

FORM G (REISSUE)

**INVITATION FOR EXPRESSION OF INTEREST
FOR NEWGEN ECOTRONICS PRIVATE LIMITED
(FORMERLY KNOWN AS NAVYUG INDUSTRIES)**

**OPERATING in MANUFACTURING, ASSEMBLING AND TRADING OF PLASTIC
PRODUCTS AND THEIR COMPONENTS AT SIDCUL, HARIDWAR,
UTTRAKHAND-249403**

(Under Regulation 36A (1) of the Insolvency and Bankruptcy (Insolvency Resolution
Process for Corporate Persons) Regulations, 2016

RELEVANT PARTICULARS		
1.	Name of the corporate debtor along with PAN/CIN/LLP No.	Newgen Ecotronics Private Limited CIN: U25209HR2022PTC108355 PAN: AAICN6448E
2.	Address of the registered office	Registered office: Plot No. 5B, Second Floor, Crown Plaza Mall, Sector 15A, Faridabad-121007 Corporate Office IG-89, NIT, Faridabad-121001 Factory at Plot no.56-59 and Plot No 223 Sector 7 Sidcul Haridwar-249403
3.	URL of Website	NA
4.	Details of Place where majority of fixed Assets are located	Plot no.56-59 and Plot No 223 Sector 7 SIDCUL Haridwar-249403
5.	Installed capacity of main products/ services	To be ascertained
6.	Quantity and value of main products/ services sold in last financial year	Turnover as per latest unaudited financial statements for the year ended March 31, 2024 is INR 2.89 Crores
7.	Number of employees/ workmen	NIL
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	May be obtained by sending an email to cirpnepl.rds@gmail.com or at ravindra1960_goyal@yahoo.co.in

9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	May be obtained by sending an email to cirpnepl.rds@gmail.com or at ravindra1960_goyal@yahoo.co.in
10.	Last date for receipt of expression of interest	April 18, 2025
11.	Date of issue of provisional list of prospective resolution applicants	April 23, 2025
12.	Last date for submission of objections to provisional list	April 28, 2025
13.	Date of issue of final list of prospective resolution applicants	May 01, 2025
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	May 04, 2025
15.	Last date for submission of resolution plans	June 03, 2025
16.	Process email id to submit EOI	cirpnepl.rds@gmail.com

For Newgen Ecotronics Private Limited



Ravindra Kumar Goyal

(Ravindra Kumar Goyal)

Resolution Professional

Registration Number: IBBI/IPA-001/IP-P-02019/2020-2021/13098

Email For Correspondence- cirpnepl.rds@gmail.com

Email Registered With IBBI- ravindra1960_goyal@yahoo.co.in

Phone No. - +91- 9978094218

AFA Valid till: 30.06.2025

Date: 03rd April, 2025

Place: Ahmedabad

FORM A PUBLIC ANNOUNCEMENT
(Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)

FOR THE ATTENTION OF THE STAKEHOLDERS OF HURUM INDIA PRIVATE LIMITED

1. Name of Corporate Person: HURUM INDIA PRIVATE LIMITED
2. Date of Incorporation of Corporate Person: 23-01-2015
3. Authority Under Which Corporate Person is Incorporated/Registered: Registrar of Companies - NCT of Delhi and Haryana
4. Corporate Identity Number/Limited Liability Partnership Number of Corporate Person: U51101DL2015FT2C75902
5. Address of the Registered Office and Principal Office (If any) of Corporate Person: W-37, 02nd Floor Okhla Industrial Area, Phase-III, South Delhi, New Delhi, Pin - 110020
6. Liquidation Commencement Date of Corporate Person: 29-03-2025
7. Name, Address, Email Address, Telephone Number and the Registration Number of the Liquidator: Name of Liquidator: Mr. Sanjay Kumar Jha Reg. Address: 123/8, Gali No. 15, 1-Point, Main Market, Sant Nagar, Barari, Delhi - 110084 Office Address: 308-309, Vardman Fortune Mall, GT Karnal Road, Ind. Area, Azadpur, Delhi 110033 Email Address: sanjayjha@cs.com Mobile Number: 99115 79790 Registration Number: IBB/PA-002/IP-NO0684/2018-19/12031 27-04-2025

