

SALE NOTICE

Avinash EM Projects Private Limited (in Liquidation)

**308 NATIONAL ARCADE PLOT NO 4 LSC MAIN ROAD GAZIPUR, DELHI,
GAZIPUR, DELHI, INDIA, 110096**

E-AUCTION

UNDER INSOLVENCY & BANKRUPTCY CODE, 2016

Bids are invited through e-auction platform <https://ibbi.baanknet.com> for the sale of the following assets of **Avinash EM Projects Private Limited (In Liquidation)** forming part of the Liquidation Estate by the Liquidator, by the Liquidator, Manoj Kumar Anand, appointed by the Hon'ble NCLT, New Delhi Bench vide order dated 18th March 2024 u/s. 35 (f) of IBC, 2016 r/w reg. 32 of IBBI (Liquidation Process) Regulations, 2016.

Block No.	Asset	Description	Reserve Price (INR)	EMD (INR)	Bid Incremental Value
1	ELECTRONICS EQUIPMENT AND OFFICE EQUIPMENT	Grease Gun, Arc Welding Machine, SPM Equipment (Round), SPM Equipment (Long), SPM Equipment, Small Tool Box, Hydraulic Hose, Dead Weight Pressure Gauge Tester, AC Motor & Testing Equipment, Hydraulic Tank with Motor, Mandrel, Refrigerator, Iron Pipe, Optical fiber cable/ Rolls, Mis items- CPU, Printer & other items, Industrial Pipe Clamps, Iron Pipe .	1,13,145	42000	13,000
2	FURNITURE & FIXTURES	Almirah, Iron Boxes, Bed, Mirror, Wooden Table, Iron Rack, Chair, Aluminium Ladder	9,895	3000	3000
3	Vehicle	1.Hero Honda Motor Cycle -DL6S3199, 2.Hero Honda Motor Cycle - MP07MA6484, 3.Yamaha Motor Cycle - MP077808, 4.Hyundai Santro Car - UP14N4405,	12,500	5000	4000

Date of Inspection of Assets: 29th November, 2025, from 11.00 AM to 4.00 PM at Village Rakba, Abbaspur Tehsil, District Sonapat, Haryana -131027.

Last date for remittance of EMD & submission of EOI and all bid documents as per the e-Auction Process Information Document: 01st December 2025

**e-Auction Date and Time: 3rd December 2025(10.00 A.M. to 4.00 P.M.)
(With unlimited extension of 5 minutes each upto 7 P.M.)**

TERMS AND CONDITION

- Interested applicants may refer to the e-Auction Process Information Document for detailed terms and conditions of online E-Auction, BID form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc., available at <https://ibbi.baanknet.com>.
- Prospective bidders shall submit the requisite documents, including an undertaking of eligibility under Section 29A of the Insolvency and Bankruptcy Code, through the BAANKNET auction platform <https://ibbi.baanknet.com>.
- Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the BAANKNET auction platform: <https://ibbi.baanknet.com>
- The undertaking referred in clause 2 hereinabove should state that the prospective bidder does not suffer from any ineligibility under section 29A of the Code to the extent applicable.
- Prospective bidders may note that if found ineligible at any stage, the EMD shall be forfeited.
- Interested applicants depositing the EMD and requiring assistance in submitting the EMD and Bid Forms may contact the Liquidator's office Mr Chandan Choubey @ 9560162664, 01145641930, 01145051903, e-mail: cirpavinashem@gmail.com or, or +91 8291220220 , e-Mail: support.BAANKNET@psballiance.com
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. Liquidator has right to extend /defer /cancel and/or modify, delete any of the terms and conditions including timelines of E-Auction at his discretion in the interest of Liquidation Process and has right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction.
- It is hereby clarified that at the site, there exist physical record files of the Corporate Debtor. All prospective auction purchasers are informed that the present auction is strictly limited to the assets specified under Block Nos. 1, 2, and 3 above. The said physical record files are expressly excluded from the scope of the auction and shall not form part of the assets being transferred.
- E-Auction shall be conducted on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS" and "NO RECOURSE" basis only

Place: New Delhi Date: 14.11.2025	Sd/- Manoj Kumar Anand, Liquidator Avinash EM Projects Pvt Ltd IP Registration No: -IBBI/IPA-001/IP-P00084/2017-18/10180 E-mail ID: cirpavinashem@gmail.com Contact No: - 011-45051903,45641903
--------------------------------------	---

