

**यूनियन बैंक Union Bank**  
 Zonal Office: 2nd Floor, Orbit Mall, Ajmer Road, Civil Lines, Jaipur-302006 (Rajasthan)  
 E-mail ID: pnd.igmo@jaipur@unionbankofindia.bank Dt. 19.06.2025

**PREQUALIFICATION NOTICE**

Union Bank of India, a leading Nationalized Bank, intends to empanel Printers from Rajasthan, Delhi & NCR for printing of non-security items for a period of 2 years. The Printers, who intend to apply have to submit application in independent covers superscripting on the envelope "Application for empanelment of Printers for printing of Non-Security Items" and submit the same at Chief Manager (Operations), Union Bank of India Zonal Office, Jaipur 2nd Floor Orbit Mall Civil Lines Jaipur-302006. The application forms are available during aforesaid period on Bank's website at [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) and [www.eprocure.gov.in](http://www.eprocure.gov.in). The last date for submission of the completed forms is **09-07-2025 at 14.00 hours**. Union Bank of India reserves the right for rejecting any or all applications received without assigning any reasons whatsoever.

**General Manager - Zonal Head**

**AU SMALL FINANCE BANK LIMITED**  
 (A SCHEDULED COMMERCIAL BANK)  
 Regd. Office - 19-A, Dhuleswar Garden, Ajmer Road, Jaipur-302001, CIN L36911R11996PLC011381

**APPENDIX IV [SEE RULE 8(I) POSSESSION NOTICE]**

Whereas, the undersigned being the Authorized Officer of the AU Small Finance Bank Limited A Scheduled Commercial Bank under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 25/03/2025 vide Ref. No.: CB/SAR/13-2/BM/MAR-2025/09 Loan Account No. 2121210234018996 calling upon the Borrower/Guarantors/Mortgagors M/S. SUNRISE TEXTFAB & ACCESSORIES THROUGH ITS PROPRIETOR MR. ASHOK KUMAR JAIN (Borrower), MR. ASHOK KUMAR JAIN S/O MR. RANESHWAR DASS JAIN (Guarantor), MRS. RAJ BALA JAIN W/O MR. ASHOK KUMAR JAIN (Guarantor/Mortgagor), MR. VISHAL JAIN S/O MR. ASHOK KUMAR JAIN (Guarantor), MRS. YOJNA JAIN W/O MR. VISHAL JAIN (Guarantor), M/S. SUNRISE TEXTILE THROUGH ITS PROPRIETOR/KARTA MR. ASHOK KUMAR JAIN (HUF) to repay the amount mentioned in the notice being for loan Account No. 2121210234018996 Rs. 17,23,500/- (Rupees Seventeen Lakh Twenty-Three Thousand Five Hundred Only) as on 24-03-2025 aggregating total due (which includes principal, interest, penalties and all other charges) with further interest and charges until payment in full within 60 days from the date of notice/date of receipt of the said notice.

The borrower/mortgagor having failed to repay the amount, notice is hereby given to the borrower/mortgagor 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 Section 13(4) of the said Act read with Rule 8 of the said Rules on this 16th day of June of the year 2025.

"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"

The borrower/Guarantor/ mortgagors 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 the AU Small Finance Bank Limited for an amount of for loan Account No. 2121210234018996 Rs. 17,23,500/- (Rupees Seventeen Lakh Twenty-Three Thousand Five Hundred Only) as on 24-03-2025 and further interest & expenses thereon until full payment.

**DESCRIPTION OF IMMOVABLE PROPERTIES**

All That Part and Parcel Residential Property, Flat No. 66, Having Area Admeasuring 850 Sq. Ft. on the Ground Floor of the Building, Known as Goodwill Apartments, Layout Plan of The Goodwill Co-Operative Group Housing Society Limited, Situated at Plot No. 48, Sector 13 Extn., Rohini, Delhi, Owned by Mrs. Raj Balajain. Bounded As Under:-

East: Road/Open West: Others Flat  
 North: Entry & Flat No. 65 South: Road/Open Sd.  
 Date: 16.June.2025 Authorised Officer  
 Place: Delhi Au Small Finance Bank Limited

