

**FORM A****PUBLIC ANNOUNCEMENT**

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**FOR THE ATTENTION OF THE CREDITORS OF  
RICHA INDIA INFRA DEVELOPMENT PRIVATE LIMITED**

Relevant Particulars		
1.	Name of corporate debtor	Richa India Infra Development Private Limited
2.	Date of incorporation of corporate debtor	28 <sup>th</sup> Dec 2010
3.	Authority under which corporate debtor is incorporated / registered	RoC-Mumbai
4.	Corporate Identity No.	U45400MH2010PTC211530
5.	Address of the registered office and principal office (if any) of corporate debtor	101, Kshitij, Shiv Sena Bhavan Path Dadar West, Mumbai, Maharashtra, India - 400028
6.	Insolvency commencement date in respect of corporate debtor	16 <sup>th</sup> February 2026 (order received on 19 <sup>th</sup> Feb 26)
7.	Estimated date of closure of insolvency resolution process	18 <sup>th</sup> August 2026 being 180 <sup>th</sup> day from the receipt of CIRP order
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Name: Mr. Sandeep D. Maheshwari Registration No: IBBI/IPA-001/IP-P00640/2017-2018/11093
9.	Address and e-mail of the interim resolution professional, as registered with the Board	1503, Bella Vista, Pokhran road number 2, Majiwad, near Oswal Park, Thane, Maharashtra, 400601 Email id: ayunish@yahoo.com
10.	Address and e-mail to be used for correspondence with the interim resolution professional	Stress Credit Resolution Private Limited, B-807, East Point, Pant Nagar, 90 feet Road, Ghatkopar (East), Mumbai – 75 Email id: <b>richaindia.cirp@gmail.com</b>
11.	Last date for submission of claims	5 <sup>th</sup> March 2026 being 14 <sup>th</sup> day from the receipt of CIRP order
12.	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	Not Applicable
13.	Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	Not Applicable
14.	(a) Relevant Forms and (b) Details of AR are available at:	Web link: <a href="https://ibbi.gov.in/en/home/downloads">https://ibbi.gov.in/en/home/downloads</a> Physical Address: NA

Notice is hereby given that the National Company Law Tribunal, Mumbai has ordered the commencement of a corporate insolvency resolution process of **Richa India Infra Development Private Limited** on 16<sup>th</sup> February 2026 (order received on 19<sup>th</sup> February 2026).

The creditors of Richa India Infra Development Private Limited, are hereby called upon to submit their claims with proof on or before 05<sup>th</sup> March 2026 to the Interim Resolution Professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No.13 to act as authorised representative of the class [specify class] in Form CA.

Submission of false or misleading proofs of claim shall attract penalties.

Date: 20th February 2026

Place: Mumbai



Sandeep D. Maheshwari  
Interim Resolution Professional  
Richa India Infra Development Private Limited  
IBBI/IPA-001/IP-P00640/2017-2018/11093  
AFA Valid upto: 31<sup>st</sup> December 2026

TOTAL FREE CASH FLOW FOR TECH MAJORS IS PROJECTED TO FALL 64%

# Big Tech reining in stake buybacks to fund AI race

JERAN WITTENSTEIN  
February 20

**AFTER YEARS OF** funnelling cash to investors through stock buybacks, big technology companies are reining in that spending as they race to sink more money into artificial intelligence (AI).

Last quarter, Alphabet, Microsoft, Amazon.com and Meta Platforms spent the least on combined share repurchases than in any quarter since 2019, according to data compiled by Bloomberg. Alphabet and Microsoft spent roughly \$11 billion on buybacks, while Amazon and Meta held off entirely. Amazon hasn't bought back stock since 2022.

"There's certainly a setup for an extended period of reduced share buybacks," said Robert Schiffman, senior credit analyst at Bloomberg Intelligence. "I don't think it's because of a lack of financial flexibility, it's just what are the best uses of capital."