RAJASTHAN CYLINDERS AND CONTAINERS LTD
 Regd. Office: SP - 825, Road No. 14, V.K.I Area, Jaipur - 302013,
 Tel.: 91-141-4031771-2; E: info@bajoriagroup.in;
 W: www.bajoriagroup.in; CIN No: L28101RJ1980PLC02140

NOTICE OF SPECIAL WINDOW FOR RE-LODGE/MENT OF TRANSFER REQUESTS OF PHYSICAL SHARES

Notice is hereby given to inform that SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD-PoD/PICIR/2025/97 dated July 02, 2025 has opened a special window only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 and rejected / returned / not attended to due to deficiency in the documents / process / or otherwise, for a period of six months from July 07, 2025 till January 06, 2026.

Investors who have missed the earlier deadline of 31st March, 2021, are encouraged to avail this opportunity.

During this period, the securities that are re-lodged for transfer (including those requests that are pending with the Listed Company / RTA as on date) shall be issued only in demat mode.

The eligible investors can submit their requests along with requisite documents to the Company / RTA of the Company at the below mentioned address.

The Secretarial Department:
 Rajasthan Cylinders and Containers Limited
 Regd. Off.: SP - 825, Road No. 14, V.K.I. Area, Jaipur - 302013 (Rajasthan)
 Tel.: 91-141-4031771-2; E: Mail: info@bajoriagroup.in

Registrar and Share Transfer Agent:
 Beetal Financial & Computer Services (P) Ltd.
 Beetal House, 3rd Floor, 99 Madangir, Behind Lakh Shopping Centre, Near Data Harsukhdas Mandir, New Delhi - 110062.
 Phone: 011-29661281-83
 Email: beetal@beetalfinancial.com; beetalrta@gmail.com

For Rajasthan Cylinders and Containers Ltd. Sd/-
 Avinash Bajoria (Chairman cum Managing Director) DIN: 01402573
 Date: 13.11.2025

TATA CAPITAL HOUSING FINANCE LTD
 Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013. CIN No. U67190MH2008PLC187552

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
 (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, 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 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 section 13(4) of the said Act read with rule 8 of the said Rules.

The borrower, 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 the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.

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.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount as per Demand Notice	Date of Possession
TCHHL 037000 010013 0840, TCHIN 037000 010013 5488	Mr. Jony Singh (Borrower), and Mrs. Sapna Singh (Co-Borrower)	Rs. 8,60,481/- (Rupees Eight Lakh Sixty Thousand Four Hundred Eighty One Only) under the loan account TCHHL0370000100130840 and Rs. 47,604/- (Rupees Forty Seven Thousand Six Hundred Four Only) under the loan account TCHIN0370000100135488 by you i.e. totalling Rs. 9,08,085/- (Rupees Nine Lakh Eight Thousand Eighty Five Only), outstanding as on 06.08.2025	10-11-2025

Description of Secured Assets/Immovable Properties: All Piece & Parcels Of Residential House, No. 500, Areas Admeasuring 25.05 Sq Mtr (covered Area 12.50 Sq Mtr), Situated At Sector -11 Pt. Deen Dayal Upadhyay Puram, Awas Vikas Colony, Sikandra Scheme, Lahmandi Ward, Tehsil & District- Agra, With All Common Amenities Mentioned In Sale Deed Bounded As-East: House No. 501; West: House No.499; North: Rasta 6 Mtrs Wide; South: House No. 509).

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Amount as per Demand Notice	Date of Possession
TCHHL0976000 100341509, TCHIN0976000 100342261	Mr. Shireen (Borrower), and Mr. Rafiq Ahmad (Co-Borrower)	Rs. 23,71,253/- (Rupees Twenty Three Lakh Seventy One Thousand Two Hundred Fifty Three Only) under the loan account TCHHL0976000100341509 and Rs. 1,10,825/- (Rupees One Lakh Ten Thousand Eight Hundred Twenty Five Only) under the loan account TCHIN0976000100342261 by you i.e. totalling Rs. 24,82,078/- (Rupees Twenty Four Lakh Eighty Two Thousand Seventy Eight Only)	11-11-2025

