Authorized Officer or Kotak Mahindra Bank Ltd. to effectuate the Auction. The Authorized Officer reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
- Any other encumbrances are not known to the Bank except 1. Civil Suit, Tajunissa vs Vishal Sharma, bearing Citation as CS(OS) 262/2019 before Hon'ble High Court of Delhi 2. TSA 872/2022 (SA-298/22), Naseem Bano Vs. Kotak Mahindra Bank before Hon'ble DRT-I, Delhi 3. TSA 405/2022 (SA-112/2021), Nasir Hussain vs Kotak Mahindra Bank Limited before DRT-1, Delhi. The Intending bidders are advised to make independent enquiries regarding Pending Litigation, dues of local Authority i.e. Municipal Taxes, Maintenance/society charges, Electricity and water charges and any other dues or Taxes, including Transfer Charges/Fee. The Authorized Officer of the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. The Intending Bidders are advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- All statutory dues other than including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- All outgoings charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely.
- All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future.
- In the event, bidder is declared as successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court/Tribunal, at any stage of till the issuance of sale certificate and handing over of possession, including but not limited to restraining bank from further proceedings, then the bidder shall not have any right to claim refund of the EMD/amount so deposited by him /her or any interest over the amount deposited towards sale of the property. The Bank on its sole discretion will refund the money deposited.
- As per Section 194-A of the Income Tax Act, 1961, TDS shall be applicable on the sale proceeds if the sale consideration is Rs.50,00,000.00 (Rupees Fifty Lakhs only) and above. The Successful bidder/purchaser shall deduct and deposit, the applicable TDS (1%) in favour of Kotak Mahindra Bank Limited PAN No. AAACK44093 (For the purchase of First Floor) and/or Ms. Tajunissa (For the purchase of Basement and Ground Floor, and/or Third floor with terrace)-ADJPN2343M from the sale price and deposit the same with Income Tax Department. Furthermore, only 99% of the sale price is to be remitted to the Bank. The Sale certificate will be issued by the Bank in favour of successful bidder/ purchaser, only upon the receipt of Form 16B, Form 26B/8 and Challan evidencing the deposit of such TDS.
- Sale will strictly be on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"** on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. Please note that the Bank/Authorized Officer/Secured Creditor shall not in any way guarantee or make any representation with regard to the fitness/title of the property/ies/assets under auction. Sale/auction will be strictly on no recourse basis.
- The Borrower's attention is invited to the amended provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset. In this respect the bank has issued notice dated 16.08.2024 giving 30 days advance notice providing the opportunity to redeem the subject property but despite the said notice the borrower have failed to give any response or in making the payment of dues. The Authorized Officer reserves the right to accept / 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 regard shall be final. No counter-off/conditional offer/conditions by the Bidder and/or Successful Bidder will be entertained. The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions.
- The Authorized Officer reserves the right to accept any or reject 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 regard shall be final.
- The bidders 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 reasons or reasons / contingencies affecting the E-Auction proceedings.
- Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property/ies put for sale.
- The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the same also.
- For further details kindly contact Authorized Officer Mr. Vikram Sharma (Mobile no. +9196672-21449) or Officer of Mr. Vinod Bahrani (Mobile No. 9810004107), Ms. Lakshika Chawla (Mobile No. +91-86557-83924)
- In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

STATUTORY 30 DAYS SALE NOTICE UNDER RULES 6(2), 8(6), 8(7) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 The borrower/guarantors/mortgagors are hereby notified to discharge the liability in full and pay the dues as mentioned above along with up to date interest and expenses within 30 (Thirty) days from the date of this notice failing which the "Secured Asset" (mentioned above) will be sold as per the terms and conditions mentioned above.