8. Last Date For Submission of Claims: 27-04-2025

Notice is hereby given that HURUM INDIA PRIVATE LIMITED has commenced voluntary liquidation on 29-03-2025. The stakeholders of HURUM INDIA PRIVATE LIMITED are hereby called upon to submit a proof of their claims on or before 27-04-2025 to the liquidator at the office address mentioned against item no. 7. The financial creditors shall submit their proof of claims by electronic means only in Form C. All other stakeholders may submit the proof of claims in person, by post or by electronic means in Form B for Operational Creditor, Form D for workman or employee, Form E by Authorised Representative of workman/employee, Form F for other stakeholders. Submission of false or misleading proofs of claim shall attract penalties.

Sd/- Sanjay Kumar Jha
Liquidator For Hurum India Private Limited
Place: New Delhi
Date: 02nd April 2025

U GRO Capital Limited
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) FOR MOVABLE PROPERTY

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070, and the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 20-12-2024 calling upon the Borrowers (1) AASHTA MANUFACTURERS AND TRADERS and (2) ARVINDER KAUR and (3) HARMEET SINGH having Loan Account Number UGDELMCO00017676 to repay the amount mentioned in the notice being ₹ 36,17,565/- (Rupees Thirty Six Lakhs Seventeen Thousand Five Hundred Sixty Five Only) as 27-11-2024 together with interest thereon, 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 borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on this 01st day of April of the year 2025. The borrowers in particular 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 UGRO Capital Limited for an amount of being ₹ 36,17,565/- (Rupees Thirty Six Lakhs Seventeen Thousand Five Hundred Sixty Five Only) as 27-11-2024 together with interest thereon.

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.

SCHEDULE OF THE SECURED ASSETS(S):

S.No.	Model	Make	Invoice No.
1.	ZICO BRAND VERTICAL MACHINE CENTER, ZM-1370 QUANTITY-01	ZICO MACHINES PVT LTD	ZICO/018/23

Place: Gurugram-Haryana
Date: 03.04.2025
Sd/-(Authorised Officer) For UGRO Capital Limited

OFFICE OF THE PRINCIPAL COMMISSIONER OF CENTRAL TAX, GST DELHI-NORTH, C.R. BUILDING, I.P. ESTATE, NEW DELHI-110109

OFFICE SPACE REQUIRED ON HIRE

OFFICE OF THE PRINCIPAL COMMISSIONER OF CENTRAL TAX, GST DELHI-NORTH requires suitable building / space of approx. 23,315 sqft. area with adequate parking facility, for its divisional offices on rent in Delhi. Detailed terms and conditions of the Tender are available, in public domain, at websites <https://gem.gov.in> and <https://gstdelhihzone.gov.in/new-pdfs/Tender-for-New-Office-Building.pdf> Interested person may submit their bids, complete in all respects, online only at the above website of GeM Portal. Last date for submitting bids online is 14-04-2025 till 04:00 PM.

Sd/- Assistant Commissioner

SOUTH INDIAN Bank
Branch Address : DOOR 60, GROUND FLOOR, SLF MALL, I P COLONY SECTOR 30-33 FARIDABAD HARYANA-121003
Branch Mail ID: br0555@sib.co.in

Gold Auction for Mortgages at Bank

Whereas, the authorized officer of The South Indian Bank Ltd., issued Sale notice(s) calling upon the borrower to clear the dues in gold loan availed by him. The borrower had failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned will conduct online auction of the gold ornaments strictly on "As is What is Basis" & "Whatever there is Basis" & "Without recourse Basis". The auction will be conducted online through <https://egold.auctiontiger.net> on 12-04-2025 from 12:00 pm to 03:00 pm for the borrower ARUN KUMAR SINGH account number 055565300001528
Please contact Auction Tiger on 6352632523 for more information.