Description of Secured Assets/Immovable Properties: All piece & parcels of Residential House admeasuring 90 Square Yards (75.23 Square Meters) Built on part of Khasra No. 354 MIN, in Village Maheshpur, Pargana & Tehsil Koll, District Aligarh, Uttar Pradesh, having with all common amenities mentioned in Sale Deed. Bounded As- East - Plot of Gulfaash (49.3 Ft), West - Plot of Imran Khan (49 Ft), North - Others Plot (16inch 6 inch), South - Road 18 Feet Wide (16inch 6 inch)

Date: -14/11/2025 Sd/- Authorised Officer,
 Place: -Agra (Uttar Pradesh) For Tata Capital Housing Finance Limited

SALE NOTICE
Avinash EM Projects Private Limited (in Liquidation)
 308 NATIONAL ARCADE PLOT NO. 1, LSC MAIN ROAD GAZIPUR, DELHI, GAZIPUR, DELHI, INDIA, 110096

E-AUCTION
UNDER INSOLVENCY & BANKRUPTCY CODE, 2016

Bids are invited through e-auction platform <https://bbi.baanknet.com> for the sale of the following assets of Avinash EM Projects Private Limited (in Liquidation) forming part of the Liquidation Estate by the Liquidator, by the Liquidator, Manoj Kumar Anand, appointed by the Hon'ble NCLT, New Delhi Bench vide order dated 18th March 2024 u/s. 35 (f) of IBC, 2016 w/r reg. 32 of IBCI (Liquidation Process) Regulations, 2016.

Block No.	Asset	Description	Reserve Price (INR)	EMD (INR)	Bid Incremental Value
1	ELECTRONICS EQUIPMENT AND OFFICE EQUIPMENT	Grease Gun, Arc Welding Machine, SPM Equipment (Round), SPM Equipment (Long), SPM Equipment, Small Tool Box, Hydraulic Hose, Dead Weight Pressure Gauge Tester, AC Motor & Testing Equipment, Hydraulic Tank with Motor, Mandrel, Refrigerator, Iron Pipe, Optical fiber cable/ Rolls, Mis items- CPU, Printer & other items, Industrial Pipe Clamps, Iron Pipe	1,13,145	42000	13,000
2	FURNITURE & FIXTURES	Almirah, Iron Boxes, Bed, Mirror, Wooden Table, Iron Rack, Chair, Aluminium Ladder	9,895	3000	3000
3	Vehicle	1. Hero Honda Motor Cycle - DL6S3199, 2. Hero Honda Motor Cycle - MP07MA6484, 3. Yamaha Motor Cycle - MP077806, 4. Hyundai Santro Car - UP14N4405,	12,500	5000	4000

Date of Inspection of Assets: 29th November, 2025, from 11.00 AM to 4.00 PM at Village Rakha, Abbaspur Tehsil, District Sonapat, Haryana -131027.
 Last date for remittance of EMD & submission of EOI and all bid documents as per the e-Auction Process Information Document: 01st December 2025
 e-Auction Date and Time: 3rd December 2025 (10.00 A.M. to 4.00 P.M.) (With unlimited extension of 5 minutes each up to 7 P.M.) and Time (With unlimited extension of 5 minutes each up to 7 P.M. TERMS AND CONDITION

- Interested applicants may refer to the e-Auction Process Information Document for detailed terms and conditions of online E-Auction, Bid form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc., available at <https://bbi.baanknet.com>.
- Prospective bidders shall submit the requisite documents, including an undertaking of eligibility under Section 29A of the Insolvency and Bankruptcy Code, through the BAANKNET auction platform <https://bbi.baanknet.com>.
- Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the BAANKNET auction platform: <https://bbi.baanknet.com>.
- The undertaking referred in clause 2 hereinabove should state that the prospective bidder does not suffer from any ineligibility under section 29A of the Code to the extent applicable.
- Prospective bidders may note that if found ineligible at any stage, the EMD shall be forfeited.
- Interested applicants depositing the EMD and requiring assistance in submitting the EMD and Bid Forms may contact the Liquidator's office Mr Chandan Choubey at 9560162664, 01145641930, 01145051903, e-mail: cirpanvashem@gmail.com, or +91 8291220220, e-Mail: support.BAANKNET@psballiance.com
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. Liquidator has right to extend / defer / cancel and / or modify, delete any of the terms and conditions including timelines of E-Auction at his discretion in the interest of Liquidation Process and has right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction.
- It is hereby clarified that at the site, there is no physical record files of the Corporation Debtor. All prospective auction purchasers are informed that the present auction is strictly limited to the assets specified under Block Nos. 1, 2 & 3 above. The said physical record files are expressly excluded from the scope of the auction and shall not form part of the assets being transferred.
- E-Auction shall be conducted on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS" and "NO RECOURSE" basis only