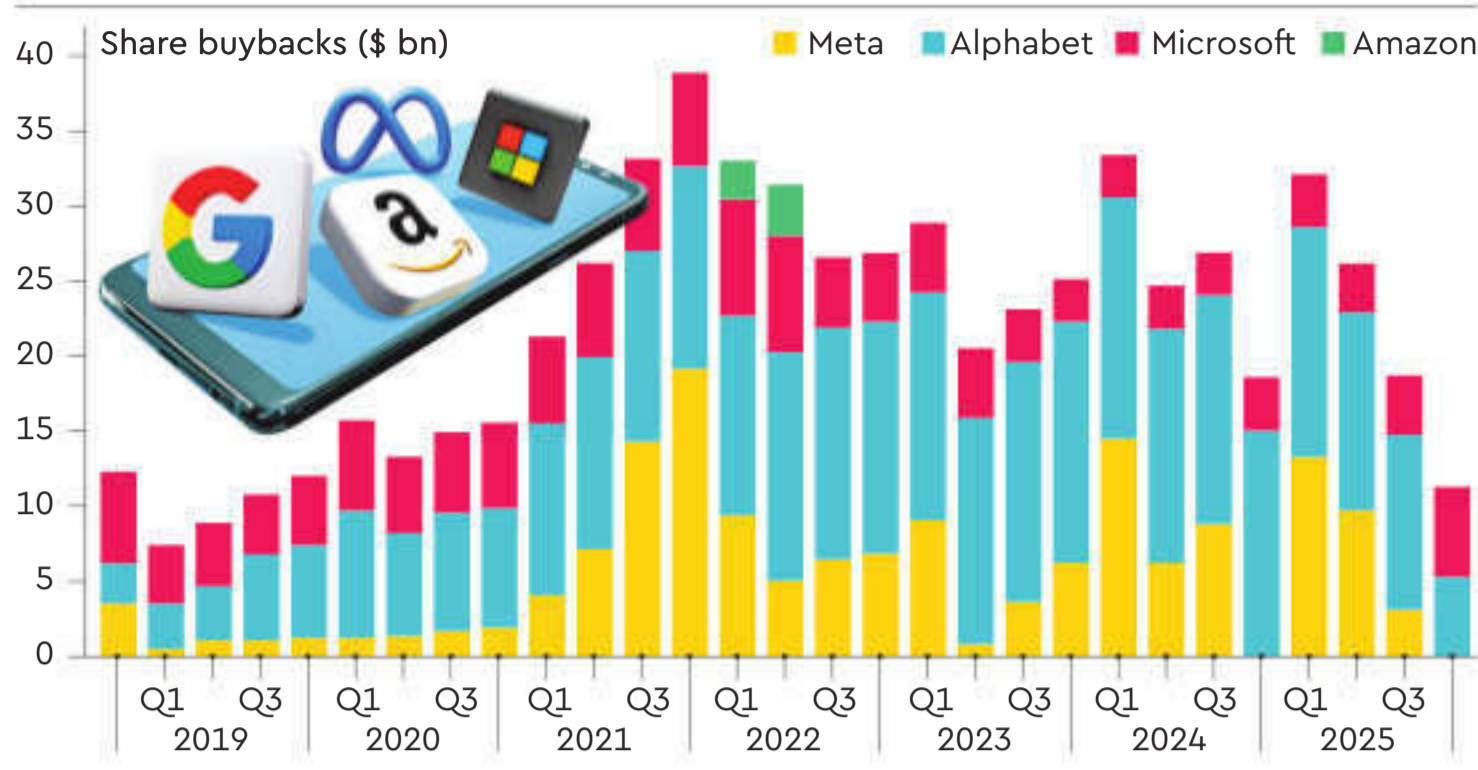
The shift from returning cash to shareholders to spending it on AI comes as investors grow increasingly skeptical about whether and when Big Tech's relentless outlays will deliver the promised payoffs.

Microsoft shares have plunged 17% and Amazon.com has lost 8% in the wake of earnings reports that revealed higher-than-anticipated spending and not enough anticipated revenue growth to justify it.

Meta initially jumped on a strong sales forecast, but the stock has given up those gains and is now down 3.6% since the company's earnings report. Even Alphabet, which is considered the clearest AI winner in the group, has fallen 9.1% since its results hit on February 4.