**RAJAT WIRES PRIVATE LIMITED (IN LIQUIDATION)**  
 CIN No. : U74899DL1990PTC040591  
 Liquidator's Address: E-93 Greater Kailash - 1 New Delhi - 110048  
 Contact No. - +91 88005 10511, Email - liquidator.rwp@gmail.com

**E-AUCTION - SALE OF ASSETS UNDER IBC, 2016**

Sale of Assets owned by RAJAT WIRES PRIVATE LIMITED (In Liquidation) forming part of Liquidation Estate under sec 35(f) of IBC 2016 read with Regulation 33 of Liquidation Process Regulations. E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS BASIS", "WHATSOEVER THERE IS BASIS" AND "NO RECOURSE BASIS" and on STANDALONE BASIS.

Date and Time of Auction	03/07/2025 From - 04.00 PM. to 6.00 PM.
Last date of Submission of EMD	02.07.2025 by 5.00 PM.
Inspection Date and Time	From 21-06-2025 to 28-06-2025 (10 A.M. to 5 P.M.)

Asset Description	Reserve price (Rs.)	EMD Amount	Bid Increment
Land and Building situated at plot no. 262 J Sector-24, Faridabad-121001, Haryana, India having Plot Area- 8268.36 sqm.	43,96,34,000/-	4,39,63,400/-	5,00,000/-
Plant and Machinery located at plot no. 262 J, Sector-24, Faridabad-121001, Haryana, India on "as is where is", "as is what is basis", "whatever there is basis" and "no recourse basis"	67,80,000/-	6,78,000/-	50,000/-
Land and Building situated at plot No. L 74 MIDC Industrial Area, Talaja, Raigarh, Maharashtra, 410208, India having Plot area- 3983 sqm.	10,88,16,000/-	1,08,81,600/-	50,000/-
Plant and Machinery located at plot No. L 74 MIDC Industrial Area, Talaja, Raigarh, Maharashtra, 410208, India on "as is where is", "as is what is basis", "whatever there is basis" and "no recourse basis"	1,79,75,000/-	17,97,500/-	5,00,000/-
BMW (Diesel) Car - 2011 model	5,10,000/-	51,000/-	5,000/-

(\* Excluding taxes, levies, charges, duties, transfer fees, stamp duty, registration fee, premiums etc. No. representation as to warranties and indemnities shall be made. Brief Terms and Conditions of the auction are as under:

- The intending bidders are required to register through <https://bbi.baanknet.com> by using their mobile number and email-ID. Contact for support: [support.baanknet@bbi.baanknet.com](mailto:support.baanknet@bbi.baanknet.com) (mobile No. - +918291220220).
- Contact person on the behalf of Liquidator: Mr. Sudhir Kalra at email ID [liquidator.rwp@gmail.com](mailto:liquidator.rwp@gmail.com) and Contact No. +918800510511
- The EMD shall be payable through electronic mode only and by qualified bidders only.
- The last date and time for submission of Bid application form & other documents by the interested bidders is 15:55:00 PM on 30.06.2025.
- The Complete e-auction process document containing details of the assets, online e-auction Bid Form, declaration and undertaking form, General terms and conditions of the online auction sale are available on website on <https://bbi.baanknet.com/eauction>. bbi/home or can be obtained by sending an email to the Liquidator: [liquidator.rwp@gmail.com](mailto:liquidator.rwp@gmail.com)
- The prospective bidder shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- The liquidator has the right to accept or cancel or extend or modify any terms and conditions of the e-auction.
- Download the Sale document for complete terms and conditions of the sale from the website <https://bbi.baanknet.com/eauction-bbi/home>

Date: 18.06.2025 Sudhir Kalra  
 Place: New Delhi Liquidator for Rajat Wires Pvt Ltd  
 Regn No. IBB/I/PA-001/IP-P00768/2017-2018/11314  
 E-mail- liquidator.rwp@gmail.com