Date: 24.09.2024
Place: Delhi
For Kotak Mahindra Bank Limited,
Authorized Officer



बैंक ऑफ बड़ौदा
Bank of Baroda

Kherli Branch (4366), Kherli Gani, Kathumar Road, Kherli, Distt. Alwar-321606, Rajasthan
Mob. 8094004765 Email: kherli@bankofbaroda.co.in

DEMAND NOTICE

NOTICE TO BORROWER / GUARANTOR
(NOTICE UNDER SUB-SECTION 12 (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

Notices for the period of 60 days were given under section 13(2) of above act to the following borrower to deposit loan amount and future interest due to NPA of their accounts by the authorized officer of the bank. According to the notices if the loan amount not deposited within 60 days, the said amount was to be recovered under provisions of the said act. The notices were issued to borrower/guarantor under section 13(2) of the SARFAESI Act, 2002 on their last known address, but notices have returned undelivered / unserved. Therefore this is to inform through public notice to deposit the loan amount within 60 days with future interest and expenses as per below schedule. After 60 days of publication of this Notice further action will be taken by the bank under provisions of the SARFAESI Act.

Date of 13(2) Demand Notice	Name and Address of the Borrower/Co-borrower & Guarantor	Outstanding Amt./ NPA Date	Brief Description Of Securities
18-09-2024	1. M/s. Khandelwal Automobiles (Prop. Mr. Suresh Chand) (Firm & Borrower), Opp. Police Station, Kathumar Road, Kherli, Tehsil Kathumar, Dist. Alwar, Rajasthan-321606.	Rs. 15,31,416.99 as on 18.09.2024 (Principal Amount Rs. 14,85,152.01 Plus contractual Interest Rs. 46,264.98 Plus further interest w.e.f. from 19.09.2024 thereon at the contractual rate plus costs, charges and expenses till date of payment	Equitable Mortgage Dated 20.01.2020 of all that part and parcel of the residential property situated at Ward No.-16, Gurjar Mohalla, Kherli, Tehsil Kathumar, Distt. Alwar-321606, Rajasthan, Admeasuring 169.734 Sq. Meters (203 Sq. Yards) in the name of Mr. Dinesh Chand s/o Sh. Mangtu Ram and Mr. Suresh Chand s/o Sh. Mangtu Ram, (CERSAI charge Asset ID: 200005078277). Bounded by: East: Road, West: Gali, North: Plot of Mr. Deep Chand Sharma, South: Plot Of Mr. Ramswaroop Khandelwal
	2. Mr. Suresh Chand s/o Mangtu Ram (Proprietor/Borrower & Mortgagor), Ward No.-16, Gurjar Mohalla, Near Post Office, Kherli, Tehsil Kathumar, Dist. Alwar, Rajasthan-321606.		
	3. Mr. Dinesh Chand S/o Sh. Mangtu Ram (Guarantor), Ward No.- 16, Gurjar Mohalla, Near Post Office, Kherli, Tehsil Kathumar, Dist. Alwar, Rajasthan-321606		
	Nature & Type of Facility:- Overdraft (Baroda Property Pride) Account Number 4366040000013	NPA Date: 16.09.2024	
Date: 27.09.2024	Place: Kherli	Chief Manager & Authorized Officer, Bank of Baroda	



INDIA SHELTER FINANCE CORPORATION LTD.
Sahiba Capital Corp. Pvt. Ltd.
Registered Office: PLOT-15, 6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002.
Branch Office: Shop No. 67b & 68 second Floor, Plot No. 277 (East), Tagore Nagar, Next To DCM, Ajmer Road, Jaipur-302021, Rajasthan

PUBLIC NOTICE - AUCTION FOR SALE OF IMMOVABLE PROPERTY

[UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]
Note – We hereby withdraw the earlier Auction Notice Dated 09/09/2024, Issued U/s 9(1) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect to your loan account No. HLJAMILONS00005008253 due to technical reason, with liberty to re-issue the notice

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH India Shelter Finance Corporation Limited (ISFC) (SECURED CREDITOR) Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002

Notice is hereby given to the public in general and in particular to the borrower(s), co borrower/s and guarantor(s) or their legal heir/s representatives that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (Secured Creditor), will be sold on 30-Oct-2024 (Date of Auction) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 29-Oct-2024 till 5 PM at Branch/Corporate Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002, Branch Office: Shop No. 67b & 68, Second Floor, Plot 277 (East), Tagore Nagar, Next To DCM, Ajmer Road, Jaipur-302021, Rajasthan.