Sd/- Manager
The South Indian Bank Ltd.

FORM G (REISSUE) INVITATION FOR EXPRESSION OF INTEREST FOR NEWGEN ELECTRONICS PRIVATE LIMITED (FORMERLY KNOWN AS NAVYUG INDUSTRIES) OPERATING IN MANUFACTURING, ASSEMBLING AND TRADING OF PLASTIC PRODUCTS AND THEIR COMPONENTS AT SIDCUL, HARDWAR, UTTARAKHAND-249403 (Under Regulation 36A (1) of the Insolvency and Bankruptcy (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS

1. Name of the corporate debtor along with PAN/CIN/LLP No.	Newgen Electronics Private Limited CIN: U25209HR2022PTC108355 PAN: AAJCN6448E
2. Address of the registered office	Registered office: Plot No. 5B, Second Floor, Crown Plaza Mall, Sector 15A, Faridabad-121007 Corporate Office: G-99, NIT, Faridabad-121001 Factory at Plot no. 56-59 and Plot No 223 Sector 7 Sidcul Hardwar-249403
3. URL of website	NA
4. Details of place where majority of fixed assets are located	Plot no.56-59 and Plot No 223 Sector 7 SIDCUL Hardwar-249403
5. Installed capacity of main products/services	To be ascertained
6. Quantity and value of main products/services sold in the last financial year	Turnover as per latest unaudited financial statements for the year ended March 31, 2024 is INR 2.89 Crores
7. Number of employees/workmen	NIL
8. Further details including last available financial statements (with schedules) of two years, lists of creditors are available at:	May be obtained by sending an email to ciirnepl.rds@gmail.com or at raivindra1960_goyal@yahoo.co.in
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	May be obtained by sending an email to ciirnepl.rds@gmail.com or at raivindra1960_goyal@yahoo.co.in
10. Last date for receipt of expression of interest	April 18, 2025
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14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	May 04, 2025
15. Last date for submission of resolution plans	June 03, 2025
16. Process email id to submit EOI	ciirnepl.rds@gmail.com

For Newgen Electronics Private Limited
Sd/- (Ravindra Kumar Goyal) Resolution Professional
Registration Number: IBB/PA-001/IP-02019/2020-2021/13098
Email For Correspondence-ciirnepl.rds@gmail.com
Email Registered With IBB-raivindra1960_goyal@yahoo.co.in
Phone No. +91-9978994218
AFA Valid till: 30.06.2025
Date: 03rd April, 2025
Place: Ahmedabad

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
Regd. Office: 9, M.P. Nagar, 1st Street, Kogru Nagar Extn, Tirupur-641607
Corporate office at Kohnoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028

POSSESSION NOTICE APPENDIX-IV (For immovable property) Rule 8 (1)