**pnb punjab national bank** Branch: Belanganj, Agra  
 ...the name you can BANK upon!

**POSSESSION NOTICE FOR MOVABLE/IMMOVABLE PROPERTY**  
 (Under Rule 8(1) Security Interest (Enforcement) Rule 2002)

The Authorized Officer of Punjab National Bank under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest 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 on the date mentioned against account and stated hereunder calling upon the borrowers/guarantors/mortgagors to repay the amount mentioned in the notice being together with further interest at contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. within sixty days from the date of receipt of said notice. The borrowers/Guarantors/Mortgagors having failed to repay the amount notice is hereby given to the borrowers/guarantors/mortgagors and the public in general that the undersigned has taken the Symbolic Possession of the properties described herein below in exercise to powers conferred on him/her under section 13(4) of the said act read with the Rule 8 of the said Rules on the date mentioned hereunder. The borrowers/ Guarantors/Mortgagors in particular and the public in general are hereby cautioned not to deal with the properties. Any dealing with the properties will be subject to the charge of Punjab National Bank for the amounts and interest thereon. Details of the mortgaged Properties of which the possession had been taken are as follows.

**The borrower's/guarantor/mortgagor/legal 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 of the Borrower/Mortgagor	Details of the Properties	Date of Demand Notice	Date of possession	Amt. Due as per demand notice
Borrowers/Mortgagors/Guarantor- Shri Subham Jain S/o Shri Shyam Maurya, Smt. Mamta Agarwal, W/o Shri Mukesh Agarwal	EQM of Residential Property No. EWS D-206, Sector-D, Baka Kalindi Vihar, Mauza Naraihi, Tehsil Etamadpur and Distt. Agra, Area- 27.00 Sq. Mtr., Owner- Shri Subham Jain S/o Shri Shyam Maurya, Bounded as: East- EWS House No. D- 209, West- EWS House No. D-207, North- Road 25 ft. Wide, South- Other Property	24-04-2025	18-06-2025	₹ 8,25,041/- + other expenses

Date : 19-06-2025 Authorised Officer

**बैंक ऑफ बड़ोदा Bank of Baroda** Shalimar Bagh Branch, BH-29, East Shalimar Bagh, Delhi 110088 E Mail : shadel@bankofbaroda.co.in

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

Date: 18.06.2025

To, M/S ART AND ARTIST COMPANY, GROUND FLOOR A 1ASHOK VIHAR PHASE 2 DELHI NEW DELHI-110052 Sir/ Madam

Re: Credit facilities with our Shalimar Bagh Branch

1. We refer to our letter No - dated 31.01.2023 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities offered providing security for the same, as hereinafter started. The present outstanding in various loan/credit facility accounts and the security interest created for such liability are as under:

Nature & Type of Facility	Limit	Rate of Interest	O/s as on 16-06-2025 (including interest up to 16-06-2025.)	Security agreement with brief description of securities
Cash credit	Rs. 16.00 lacs	11.25%	Rs.16,33,572/- plus interest	Hypothecation of stock and book debts

- In the Letter of Acknowledgment of Debt dated 20.06.2023, you have acknowledged your liability to the bank to the tune of Rs. 16 lacs . (Rupees Sixteen only).
  - As you are aware, you have committed default in payment of instalments of term loan/demand loans which have fallen due for payment on 16.06.2025 and thereafter.
  - Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 16.06.2025 in accordance with Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.
  - Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating Rs. 16,33,572/- (Rupees Sixteen Lakh Thirty Three Thousand Five Hundred and Seventy Two only) plus unpaid interest w.e.f. 16.06.2025, and other charges unrealized, minus recoveries if any, as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of the section 13 of the said Act, which please note.
  - Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.
  - We invite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13 (13) of the said Act, is an offence punishable under section 29 of the Act.
  - We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.
  - Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.
- Yours Faithfully,  
 Authorised Officer, Bank of Baroda

**Form No. INC-26**  
 (Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014)  
 Before the Central Government, Regional Director, Northern Region, New Delhi in the matter of sub-section (4) of Section 13 of the Companies Act, 2013 and clause (a) of sub-rule (5) of Rule 30 of the Companies (Incorporation) Rules, 2014