For years, investors have been drawn to Big Tech's ability to generate continual profit growth from strong revenues and limited spend-

## SHIFT IN FOCUS



Source: Bloomberg

ing. But the rush to expand computing infrastructure at all costs is upending that equation, with Alphabet, Microsoft, Amazon and Meta expected to spend more than \$700 billion combined on capital expenditures this year.

"In the history of the world, probably nobody has been able to make more money in asset-light businesses than these companies," said Kim Forrest, chief investment officer at Bokeh Capital Partners. "They're throwing that to the wind because they're all caught up in some kind of race."

The pile of money being thrown at AI-related infrastructure has investors looking more closely at the companies' free cash flow, a metric that demonstrates how profits are being converted into capital. For years, Big Tech firms like Alphabet, Microsoft, Meta and Amazon have been steady generators of free cash flow, but as they

commit to pouring money into capex, the numbers are expected to decline.

The combined free cash flow for Alphabet, Microsoft, Meta and Amazon is projected to fall 64% over the next four quarters to about \$96 billion from roughly

\$270 billion in 2025, according to data compiled by Bloomberg.

"While free cash flow generation remains positive on aggregate, ongoing spending to fund GenAI's 'railroad tracks' is becoming a key issue," Evercore ISI Chief Equity and Quantitative Strategist Julian Emanuel wrote in a note to clients on February 15.

That's a steep decline, but only Amazon is expected to see its free cash flow turn negative over that stretch, with three of the next four quarters in the red. Amazon has long shunned buybacks in favor of investing aggressively in expansions into new markets.

Of course, the four companies are sitting on massive

cash and cash equivalents at the end of 2025, with Alphabet and Amazon holding more than \$120 billion apiece, according to data compiled by Bloomberg.

"The reality is if someone is going to dip into cash or if they want to borrow a little more to do so, the money is out there," Schiffman said. "If I was a CFO, I'd be thinking my sole focus is on generating growth and I want to direct my capital toward long-term cash flow generating assets versus keeping up some sort of consistency on buybacks."

Amazon.com shares have been trading at a steep discount to Walmart over the past year with the gap widening. The e-commerce and cloud-computing giant trades at about 22 times forward earnings, compared with 42 times for Walmart.

On Thursday, Amazon officially dethroned Walmart as the biggest global company by revenue, a milestone attesting to the massive scale the firm has achieved since its humble beginnings in 1994 as an online bookseller in Jeff Bezos' Seattle-area garage.

BLOOMBERG

# India reaffirms support for 2-state solution in Palestine

PRESS TRUST OF INDIA  
New Delhi, February 20

**INDIA ON FRIDAY** reaffirmed its support for a two-state solution to the Palestine issue and said it had joined more than 100 countries and international organisations in a statement condemning Israel's attempts to expand unlawful settlements in the West Bank.

India did not figure in the initial statement that was endorsed by around 80 countries and organisations. Palestine's UN envoy Riyad Mansour released it on Tuesday.

A fresh statement saw India and around 20 countries and organisations back it.

Asked why India was not part of the initial statement, External Affairs Ministry Spokesperson Randhir Jaiswal said at his weekly media briefing that the document had not been negotiated by the countries and organisations as has been the norm.

## PICKING SIDES

India joins more than 100 countries and international organisations

India had attended a meeting of Trump's Board of Peace on Feb 19 as an "observer"



Palestinians make their way in a devastated neighbourhood, amid the ongoing Israel-Hamas conflict, in Gaza City

FILE PHOTO

"Our position on this particular issue was most recently expressed in the India-Arab League ministerial joint statement," he said.

In their meeting held in New Delhi on January 31, India and the Arab League pitched for a sovereign and viable Palestine state living side-by-side with Israel while calling for "just, comprehensive and lasting peace in the West Asia" in line

with relevant UN resolutions and the Arab Peace Initiative.

In a joint statement, the two sides also called for a "sovereign, independent and viable state of Palestine based on 1967 borders, living side by side in peace with Israel. Both parties supported the practice of inalienable rights of the Palestinian people," Jaiswal said that in consonance with the position outlined in the joint statement,

India associated itself with the Palestinian initiative, keeping in mind the "concerns addressed by the statement".