Whereas, The undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"); having CIN No. U67100TZ2014PTC020363 and its registered office at 9, M.P. Nagar, 1st Street, Kogru Nagar Extn, Tirupur 641607 and Corporate office at Kohnoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028, acting in its capacity as trustee of Omkara PS-26/2021-22 Trust has acquired all rights, titles & interest of the entire outstanding of Vimal Kumar (Borrower) and Seema Gupta (Co-borrower/ Mortgagee) along with the underlying securities from Poonawalla Housing Finance Ltd., (PHFL) (Formerly known as Magna Housing Finance Ltd.) under section 5 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 vide Assignment Agreement dated 30-09-2021. And whereas, Authorized Officer of Omkara Assets Reconstruction Pvt Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated 10-03-2022, through newspaper publication dated 10-03-2022, calling upon the Vimal Kumar (borrower) and Seema Gupta (co-borrower/ mortgagee) to repay the amount mentioned in the notice aggregating to Rs. 15,28,197/- (Rupees Fifteen Lakh Twenty Eight Thousand One Hundred and Ninety Seven Only) as on 31.07.2021 plus accrued interest/charges, etc. till the date of payment within 60 days from the date of the notice. The Borrower & Co-borrower having failed to repay the amount, as per notice dated 10-03-2022 under section 13(2) SARFAESI Act. Pursuant to the said assignment of debt OARPL has stepped into the shoes of PHFL and has become entitled to recover entire outstanding dues and enforce the security. The Authorized Officer of Omkara Assets Reconstruction Private Limited, duly appointed under sub section (12) of section 13 of the SARFAESI ACT 2002 has taken physical possession of the property as per the order passed by Upper District Magistrate, Agra vide Memo. No. 9601 of 2022 dated 01-12-2022, as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 29th day of March of the year 2025. The borrower & co-borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd acting in its capacity as trustee of Omkara PS-26/2021-22 Trust, having corporate office at Kohnoor Square, 47th Floor, N. C. Kelkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028 for an amount of Rs. 15,28,197/- (Rupees Fifteen Lakh Twenty Eight Thousand One Hundred and Ninety Seven Only) as on 31.07.2021 plus accrued interest/charges, etc. till the date of payment within 60 days from the date of the notice. The borrower & co-borrower's attention is invited to the provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets. The details of the assets / properties hypothecated / assigned / charged / mortgaged to our Company in the above account & whose physical possession has taken given hereunder:

DESCRIPTION OF THE MORTGAGED PROPERTY

House at khasra No. 157, situated at Mohalla Kalinkar, Mouja Fatehabad, Dehat, Agra 283 111, Adm. 163.25 sq. mtrs. Boundaries: East: Plot of Sharda Begam, West: Sahrangpur Road, North: Rasta 20/5 mts. South: other Property.

Date: 29-03-2025
Place: Agra (Uttar Pradesh)
Sd/- Authorised Officer
Omkara Assets Reconstruction Pvt. Ltd.
(Acting in its capacity as trustee of Omkara PS 26/2021-22 Trust)

FORM NO.14
(See Regulation 33(2))
By Regd. A/D. Dasti failing which by Publication.

OFFICE OF THE RECOVERY OFFICER - I/II DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)
1st Floor, SCO 33-34-35 Sector-17 A, Chandigarh (Additional space allotted on 3rd & 4th Floor also)
DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO INCOME TAX ACT, 1961. 10-02-2025

PUNJAB NATIONAL BANK
Versus
SH. NEERAJ CHAUDHARY S/O

To
(CD 1) SH. NEERAJ CHAUDHARY S/O SH. RAKESH MOHAN CHAUDHARY SHRI NEERAJ CHAUDHARY SON OF SHRI RAKESH CHAUDHARY R/O HOUSE NO. 781, SECTOR 17A, HIGH VALUE GURGAON HARYANA, Gurgaon, HARYANA

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2) in OA/212/2019 an amount of Rs. 12445775.49 (Rupees One Crore Twenty Four Lakh Forty Five Thousand Seven Hundred Seventy Five and Paise Forty Nine only) along with pending lite and interest @ 8% Simple Interest Yearly w.e.f. 04/02/2019 till realization and costs of Rs. 127005 (Rupees One Lakh Twenty Seven Thousand Five Only) has become due against you (Jointly and severally/Limitedly).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 08/05/2025 at 10:30 a.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: 10/02/2025.

Sd/- Recovery Officer
DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)

DEBTS RECOVERY TRIBUNAL-I, DELHI
4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001
OA 770/2023
UNION BANK OF INDIA
VS
NEWGEN ELECTRONICS PRIVATE LIMITED.