AND  
 In the matter of  
**TRIPU CULTURE PRIVATE LIMITED**  
 (CIN: U63032DL2022PTC04034)  
 having its Registered Office at Plot No. 3, 3rd Floor, Sector - 12A, Dwarka, Delhi - 110078

.....Applicant Company / Petitioner

**CLASSIFIED AD DEPOT (CAD)**  
 Book classified ads at your nearest Express Group's authorised Classified Ad Depots

**EAST**

PATPARGANJ : CHAVI ADVERTISERS, Ph.: 9899701024, 22090987, 22235837, PREET VIHAR : AD BRIDGE COMMUNICATION, Ph.: 9810029747, 42421234, 22017210, SHAKARPUR : PARICHAY ADVERTISING & MARKETING, Ph.: 9350309890, 22519890, 22549890

**WEST**

JANAKPURI : TRIMURTI ADVERTISERS, Ph.: 9810234206, 25530307, KAROL BAGH (REGHARPURA) : K R ADVERTISERS, Ph.: 9810316618, 9310316618, 41547697, KARAMPURA : GMJ ADVERTISING & MARKETING PVT. LTD., Ph.: 9310333777, 9211333777, 9810883377, NEW MOTI NAGAR : MITTAL ADVERTISING, Ph.: 25178183, 9810538183, 9555945923, MOTI NAGAR : UMA ADVERTISERS, Ph.: 9312272149, 8800276797, RAMESH NAGAR : POSITIVE ADS, Ph.: 9891195327, 9310006777, 65418908, TILAK NAGAR : SHIVA ADVERTISERS, Ph.: 9891461543, 25980670, 20518836, VIKAS PURI : AAKAR ADVT. MEDIA Ph.: 9810401352, 9015907873, 9268796133

**CENTRAL**

CHANDNI CHOWK : RAMNIWAS ADVERTISING & MARKETING, Ph.: 9810145272, 23912577, 23928577, CONNAUGHT PLACE : HARI OM ADVERTISING COMPANY Ph.: 9811555181, 43751196

**पंजाब नेशनल बैंक Punjab & Sind Bank**  
 ZONE DELHI II, B-38/39, INDUSTRIAL AREA, PHASE I, NARAINA, NEW DELHI 110028  
**PREMISES REQUIRED**

Bank desires to acquire a premises on Lease basis for a minimum period of 15 years (5+5+5) having around 1700-2000 sq. ft. carpet area preferably on Ground Floor or with combination Ground Floor with 1st floor with lift facility exclusively for Bank use in Tilkat Nagar area, Delhi, for its Branch Office at Tilkat Nagar, Delhi.  
 Last date of submission of tenders is 09.07.2025  
 For details, visit our website:  
<https://www.punjabnationsindbank.co.in>  
**ZONAL MANAGER**

**PUBLIC NOTICE**

Form No. URC-2  
 Advertisement giving notice about registration under Part I of Chapter XXII (Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014)

- Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application is proposed to be made after fifteen days hereof but before the expiry of thirty days hereinafter to the Registrar at Kanpur, U.P. that VEER CONNECTS INDIA LLP a Limited Liability Partnership may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares with the name that VEER CONNECTS INDIA PRIVATE LIMITED.
  - The principal objects of the company is to Manufacture, operate IOT based devices.
  - A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at Flat No. CPB -701, Omega Palm Green Plot GH-2, Ghori, Gautam Buddha Nagar, Noida, Uttar Pradesh, India, 201310.
  - Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6, 7, 8, Sector 5, IMT Manesar, District Gurgaon (Haryana), Pin Code-122050, within twenty one days from the date of publication of this notice, with a copy to the company at its registered office.
- Name(s) of Applicant: Veer Connects India LLP  
 Dated this 18th day of June 2025

**Karnataka Bank Ltd.**  
 Your Family Bank. Across India.

Asset Recovery Management Branch  
 8-B, First Floor, Rajendra Park, Pusa Road, New Delhi-110 060  
 Phone : 011-40591567(Ext-240)  
 E-Mail : delhiarm@ktkbank.com  
 Website : www.karnatakabank.com  
 CIN : LB5110KA1924PLC001128