In the statement, the signatory countries and organisations reiterated their commitment to take concrete measures in line with UN resolutions and the July 2024 advisory opinion of the International Court of Justice, which declared Israel's occupation of Palestinian territory as illegal and sought the evacuation of all settlements in the West Bank.

To a separate question, Jaiswal said that India had attended a meeting of US President Donald Trump's Board of Peace in Washington on February 19 as an "observer".

"India attended the Board of Peace meeting held in Washington DC as an observer. India has supported the Gaza Peace Plan initiative of US President Trump and the efforts underway due to UNSC resolution 2803," he said.

# CAQM issues fresh norms to curb dust pollution in Delhi

PRESS TRUST OF INDIA  
New Delhi, February 20

**THE COMMISSION FOR** Air Quality Management (CAQM) on Friday issued statutory directions to curb dust pollution from construction and demolition activities in the National Capital Region and adjoining areas, officials said.

The move came after inspections by State Pollution Control Boards, the Delhi Pollution Control Committee and the Commission for Air Quality Management's (CAQM) flying squads, which revealed compliance gaps in the handling and transportation of construction material and demolition (C&D) debris.

"The commission noted that large-scale construction and demolition activities currently underway in major cities of Delhi-NCR and have a significant contribution to the over-



all PM10 and PM2.5 load," an official said.

The CAQM has observed that municipal bodies and development authorities require better equipment and protocols to supervise and monitor dust abatement.

Under the new directives, these authorities need to ensure that the transportation and disposal of C&D waste within their jurisdiction is done without damaging the environment.

The commission has also

directed that "all agencies responsible for issuing completion certificate (CC)/occupation certificate (OC) in the concerned cities shall verify the receipt of deposition of demolition waste submitted by the project proponent, prior to issuance of CC/OC," the official said.

These directions will come into force from April 1, coinciding with the enforcement of the Environment (Construction and Demolition) Waste Management Rules, 2025.

# US leads AI brain race; India at sixth spot: Report

**THE US HAS** bagged the first rank followed by China and Singapore while India has been ranked at the sixth spot, according to Global AI Brain Race Report 2026.

The study, published by essayhumaniser.io, evaluates over 100 countries using a weighted framework combining AI R&D, economic integration, infrastructure, talent readiness, governance, responsible AI, public opinion and academic strength. The US ranks first with a final score of 82 out of 100, leading in AI R&D (19.15 out of 27.78), economic integration (22.22 out of 22.22) and infrastructure (16.21 out of 16.67). India ranks sixth with 32 out of 100, driven by strong talent (9.12 out of 16.67) but constrained by infrastructure (0.65 out of 16.67) and governance (0.11 out of 5.56). PTI

**FORM A - PUBLIC ANNOUNCEMENT**  
(Insolvency Resolution Process for Corporate Persons) Regulations, 2016

**FOR THE ATTENTION OF THE CREDITORS OF RICHIA INDIA INFRA DEVELOPMENT PRIVATE LIMITED**

**Relevant Particulars**

1. Name of corporate debtor	Richia India Infra Development Private Limited
2. Date of incorporation of corporate debtor	29th Dec 2010
3. Authority under which corporate debtor is incorporated / registered	RCC-Mumbai
4. Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U45400MH2010PTC211530
5. Address of the registered office and principal office (if any) of corporate debtor	101, Sahiti, Shiv Sena Bhavan Path, Dadar West, Mumbai, Maharashtra, India - 400028
6. Insolvency commencement date in respect of corporate debtor	16th February 2026 (order received on 19th Feb 26)
7. Estimated date of closure of insolvency resolution process	18th August 2026 being 180th day from the receipt of CIRP order
8. Name and registration number of the insolvency professional acting as interim resolution professional	Name: Mr. Sandeep D. Maheshwari Registration No: IBI/1PA/001/IP-PO0640/2017-2018/11093
9. Address and e-mail of the interim resolution professional, as registered with the Board	1503, Bala Vista, Pokhian road number 2, Majiwadi, near Oweil Park, Thane, Maharashtra, 400601 Email: id.gyansh@ahs.com
10. Address and e-mail to be used for correspondence with the interim resolution professional	Stress Credit Resolution Private Limited, B-807, East Point, Park Nagar, 90 feet Road, Ghatkopar (East), Mumbai - 75. Email: icr@saradja.com@gmail.com
11. Last date for submission of claims	5th March 2026 being 14th day from the receipt of CIRP order
12. Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	Not Applicable
13. Names of Insolvency Professionals identified to act as Authorized Representative of creditors in a class (Three names for each class)	Not Applicable
14. (a) Relevant Forms and (b) Details of authorized representatives are available at	Web link: <a href="https://ibbi.gov.in/en/home/downloads">https://ibbi.gov.in/en/home/downloads</a> Physical Address: NA