Loan Account No	Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) / Legal Heir(s) / Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession Under Constructive/ Physical	Reserve Price	Earnest Money
HLJAMILONS00005008253	Mr./ Mrs. Vinod Kanwar & Mr./ Mrs. Rohit Singh Shekhawat	Demand Notice 11.12.2021, Rs. 24,98,994.85/- (Rupees Twenty Four Lakh Ninety Eight Thousand Nine Hundred Ninety Four Paise Eighty Five Only) as on 31.12.2021 Together With Interest From 01.01.2022 And Other Charges And Cost Till The Date Of The Payment.	Physical Possession	Rs. 25,19,000/- (Rupees Twenty Five Lakh Nineteen Thousand Only)	Rs. 2,52,000/- (Rupees Two Lakh Fifty Two Thousand Only)

Description Of Property: All That Piece And Parcel Of Property Bearing Plot No. 8 Ganesh Vihar 17, Niwara Road, Vill. Niwara, Jaipur Rajasthan 302012 BOUNDARY:-East-Plot No. 09, West-Road 30 Ft., North-Road 30 Ft., South-Plot No. 7-A

Terms and conditions:

- The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002, Branch Office: Shop No. 67b & 68, Second Floor, Plot No. 277 (East), Tagore Nagar, Next To DCM, Ajmer Road, Jaipur-302021, Rajasthan, between 10.00 a.m. to 5.00 p.m. on any working day.
- The immovable property shall not be sold below the Reserve Price.
- All the bids/ tenders submitted for the purchase of the above property/s shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be return to the unsuccessful bidders after auction.
- The highest bidder shall be declared as successful bidder provided that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorized Officer to decline/acceptance of the highest bid when the price offered appears inadequate as to make it advisable to do so.
- The prospective bidders can inspect the property on 28-Oct-2024 between 11.00 A.M and 5.00 P.M with prior appointment.
- The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorised Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty.
- In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorised Officer on or before the 30th day from the date of confirmation of the sale of the property, exclusive of such day or if the 30th day be a Sunday or other holiday, then on the first office day after the 30th day.
- In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.
- The above sale shall be subject to the final approval of ISFC. Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property.
- TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.
- The sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
- The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.
- Interested bidders may contact Mr. VINAY at Mob. No. +91 -7988605030 & Mr.Devendra Singh at Mob. No. +91 -8560017658 during office hours (10.00AM to 6.00 PM).

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrowers/Mortgagors/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

(AUTHORIZED OFFICER)
INDIA SHELTER FINANCE CORPORATION LTD

Date: 27.09.2024, Place : Rajasthan

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, NEW DELHI BENCH (COURT - VI)
COMPANY PETITION NO. C.P. (CAA) NO. 74/ND/2024
CONNECTED WITH
COMPANY APPLICATION NO. C.A. (CAA) NO. 81/ND/2024
IN THE MATTER OF SECTIONS 230-232 AND OTHER APPLICABLE PROVISIONS OF THE COMPANIES ACT, 2013 READ WITH COMPANIES (COMPROMISES, ARRANGEMENTS AND AMALGAMATIONS) RULES, 2016 AND
IN THE MATTER OF SCHEME OF ARRANGEMENT BETWEEN
SUNLIFE TRADE LINKS PRIVATE LIMITED
AND MILLENIUM DEVELOPERS AND CONSULTANTS PRIVATE LIMITED
AND
THEIR RESPECTIVE SHAREHOLDERS AND CREDITORS

SUNLIFE TRADE LINKS PRIVATE LIMITED - [CIN: U51909DL2004PTC126821], a company incorporated under the Companies Act, 1956 having its Registered Office at 414/1, 4th Floor, DDA Commercial Complex, Distt. Center, Janakpuri, New Delhi – 110058