**SALE NOTICE OF IMMOVABLE PROPERTY**

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 provision to rule 9(1) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged /charged to the secured Creditors, the Physical Possession of which has been taken by the Authorised Officer of the Secured Creditors on 18.03.2023, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 30.07.2025, for recovery of aggregate amount being Rs. 15,73,604.65 (Rupees Fifteen Lakh Seventy Three Thousand Six Hundred Four and Paise Sixty Five Only) i.e. under PSTL Loan Account No.5537001800013501 along with future interest from 07.12.2023, Plus Costs, due to the Karnataka Bank Ltd New Delhi G T Karnal Road Branch, No-6 (Jain Colony) Veer Nagar, GT Karnal Road Delhi 110007, the Secured creditors from (1) Mr. Ravinder Kumar Maurya S/o Mr. L N Murya (2) Mrs. Shashi Bala W/o Mr. Ravinder Kumar Maurya, both (1) and (2) are residing at: A-165, First Floor, Nand Ram Park, Uttam Nagar, Delhi-110059, Also at: Plot No. O-162, Geeta Enclave, Vani Vihar, Uttam Nagar, Delhi-110059 (3) Mr. Dheeraj Kumar S/o Mr. Narend Kumar, No 219, Block-O, Geeta Enclave, Delhi-110059 being borrowers/guarantors co-obligants.

**DESCRIPTION OF THE IMMOVABLE PROPERTIES:**

All that Part and Parcel of Residential Property situated at House No. A-165, First Floor Nand Ram Park, Uttam Nagar, Delhi-110059, belonging to Mr. Ravinder Kumar Maurya Boundaries: East: Property No. A-164 West: Property No. A-166 North: Other's Property South: Gali & Than A-174

**Reserve Price / Upset Price below which the immovable property may not be sold:** Rs. 13,50,000.00 (Rupees Thirteen Lakh Fifty Thousand Only). Earnest money to be deposited / tendered: Rs. 1,35,000.00 (Rupees One Lakh Thirty Five Thousand Only).

(The borrower's / mortgagor'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 asset).

(This Notice shall also serve as Notice under Sub Rule (1) of Rule (9) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors)

For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website i.e. [www.karnatakabank.com](http://www.karnatakabank.com) under the head "Mega E-Auction on 30.07.2025".

The E-auction will be conducted through portal <https://bankauctions.in/> on 30.07.2025 from 11:30 am to 12:30 pm with unlimited extension of 05 minutes. The intending bidder is required to register their name at <https://bankauctions.in/> and get the user ID and password free of cost and get online training on E-auction (tentatively on 29.07.2025) from M/s 4closure, Flat No. 102, Plot No.20, Amrutha Apartments, Mothnagar, Hyderabad-500018 contact No.040-23836405, mobile 8142000062 E-mail: info@bankauctions.in.

Date : 18.06.2025 Sd/- For Karnataka Bank Ltd  
 Place : New Delhi Chief Manager & Authorised Officer

**IndusInd Bank** Registered Office: 2401, Gen. Thimmayya Road (Cantonment), Pune -411 001. State Office: 43, Bagheria House, New Friends Colony, New Delhi-110025

**DEMAND NOTICE**

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

SL No.	Loan Account No.	Loan Amount	Date of Demand Notice	Amount Outstanding as on 06-05-2025 with further interest thereon.	Description of the Secured Asset
1	92200 0034413	Rs. 1,241,393/-	29/04/2025	Rs. 371,633.34/-	TATA SIGNA 4923 BS IV ISBE5.9230407 1F63601543

Borrower: Mr. Nitin Kumar  
 Address - Father /Husband :Munijar,Vtc- Sirda Po-Kasna District- Gautam Buddha Nagar Uttar Pradesh ---201310  
 Co- Borrower: Mrs. Kirshan K N  
 Address - Father / Husband ---Giriraj, Vtc- Sirda Po-Kasna District- Gautam Buddha Nagar Uttar Pradesh ---201310