Notice is hereby given that the National Company Law Tribunal, Mumbai has ordered the commencement of a corporate insolvency resolution process of Richia India Infra Development Private Limited on 16th February 2026 (order received on 19th February 2026). The creditors of Richia India Infra Development Private Limited, are hereby called upon to submit their claims with proof on or before 05th March 2026 to the Interim Resolution Professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means. A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorized representative from among the three insolvency professionals listed against entry No. 13 to act as authorized representative of the class (specify class) in Form CA. Submission of false or misleading proofs of claims shall attract penalties.

Sandeep D. Maheshwari  
Interim Resolution Professional  
Richia India Infra Development Private Limited  
IBBI/1PA/001/IP-PO0640/2017-2018/11093  
AFA Valid upto: 31st December 2026

Date: 20th February 2026  
Place: Mumbai

**यूनियन बैंक** Union Bank of India

Asset Recovery Management Branch- 21, Veena Chambers, Mezzanine Floor, Dalal Street Fort Mumbai - 400001, Web-site address: <http://www.unionbankofindia.bank.in>, E-mail address: [ubn0533352@unionbankofindia.bank.in](mailto:ubn0533352@unionbankofindia.bank.in)

**Appendix IV POSSESSION NOTICE [Rule 8 (1)] (For Immovable Property)**

Whereas, The undersigned being the Authorized Officer of Union Bank of India, Asset Recovery Management Branch Mumbai Samachar Marg, Mumbai under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand notice dated 14.01.2019 calling upon Borrower/Mortgagor/Guarantor Mr. Suresh Ratilal Doshi to repay the amount mentioned in the Notice being Rs. 32,69,629.00 (Rupees Thirty Two Lakhs Sixty Nine Thousand Six Hundred and Twenty Nine Only) together with interest (excluding costs) mentioned thereon within 60 days from the date of receipt of the said notice.

The borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the borrower /mortgagor/guarantor and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 9 of the said Rules on this 18th day of the February year 2026.

The borrowers /mortgagor/guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Union Bank of India, Asset Recovery Management Branch, Mumbai Samachar Marg, Mumbai for an amount of Rs. 32,69,629.00 (Rupees Thirty Two Lakhs Sixty Nine Thousand Six Hundred and Twenty Nine Only) and interest thereon.

The borrower's attention is invited to the provisions of sub-section (8) of section (13) of the Act, in respect of the time available, to redeem the secured assets.

**DESCRIPTION OF SECURED ASSETS**

Flat No. 406, in D-wing on 4th Floor, in building known as "Shiv Shrusti Complex", situated at revenue village Achle Road, on land bearing survey No. 73A & 73B, near Dubey Medical College, Achole Road, Nallasopara, East, Tal. - Vasai, Dist. - Palghar - 401209. admeasuring to 599 sq. ft (Carpet) equivalent to 66.80 sq. mtrs (Built up) area

Place: Mumbai  
Date: 18.02.2026  
Chief Manager & Authorised Officer, Union Bank of India

**SPECIAL RECOVERY OFFICER**  
MAHARASHTRA CO-OPRATIVES SOCIETIES ACT 1960, Act 156, Rule 1961, 107.

C/O SHIVKRUPA SAHAKARI PATPEDI LTD. OFFICE NO.02, 1 ST FLOOR, BUILDING NO.10, KAILYALYADHAM SAHAKARI GRUHNIRMAN SANTHA MARYA- TAGOAR NAGAR, PLOT NO.CTS NO.352, VIKHROLI (EAST) MUMBAI 400083 PH NO. 022 25746035