...Petitioner No. 1/ Demerged Company
MILLENIUM DEVELOPERS AND CONSULTANTS PRIVATE LIMITED - [CIN: U68100DL2024PTC434067], a company incorporated under the Companies Act, 2013 having its registered office at 414/1, 4th Floor, DDA Commercial Complex, Distt. Center, Janakpuri, New Delhi – 110058

...Petitioner No. 2/ Resulting Company

NOTICE OF PETITION

A petition under section 230-232 of the Companies Act, 2013 ("Petition") seeking sanction of the proposed Scheme of Arrangement between Sunlife Trade Links Private Limited ("Petitioner No. 1" / "Demerged Company") and Milenium Developers and Consultants Private Limited ("Petitioner No. 2" / "Resulting Company") (Petitioner No. 1 and Petitioner No. 2 together referred to as "Petitioner Companies") and their respective shareholders & creditors ("Scheme"), was presented by the Petitioner Companies before the Hon'ble National Company Law Tribunal, New Delhi Bench (Court - VI) ("Tribunal" / "NCLT"), and was admitted by the Hon'ble Tribunal. Now, by an order dated 13th September 2024 of the Hon'ble Tribunal, the said Petition is fixed for hearing before the Hon'ble Tribunal on 14th November 2024.

Any person desirous of supporting or opposing the said Petition should send to Petitioner Company 1, at the address mentioned below, a notice of his/her intention, signed by him/her or his/her advocate, with his/her name and address, so as to reach the Petitioner Companies' Advocate not later than two days before the date fixed for the hearing of the Petition. Where any person seeks to oppose the Petition, the grounds of opposition or a copy of his/her affidavit, shall be furnished with such notice. A copy of the Petition will be furnished by the undersigned to any person requiring the same on payment of the prescribed charges for the same.

Date: 26th September, 2024
Sd/-
Mr. Kaushalendra Prakash Sharma
Director
SUNLIFE TRADE LINKS PRIVATE LIMITED
Regd Office: 414/1, 4th Floor, Dda Commercial Complex,
Distt. Center, Janakpuri, New Delhi – 110 058



सेन्ट्रल बैंक ऑफ इंडिया
Central Bank of India

1911 से आपके लिए "केंद्रित" "CENTRAL" TO YOU SINCE 1911

Central Bank of India, RO Meerut invites online tenders from eligible bidders for Re-Furbishing (Furniture, Electrical, Data cabling & Low side Air-conditioning) work at existing premises of RO Meerut under Regional Office Meerut. For a detailed Notice Inviting Tenders visit the webpage: <http://www.centralbankofindia.co.in/en/active-tender> and for online submission of bids visit the webpage: <https://centralbank.abcpocure.com/EPROC/>

The deadline for submission of bids is 17.10.2024 up to 3.00 pm.

Regional Head
Regional Office, Central Bank of India, Meerut

DEBTS RECOVERY TRIBUNAL-II, CHANDIGARH
SCO No. 33-34-35, 1st Floor, Sector 17-A, Chandigarh

RC No.: 57/2022 (PUBLICATION)
VersusCertificate Holder

SRS. REAL INFRASTRUCTURE LTD.
.....Certificate Debtor

(See Section 25 to 29 of the RDBFI Act, 1993, r/ow Rule 5 of the Second Schedule to the Income Tax Act, 1961)
Notice of Settling a Sale Proclamation

To,

- SRS Real Infrastructure Ltd SRS Mall, Sector 12, SRS Multiplex City Centre, Faridabad - 121007.
- Dr. Anil Jindal, R/o House No. 528, Sector 14, Faridabad.
- Mr. Rajesh Singla, R/o House No. 220, Sector 9, Faridabad.
- Mr. Nanak Chand Tayal, R/o House No. 1871, Sector 9, Faridabad.

Whereas, a Recovery Certificate No. 57/2022 issued by the Hon'ble Presiding Officer as um of Rs. 50,6