A notice is hereby given that the above mentioned Borrowers/co-borrower have defaulted in the repayment of the above mentioned credit facility obtained by them from the bank and said facility has been classified as Non-performing asset by the Bank on Dt. 09/02/2024. Whereas the notices issued to them under section 13(2) of SARFAESI Act, 2002 through Registered Post on their last known address were returned un-served as such they are hereby informed by way of public notice about the same. Hence steps have been taken for substituted service of the same. The above mentioned borrower(s), Co-borrower are advised to make the payments of out-standing amount within the 60 days from the date of the demand notice falling which further steps will be taken as per the provision of Securitization and reconstruction of financial assets and enforcement of security interest act 2002. The borrower's attention is invited to the provisions of sub section (13) of the act, that the borrowers are not entitled to transfer the secured asset by way of Sale, Lease or otherwise without the prior written consent of the Bank. A copy of the Notice is also affixed at the address of the borrower(s) above mentioned address.

Date: 19.06.2025, Place: Delhi For IndusInd Bank Ltd. (Authorised Officer)

**Indian Overseas Bank**  
 ROHINI BRANCH  
 (ADDRESS : ROHTAK, BHIWANI STAND, ROHTAK, HARYANA-124001  
 PHONE NO. : & EMAIL ID : iob0471@iob.in)

**Demand Notice To Borrowers / Mortgagors / Guarantors**  
 Under Sub-section (2) of Section 13 of The SARFAESI Act, 2002  
 Place : Bhiwani Stand, Rohtak, Haryana-124001  
 Date : 02.06.2025

To

Sl. No.	Borrower
01	SHASHIBALA W/O VIRENDER, Permanent Address : HOUSE NO-2456, RAJENDER COLONY, ROHTA, ROHTA, 06, 124001, Communication Address : HOUSE NO-2456, RAJENDER COLONY, ROHTA, ROHTAK, HARYANA-124001 Office Address : HOUSE NO-2456, RAJENDER COLONY, ROHTA, ROHTA, 06, 124001
02	VIRENDER, Permanent Address : HOUSE NO-2456, RAJENDER COLONY, ROHTAK, ROHTA, 06, 124001, Communication Address : H NO 2456, RAJENDER COLONY, ROHTAK, ROHTA, 06, 124001 Office Address : H NO-2456, RAJENDER COLONY, ROHTAK, ROHTA, 06, 124001

Dear Sir/ Madam Re: Your Credit facilities with Indian Overseas Bank, ROHTAK Branch

1. You, the above named borrowers of our bank have availed the following credit facilities from our ROHTAK Branch:

The details of credit facilities with outstanding dues are as under:

Sl	Nature of Facility	Limit	Rates of interest (including overdue interest) & rest	Last Interest Debit Date (Mandatory)	Total dues* as on 02/06/2025 (in Rs.)
1.	RHNIL	1000000.00	13.30		576732.47
2.	RHNIL	800000.00	13.30		532846.00
<b>Total</b>					<b>1109578.47</b>

\* With further interest from last interest debit date at contractual rates/rests will become payable from the date mentioned above till date of payment.

The above name guarantors referred under Sl. Nos have executed guarantee and thereby guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to Indian Overseas Bank by the borrowers for the aggregate credit limits of Rs. 1800000.00 together with agreed interest charges etc.

The credit facilities were secured by the assets mentioned below by way of mortgage/hypothecation/hire purchase/lease (as applicable) standing in the name of the borrower Nos. 1,2,.... They were also secured by mortgage of properties in the name of borrower/ mortgagor mentioned in Sl. No. 1, 2,.... They were also secured by mortgage of properties in the name of mortgagor/guarantor/ Nos herein above.

The guarantors mentioned under Sl. Nos of you have given persons; guarantee for the credit facilities as given above. You have acknowledged from time to time the liabilities mentioned herein above through various documents executed by you.