From ' 2 '  
[See sub-rule 11 (d-1)] of rule 107]  
**POSSESSION NOTICE FOR IMMOVABLE PROPERTY**

Whereas the undersigned being the Recovery officer of the MR. ASHOK LAVHAJI PHADTARE under the Maharashtra Co-operative Societies Rules, 1961 issue a demand notice date 01.06.2022 calling upon the judgment debtor.

SMT. SALUNKE VANDANA GAJANAN, MR.SALUNKE MAHESH GAJANAN, SMT. SALUNKE SHALINI GAJANAN to repay the amount mentioned in the notice being Rs. 2,43,143/- in words (Rs. Two Lakh Forty Three Thousand One Hundred Forty Three Only) with date of receipt of the said notice and the judgment debtor having failed to repay amount, the undersigned has issue a notice for attachment date 17.06.2022. And attached the property describe herein below.

The judgment debtor having failed to repay the amount, notice is hereby given to the judgment debtor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under rule 107 [11 (D-1)] of the Maharashtra Co-operative Societies Rules, 1961 on this 9th Day of February 2026.

The judgment debtor in particulars and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the RECOVERY OFFICER MR. AMRUT ATMARAM GHADGE for an amount Rs. 1,36,660/- in words (Rs. One Lakh Thirty Six Thousand Six Hundred Sixty Only) and interest thereon.

**Description of the Immovable Property**

Shri Ganesh Nagar, Room No. Siddhart Colony, K.N. Gaikwad Marg, Chembur, Mumbai 400 071

(MR. AMRUT ATMARAM GHADGE)  
Special Recovery Officer  
Att: Shivkrupa Sahakari Patpedhi Ltd. Mumbai

Date : 09/02/2026  
Place : Chembur Mumbai 400 071

**EDELWEISS ASSET RECONSTRUCTION CO. LTD.** Edelweiss Asset Reconstruction  
CIN - U67100MH2007PLC174759  
Edelweiss House, Off C.S.T Road, Kalina, Mumbai - 400 098.

**APPENDIX-IV A**  
[Refer Provision Rule 8(6) and Rule 9(1)]  
**E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY**

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) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorised Officer of Edelweiss Asset Reconstruction Company Limited, acting in its capacity as Trustee of EARC Trust SC 364 ("EARC") viz. the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.03.2026 for recovery of Rs. 115,59,04,776 (Rupees One Hundred and Fifteen Crores Fifty Nine Lakhs Four Thousand Seven Hundred and Seventy Six) as on 31.10.2024 together with further interest and other cost/expenses being due to the Secured Creditor i.e. EARC from the Borrower i.e. OneWorld Sourcing Partnership and the Guarantors i.e. Mr. Urvi Akshaya Jani ("Guarantor No.1"/ "Mortgagor"), Mr. Manoj Uttam Khushalani ("Guarantor No.2"/ "Mortgagor"), Mrs. Ashima Manoj Khushalani ("Guarantor No.3") and Mr. Rakesh Kumar Ashok Kumar Singh ("Guarantor No.4").

The reserve price and earnest money deposit shall be as follows:

Reserve Price (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)	Bid Increment (In Rupees)	Date of Inspection	Date and Time of Auction
9,29,47,500	92,94,750	2,00,000	25.02.2026, 10 AM - 5 PM	11.03.2026, 12 Noon to 1 PM

On or before 10.03.2026.

**Description of Secured Asset put for Auction:**

All that portion of the 8th Floor of Apsara Cinema, Building adm. Approx. 7430 sq. ft. built up area which includes premises area as shown in redevelopment color hatched lines on the plan which is Annexure 'C' to the Agreement for Sale dated 09.09.2015 along with proportionate elevation treatment, common fire escape, common passage, internal walls which is shown in green color hatched lines on the plan thereof annexed and marked Annexure C to the said Agreement for Sale dated 09.09.2015 along with to be used commonly with the other occupants of Apsara Cinema Building standing on plot bearing C. S. No. 113 and 1/152 of Tardeo Division in the registration District and Subdivisions District of Mumbai situated at Dr. Dadasaheb Bhalkamkar Marg, Grant Road (East), Mumbai - 400007.