To,
(1) NEWGEN ELECTRONICS PRIVATE LIMITED (ERSTWHILE M/S NAVYUG INDUSTRIES) SCF 43, 1st Floor, Huda Market Part-II, Sector-19, Faridabad Haryana-121002 Also At Newgen Electronics Pvt Ltd (Erstwhile M/s Navyug Industries) Office No 2C, First Floor, Plot No 5B, Sector 15A, Crown Plaza Mall, Neelam Chowk Ajrona Metro Station, Faridabad, Haryana 121007. Also At Newgen Electronics Pvt Ltd (Erstwhile M/s Navyug Industries) Metro Station, Faridabad, Haryana 121007 Also At Newgen Electronics Pvt Ltd (Erstwhile M/s Navyug Industries) Plot No.20,56,57,58 And 59, Sector 7, IIE, Ranpur Sidcul Distt Haridwar, Uttarakhand-249403 Also At Newgen Electronics Pvt Ltd (Erstwhile M/s Navyug Industries) Plot No.223, IIE, Sector 7, Sidcul, Haridwar, Uttarakhand 249403 Also At Newgen Electronics Pvt Ltd (Erstwhile M/s Navyug Industries) LG 89, NIT Faridabad, Haryana-121001.
(2) MR. ANUPAM GULATI Flat No. 701, 7th Floor, Tower Petronas Omxare Heights, Sector-86, Escorts Nagar, Faridabad Haryana -121007
(3) MR. MADHUR GULATI House No.1381, Sector-14, Escorts Nagar, Faridabad Haryana -121007

Whereas the above-named applicant has instituted a case for recovery of Rs 19,05,32,494.40 (Rupees NINETEEN CRORES FIVE LAKHS THIRTY-TWO THOUSAND FOUR HUNDRED NINETY-FOUR AND FORTY PAISA ONLY) against you and whereas it has been shown to the satisfaction of the Tribunal that it is not possible to serve you in ordinary way. Therefore, this notice is given by advertisement directing you to make appearance before LD Registrar on 30.07.2025 at 10:30 A.M. IST (for further details kindly visit DRT website www.tribunal.gov.in Phone Number: 011-23748473). Take notice that in case of your failure to appear on the above-mentioned day before this Tribunal, the case will be heard and decided in your absence. All the matters will be taken up through Video Conferencing and for that purpose :- (i) All the Advocates/Litigants shall download the "Cisco Webex" application/Software (ii) "Meeting ID" and "Password" for the next date of hearing qua cases to be taken by Registrar/Recovery Officer-1 and Recovery Officer-II shall be available one day prior to the next date at DRT Official Portal i.e. "https://drt.gov.in" under the Public Notice Head. (iii) In any exigency qua that, the Advocates/Litigants can contact the concerned official at Ph. No. 011-23748473. Given under my hand and seal of the Tribunal on this 18th March, 2025

By Order Of The Tribunal

KOTAK MAHINDRA BANK LIMITED
1st Floor, Unit No.103, P.P Trade Centre, Plot No.1, Netaji Subhash Place, Pitampura, New Delhi-110034

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH PROVISION TO RULE 6(1) (9)(I) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and to the Borrower and the Guarantors(s), that the below described immovable property mortgaged/charged to Kotak Mahindra Bank Limited (Secured Creditor/KMBL), the Symbolic Possession of which has been taken by the Authorized Officer of KMBL on 31/05/2024 and the same will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" basis, by way of E-auction to be conducted on 22/04/2025, for recovery of a sum of Rs. 22,78,65,725.63/- (Rupees Twenty Two Crore Seventy Eight Lakhs Sixty Five Thousand Seven Hundred Twenty Five and Sixty Three Paise Only) due to KMBL from Taurus International (Projects) Pvt. Ltd. & Others and its guarantors as on 21/03/2024 together with further interest at the contractual rate from 22/03/2024 till realization, together with all incidental costs, charges and expenses.

The details of Reserve Price, Earnest Money Deposit, property details and date of Auction are mentioned below.