Manoj Kumar Anand, Liquidator
 Avinash EM Projects Pvt Ltd
 IP Registration No. -IBBI/IPA-001/IP-P00084/2017-18/10180
 E-mail id: cirpanvashem@gmail.com
 Contact No. - 011-45051903, 45641903

Place: New Delhi
 Date: 14.11.2025

SYMBOLIC POSSESSION NOTICE

ICICI Bank Branch Office: ICICI Bank Limited Plot No-23, Shal Tower, 3rd Floor, New Rohtak Road, Karol Bagh, New Delhi-110005

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Mohd Zahid/ Mohd Shadab/ Shahrukh/ LBAL100004982327	House No D 65/53 Sarai Sultani Tehsil Koll Aligarh- 202001/ November 11, 2025	July 17, 2025 Rs. 11,92,570/-	Aligarh
2.	Kapil Bansal/ Tanaya Bansal/ TBAL100006440936/ TBAL100006440937	Property Built on Part of Khet No 41kha, 43kha, 41 & 43 Mauza Baroula Jafraabad, Tehsil Koll Aligarh- 202001/ November 11, 2025	July 17, 2025 Rs. 14,92,654/-	Aligarh
3.	Rakesh Kumar Suman/ Meena Kumari Suman/ LBAGR00003740930	Property Part of House No.50/16A, Wake Siddhansi Nagar, Loha Mandi Ward Tehsil & Distt. Agra Uttar Pradesh/ November 11, 2025	March 26, 2021 Rs. 16,90,425/-	Agra
4.	Jitendra Sharma/ Anita Sharma/ LBAGR00000351001	B-222, Mig. Phase II, Shastrapuram, Sikendera Agra- 282007/ November 11, 2025	June 25, 2025 Rs. 2,17,170.52/-	Agra
5.	Pushpendra Kumar/ Km Renu/ LBAGR00005990435/ LBAGR00005982283	House No. 27 and 28 First Floor, Part of Khasra No 99, Bake Deep Vihar Colony, Mauza, Jagapur, Hariparvat Word, Tehsil & District Agra, Uttar Pradesh/ November 11, 2025	March 23,2023 Rs. 8,05,692/-	Mainpuri UP/ Agra

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: November 14, 2025
 Place: Aligarh & Agra & Mainpuri

Sincerely Authorised Officer
 For ICICI Bank Ltd.

FUTURISTIC SOLUTIONS LIMITED
 CIN: L74899DL1983PLC016586
 Regd. Office: M-50, 11nd Floor, M-Block Market, Greater Kailash-1, New Delhi-110048
 Website: www.fsl.co.in Ph: 011-41630436, 41634701

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED 30TH SEPTEMBER 2025 (Amount in Lakhs)

S. NO.	PARTICULARS	Quarter ended					Year ended
		30-09-25		30-06-25		30-09-24	
		Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Total Income from operations	14.59	0.09	19.59	14.68	19.68	19.86
2	Net Profit/(Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	(1.34)	(1.31)	6.26	(2.65)	(0.85)	(5.57)
3	Net Profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(1.34)	(1.31)	6.26	(2.65)	(0.85)	(5.57)
4	Net Profit / (Loss) for the period after tax (after Exceptional and Extra-Ordinary items)	(0.77)	(1.31)	6.72	(2.08)	(0.39)	(6.09)
5	Total Comprehensive Income for the period ((Comprising Profit/ (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(0.77)	(1.31)	6.72	(2.08)	(0.39)	(6.09)
6	Paid up Share Capital (Face value Rs.10)	1,047.34	1,047.34	1,047.34	1,047.34	1,047.34	1,047.34
7	Other Equity (Reserves)excluding Revaluation Reserve)as shown in the Audited Balance Sheet of the Year	--	--	--	--	--	479.18
8	Earning per equity share (1) Basic (2) Diluted	(0.00) (0.00)	(0.00) (0.00)	0.01 (0.00)	(0.00) (0.00)	(0.00) (0.05)	(0.05) (0.05)