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://www.edelweissarc.in/PropertySale>

For further information, you may contact through phone on Contact No. +91 9404505743/+91 8879969180/ and/or through e-mail on aherar.patel@edelweissarc.in / venkatesh.chandrasekhar@edelweissarc.in

Date: 21.02.2026  
Place: Mumbai  
Sd/-Authorized Officer  
For Edelweiss Asset Reconstruction Company Limited

**pnb पंजाब नैशनल बैंक Punjab National Bank**  
.....भरोसे का प्रतीक ...the name you can BANK upon!  
(A GOVERNMENT OF INDIA UNDERTAKING)

Recovery Division Circle Office East Delhi  
Scope Tower Laxmi Nagar Near Nirman Vihar Metro Station  
Delhi 110092 E-mail: [coeastdelrec@pnb.co.in](mailto:coeastdelrec@pnb.co.in)

**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 properties mortgaged /charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by Authorised Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties

Sr. No.	Name of the Branch Name of the Account Name and Addresses of the Borrower/Guarantors Account	SCHEDULE OF SALE OF THE SECURED ASSETS		RESERVE PRICE EMD (Last date of deposit EMD) Bid Increase Amount	DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors Name & contact no. of authorized officer
		A) DT. OF DEMAND NOTICE U/S 13(2) OF SARFAESI ACT 2002	B) AMOUNT AS PER DEMAND NOTICE			
1	BO: GURUDWARA ROAD (012000) SH. RAJ KUMAR RAMCHANDANI (BORROWER) ADD: C 4/35, EAST OF KAILASH, NEW DELHI, DELHI - 110065 MOB - 9810459684 ALSO AT: FLAT NO - 701, 7TH FLOOR, BUILDING NO 60, AVENUE J, RUSTOMJEE EVERSHINE GLOBAL CITY, NARANGI BYPASS ROAD CLOSE TO VIVA COLLEGE, VIRAR (WEST), DIST - THANE, MUMBAI - 401303 SMT. MEENA RAMCHANDANI (SINCE DECEASED) (Through Legal Heirs) ADD: C 4/35, EAST OF KAILASH, NEW DELHI, DELHI - 110065 MOB - 9810459684 ALSO AT: FLAT NO - 701, 7TH FLOOR, BUILDING NO 60, AVENUE J, RUSTOMJEE EVERSHINE GLOBAL CITY, NARANGI BYPASS ROAD CLOSE TO VIVA COLLEGE, VIRAR (WEST), DIST - THANE, MUMBAI - 401303	17.09.2024 RS. 5.69 LAKH + FURTHER INTEREST, OTHER CHARGES AND EXPENSES TILL THE DATE OF FULL AND FINAL PAYMENT 29.03.2025 SYMBOLIC	RS. 28.35 LAKH RS. 2.84 LAKH (27.03.2026) RS.25000/-	27.03.2026 11.00 AM TO 04.00 PM	NOT KNOWN HIMANSHU SHARMA (M. NO 9582136030) AUTHORISED OFFICER CIRCLE OFFICE EAST DELHI	

**BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE:**

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: (1) The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". (2) The particulars of Secured Assets specified in the Schedule herein above stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. (3) The sale will be done through e-auction platform provided at the Website <https://baanknet.com> on above mentioned dates. (4) For further details and complete Terms & Conditions of the sale, please refer to: <https://baanknet.com> & [www.pnbindia.in](http://www.pnbindia.in). (5) All Statutory dues/attendant charges / other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser and the authorised officer or the Bank shall not be responsible for any charges, lien in encumbrance or any other dues to government or any one else in respect of property (e-auctioned) not known to the bank, the intending bidder is advised to make there on independent enquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002.**

Date: 20.02.2026, Place : New Delhi

AUTHORIZED OFFICER, PUNJAB NATIONAL BANK