S.No.	Particulars of Property	Reserve Price	EMD	Encumbrances
1	All that piece and parcel of the property being Taurus Ware House G+2 floor structure located at Plot No.673, KH: 875/2 of Block Non-agricultural land ad. ms. 3100.00 Sq. yds., of Khasra No. 875/2, K-2 Block, Defence Enclave, Mahipalpur Extension, Part-II, Village Mahipalpur, New Delhi, together with all existing buildings and structures thereon and buildings and structures as may be erected/ constructed there upon any time 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. Boundaries: East- Other property, West- Other property, North- Road 15 Ft., South- Other property	Rs.44,24,00,000/-	Rs.4,42,40,000/-	Not Known

Name of the Mortgagee: Mr. Kanwarjeet Singh Kochhar alias Mr. Kanwarjeet Kochhar/ Mr. Kanwarjeet Singh.
Last date for deposit of EMD and uploading Bid documents: 21/04/2025 up to 4 p.m. at <https://kotakbank.auctiontiger.net>
Date and time of E-Auction: 22/04/2025 between 11 am to 12:00 p.m.

The end time of auction will be extended by 5 minutes each time a bid is made within last 5 minutes of E-Auction.

Bid Increment amount: Rs. 10,00,000/- (Rupees Ten lakhs Only) or in multiples thereof.

To the best of knowledge and information, Kotak Bank is not aware of any other encumbrances or the dues outstanding towards statutory dues, property dues, land revenue or any other dues with regard to the property put for auction. All Statutory dues like property taxes, land revenue dues, municipal taxes charges (dues, electricity dues etc. shall be ascertained and borne by the Successful Bidder/ prospective purchaser(s). Presently, The mortgaged property is in possession of the tenants and the same shall be auctioned "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" basis.

The particulars in respect of the secured assets specified hereinabove have been stated to the best of the information and records available with the undersigned, who, however shall not be held responsible for any error, misstatement or omission in the said particulars.

Important Terms & Conditions:

- The Terms and Conditions of sale are available on the website/portal <https://kotakbank.auctiontiger.net> or <https://www.kotak.com/en/bank-auctions.html>
- The auction shall be conducted only through "On Line Electronic Bidding" through website <https://kotakbank.auctiontiger.net> on 22/04/2025 from 11:00 AM to 12:00 PM with unlimited extensions of 5 minutes duration each. The property put for auction is under Symbolic Possession.
- M/s e-Procurement Technologies Limited - Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gajarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) on Telephone No. Ram Sharma -8000023297 and on e-Mail Id: ramprasad@auctiontiger.net & support@auctiontiger.net
- The intending bidders may visit Kotak Bank Website - <https://www.kotak.com/en/bank-auctions.html> for auction details.
- For detailed Terms and conditions of auction sale, the bidders are advised to go through the portal <https://kotakbank.auctiontiger.net> and the said terms and conditions shall be binding on the bidders who participate in the bidding process. Further, the bid has to be filled and submitted along with KYC documents online on the portal <https://kotakbank.auctiontiger.net> on or before 21/04/2025 and the copy of the same is to be sent by mail to singh.prajnab@kotak.com. And ashwin.sharma@kotak.com
- Prospective bidders may avail online training from M/s. e-Procurement Technologies Limited (Auction Tiger) on above mentioned contact numbers.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. 811037138, Kotak Mahindra Bank Ltd. A/c E-Auction, Malad (East) Branch, Mumbai, IFSC Code: KKBK0000646, on or before 21/04/2025 upto 4:00 p.m. 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 not be below the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of Rs.10,00,000/- (Rupees Ten lakhs only).
- The successful bidder has to deposit 25% of the highest bid amount (which shall include EMD amount 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 Auction, in the mode stipulated in clause 5 above. The remaining balance 75% of the highest bid amount shall be deposited within 15 days from the date of acceptance /confirmation of sale or within time period as agreed upon.
- On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate and the sale shall be complete, thereafter Kotak Bank shall not entertain any claims.
- The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/ cancel the sale/ modify any terms and conditions of the sale without any prior notice and assigning any reason for the same.
- All charges / dues including Registration Charges, Stamp Duty, Taxes, etc. payable for transfer of the ownership in the name of the successful bidder / purchaser etc. shall have to be borne by the Purchaser.
- EMD amount shall be returned by Kotak Bank to the unsuccessful bidders within seven working days.
- As per Section 194-A of the Income Tax Act, 1961, Tax at the rate as applicable shall be paid "on the total sale consideration and TDS certificate is issued in favour of Kotak Mahindra Bank Limited, the mortgagee and owner of the property put for auction.