2. The details of securities in favor of the Bank for the aforesaid credit facilities are:

Nature of security	Particulars of securities
1. Mortgage	ADV453000009-NEW RAJENDER COLONY-
2. Mortgage	ADV453000002- H NO 1294 RAJENDER COLONY-

\*\* The Bank reserves its right to proceed against the agricultural land security Nos. 6 above through other available legal course of action.

3. Consequent upon defaults committed by the above named borrowers in payment of the principal debt / interest as per agreed terms, loan account mentioned above have been classified as Non-Performing Asset on 05/04/2025 (date of classification as NPA) as per Reserve Bank of India guidelines and directives. Despite our reminders for regularization of your account, you have not repaid the overdue loans including interest thereon.

4. Since you the above named borrowers referred under Sl. Nos 1, 2, have failed to meet the liabilities in respect of the credit facilities duly secured by various securities mentioned above and upon classification of your account as a Non-Performing Asset, we hereby recall our advances to Sl Nos 1, 2, of you and give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the bank aggregating to Rs 1109578.47, as detailed in para 1 above, with further interest @ 13.30% compounded with monthly/ half yearly as agreed, from the date mentioned above, within 60 days from the date of receipt of this notice.

5. The above named mortgagor / guarantor Nos have given undertaking for repayment / guarantee for the credit facilities taken by the borrowers and have also mortgaged the properties herein mentioned to secure the above said credit facilities. Since the borrowers have committed defaults in repayment, the mortgagors/guarantors have become liable to pay to us in terms of the guarantee, the amounts due to the Bank as per the loan / credit facilities aggregating to Rs. 1109578.47, together with further interest @ 13.30% compounded with monthly/ half yearly as agreed and we hereby invoke the guarantee against the mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely of you and call upon you to pay the said amount within sixty days from the date of receipt of this notice. Please be advised that the Guarantors liability is co-extensive with the liability of the borrowers.

6. We further give notice to the borrowers namely 1, 2 and mortgagors / guarantors who have given non-agri securities enforceable under the SARFAESI Act namely that failing payment of the above amount in full with interest and charges etc till the date of payment, we shall be exercising all or any of the rights vested on us, under sub-section (4) of section 13 of the said Act.

7. Please note that in law the borrowers and guarantors are jointly and severally liable to repay the dues with further interest and charges etc.

8. Please note that interest will continue to accrue at the rates and rests as agreed for each credit facility until full repayment.

9. Your attention is also invited to sub-section (13) of section 13 of the said Act in terms of which you are restrained from transferring/alienating/shifting any of the secured assets referred to above by way of sale, lease or otherwise, without obtaining our prior written consent. Please also note that non-compliance / contravention of the provisions contained in the said Act or Rules made there under, is an offence which is punishable with imprisonment and/or fine as provided under section 29 of the Act.

10. The guarantor referred under Sl. Nos. have given personal guarantee to secure the loans of the said borrowers and as such we advise you to prevail upon the borrower to repay the dues as per our demand since we have the right to initiate action against you simultaneously in accordance with law, for recovery of our dues based on your personal guarantee.

11. We also put all of you on notice that if the account is not regularized/ repaid within the stipulated time and in case of the Bank classifying you as a willful defaulter as per RBI Guidelines, the Bank reserves its rights to publish your photograph in newspaper(s) with your name, address, details of default, dues etc., in accordance with RBI Guidelines besides initiating all recourses available to the Bank for recovery.

12. We also advise you that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we have for recovery of the above said dues and we will be our right to make further demands in respect of sums due and payable by you.

13. Further, your attention is invited to provisions of Sub-section (8) of the Section of the Act, in respect of time available to you, to redeem the secured assets.

Yours faithfully,  
 Authorized Officer

**बैंक ऑफ बड़ोदा Bank of Baroda** Bank of Baroda ZOSARB, New Delhi, 4th Floor, Rajendra Bhawan, Rajendra Place, New Delhi-110008, INDIA Phone: +91-11-42268509/42268003, e-mail- armdel@bankofbaroda.co.in

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**"APPENDIX- IV-A [See proviso to Rule 8 (6) & 9(1)]**  
 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, Physical possession of which has been taken by the Authorized Officer of Bank of Baroda (Secured Creditor), will