Statutory Notice under Rule 9 (1) of the Security Interest (Enforcement) Rules

The Principal Borrower / Guarantor / Mortgagee are hereby notified to pay the sum as mentioned above along with up to date applicable interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance due if any, will be recovered with interest and cost and this notice shall also be treated as notice of sale to the borrower/ guarantor and mortgagee mentioned hereinabove.

For any other details, regarding the property please contact Ashwin Sharma-8655762148/Mr. Prajnab Singh -886063853.
This is also a notice to the Borrower/guarantors that the auction shall proceed if the dues are not paid in full before the date of E-Auction.
It may please be noted that in case of any discrepancy/inconsistency between auction notices published in English and other in vernacular language then the contents of the notice published in English shall prevail.

Place: Delhi
Date: 03rd April, 2025
For Kotak Mahindra Bank Limited
Authorized Officer

India Shelter
Home Loans

INDIA SHELTER FINANCE CORPORATION LTD.
POSSESSION NOTICE FOR IMMOVABLE PROPERTY

REGD. OFFICE: PLOT-15,6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-122002
BRANCH OFFICE: Shop No. 678 & 68, Second Floor, P.O.No. 277, Tagore Nagar, Next To Dom, Ajmer Road, Jaipur-302021

Whereas, The Undersigned Being The Authorized Officer Of The India Shelter Finance And Corporation Ltd. Under The Securitization And Reconstruction Of Financial Assets And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Properties/ Assets Described Herein Below In Exercise Of The Powers Conferred On Him/Her Under Section 13(14) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Properties And Any Dealing With The Properties Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Name Of The Borrower / Guarantor (owner Of The Property) & Loan Account No.	Description Of The Charged / Mortgaged Property (All The Part & Parcel Of The Property Consisting Of)	Date Of Demand Notice, Amount Due On As On Date Of Demand Notice	Date Of Possession
Mr./ Mrs. Beena Sharma/ Mr./ Mrs. Preeti Bhardwaj & Mr. Kishan Lal Sharma Reside At: Flat No. - 717, Soc. Destination Lalpura Road, Gandh Path West Vashist Nagar, Jaipur-302021	All Piece And Parcel Property Plot No. 55, Krishna Vihar- II, Near Ashiyana Lakhshara, Agra Road Jaipur, Jaipur, Rajasthan, Area 125 Sq. Yards. Boundary East: Road 30ft, West: Plot No.41, North- Plot No. 57, South- Plot No.56.	DEMAND NOTICE 20.06.2022/23 Rs. 1231272.2/- (Rupees Twelve Lakh Thirty One Thousand Two Hundred Seventy Two Only) as on 10th June 2023. Together With Interest From 11.06.2023 And Other Charges And Cost Till The Date Of The Payment.	28-03-2025 PHYSICAL
Ms. Annu Sharma, Mr. All That Piece And Parcel Of The Plot With Patna No.08, Shankar Lal Sharma, Panchayat Karota, Tehsil Bassi, District Jaipur, Rajasthan, Area: 300.41 Sq. Yards. Property Bounded As: East: Land Of Laxmi Mr. Satya Narayan West: House Of Mr. Jagdish And Salyanarayan, North: Land Of Mr. Kalyan, Nalhu Al That Sharma Resides At Plot No.206, Pujariy Ka Panchayat Karota, Tehsil Bassi, District Jaipur, Rajasthan, Area: 299.55 Sq. Yards Property Bounded As: East- Land & House Of Ram Prasad West- Road Aam Rasta North- Land Of Rameshwar South- Off Mr. Jagdish & Beni Prasad	All Piece And Parcel Of The Plot With Patna No.08, Shankar Lal Sharma, Panchayat Karota, Tehsil Bassi, District Jaipur, Rajasthan, Area: 300.41 Sq. Yards. Property Bounded As: East: Land Of Laxmi Mr. Satya Narayan West: House Of Mr. Jagdish And Salyanarayan, North: Land Of Mr. Kalyan, Nalhu Al That Sharma Resides At Plot No.206, Pujariy Ka Panchayat Karota, Tehsil Bassi, District Jaipur, Rajasthan, Area: 299.55 Sq. Yards Property Bounded As: East- Land & House Of Ram Prasad West- Road Aam Rasta North- Land Of Rameshwar South- Off Mr. Jagdish & Beni Prasad	DEMAND NOTICE 28-03-2025 Rs. 50,58,989.41/- (Rupees Fifty Lakh Fifty Eight Thousand Five Hundred Eighty Nine and Forty One Paise Only) due as on 08.08.2022 Together With Interest From 08.08.2022 And Other Charges And Cost Till The Date Of The Payment.	28-03-2025 PHYSICAL

FOR ANY QUERY, PLEASE CONTACT MR. Vinay Rana (+91 78866 05030) & MR. Devendra Singh (+91 9325425905) (AUTHORIZED OFFICER)
Place :- Jaipur Date :- 03.04.2025
INDIA SHELTER FINANCE CORPORATION LTD

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)
CIN : L65110TN2014PCL097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

Notice under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	18823139	HOME LOAN	17.03.2025	26,27,967.93/-

NAME OF BORROWERS AND CO-BORROWERS : 1. SUSHANT SUKHBIR SINGH 2. BALA SUKHBIR 3. MANISH VERMA 4. BALA SUKHBIR

PROPERTY ADDRESS : ALL THAT PIECE AND PARCEL OF THE RESIDENTIAL PLOT LAND BEARING NO. C-458 (WITHOUT ROOFTERRACE RIGHTS), PERTAINING TO KHASRA NO. 32/22/3 (MUSTAJIL NO. 32, KILLA NO. 22/3), LAND AREA MEASURING 140.88 SQUARE YARDS, WHICH IS EQUIVALENT TO 117.78 SQUARE METERS, SITUATED IN THE REVENUE ESTATE OF VILLAGE NANGLOI JAT, DELHI STATE, DELHI AND THE ABADICOLONY KNOWN AS NAI BASTI, NANGLOI, DELHI-41, AND THE SAME IS REGULARIZED BY THE MCD VIDE ITS RESOLUTION NO. 2337, DATED 19/07/1982, ALONGWITH PROPORTIONATE UNDIVIDED, INDIVISIBLE AND IMPARTIAL OWNERSHIP RIGHTS IN THE SAID FREEHOLD LAND UNDERNEATH THE SAID BUILDING, WITH ALL RIGHTS, TITLE AND INTEREST EASEMENTS, PRIVILEGES AND APPURTENANCES THERETO, WITH ALL FITTINGS, FIXTURES ELECTRICITY AND WATER CONNECTIONS, STRUCTURE STANDING THEREON, WITH ALL RIGHT IN COMMON INGRESS, EGRESS, PASSAGES, STAIRCASE LEADING FROM GROUND TOP OF THE BUILDING, LIFT, AND OTHER COMMON AND AMENITIES PROVIDED IN AN AROUND THE BUILDING, AND WHICH IS BOUNDED ON ITS FOUR SIDES AS UNDER : EAST:OTHER'S PROPERTY, WEST:OTHER'S PROPERTY, NORTH:OTHER'S PROPERTY, SOUTH:ROAD 10.5 FT. WIDE

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc. within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Date: 03.04.2025
Place: DELHI
Sd/- Authorized Officer
IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)

KOTAK MAHINDRA BANK LIMITED
1st Floor, Unit No.103, P.P Trade Centre, Plot No.1, Netaji Subhash Place, Pitampura, New Delhi-110034

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH PROVISION TO RULE 6(1) (9)(I) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