Notes:

- The Company has adopted Ind AS from 01.04.2019. Accordingly, these Financial statement has been prepared in accordance with Indian Accounting Standards (Ind-AS) as prescribed under section 133 of Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Amended Rules, 2016.
- The unaudited financial results for quarter ended on September 30, 2025 have been reviewed by the Audit Committee and approved by Board of Directors of the Company in their respective meeting held on November 13, 2025 and limited review of the same is carried out by the statutory auditors of the Company.
- Previous period's years' figures have been regrouped/recasted wherever applicable, to the extent possible.
- No investor Complaint was pending at the beginning of the quarter and no complaint was received during the quarter & pending for disposal at the end of quarter.
- The Company is engaged primarily in the business of financing and accordingly there are no separate reportable segments as per Ind AS 108 dealing with Operating Segment.

For Futuristic Solutions Limited
 Sd/-
 Mandeep Sandhu (Managing Director) DIN: 00115301
 Place: New Delhi
 Date: November 13, 2025

YES BANK LIMITED
 Registered & Corporate Office : Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai-400055 CIN: L65190MH2003PLC143249. Email: communications@yesbank.in website: www.yesbank.in

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers, Co-Borrowers, Guarantor and Mortgagors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Yes Bank Ltd. i.e. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 17-December-2025, for recovery of below mentioned dues subject to further interest and charges at contracted rate, due to the Secured Creditor from below mentioned Borrowers, Co-Borrowers, Guarantor and Mortgagors.

SN	Name of Borrower & Co-borrower, Guarantor	Demand Notice Amount	Description of property :	Reserved Price	EMD (in Rs.)
1.	(1) M/s Mayasheel Retail India Limited, through its Director(s) ("Borrower"); (2) Mr. Atul Garg, S/o Mr. Sushil Garg ("Director, Guarantor & Mortgagor 1"); (3) Mr. Sushil Kumar Karwa, S/o Mr. Shankar Lal Karwa ("Director & Guarantor"); (4) Smt. Neha Garg, S/o Mr. Atul Garg ("Director & Guarantor"); (5) Mr. Sunil Kumar Karwa, S/o Mr. Shankar Lal Karwa ("Guarantor"); (6) Smt. Sangeeta Karwa, W/o Mr. Sushil Kumar Karwa ("Guarantor & Mortgagor 2"); (7) Smt. Samta Baheti ("Guarantor & Mortgagor 3"); (8) Smt. Sunita Karwa, W/o Sunil Kumar Karwa ("Guarantor & Mortgagor 4"); (9) Mr. Parthy Purani, S/o Mr. Mukesh Kumar Purani ("Guarantor"); (10) Mr. Puneet Kalani, S/o Ramesh Kumar Kalani ("Guarantor")	Rs. 33,55,58,267.95/- (Rupees Thirty-three Crore Fifty-five Lakh Fifty-eight Thousand Two Hundred Sixty-seven and Ninety-five Paise Only) as on June 07, 2025	Exclusive charge by way of equitable mortgage on immovable property located at Entire 2nd & 3rd Floor, built upon Property bearing No. - C-14, area measuring 100 Sq. Yds. out of Khasra No. 427/2 situated in the layout plan of New Krishan Nagar, in Village-Khurej) Khas, Shahdara, Delhi. Boundaries: East: Road, West: other Property, North: other Property, South: Road	Rs. 14,90,000/- (Rupees One Crore and Forty Nine Lakh Only)	Rs. 14,90,000/- (Rupees One Crore and Sixty Three Lakh Only)
2.	(1) M/s Mayasheel Retail India Limited, through its Director(s) ("Borrower"); (2) Mr. Atul Garg, S/o Mr. Sushil Garg ("Director, Guarantor & Mortgagor 1"); (3) Mr. Sushil Kumar Karwa, S/o Mr. Shankar Lal Karwa ("Director & Guarantor"); (4) Smt. Neha Garg, S/o Mr. Atul Garg ("Director & Guarantor"); (5) Mr. Sunil Kumar Karwa, S/o Mr. Shankar Lal Karwa ("Guarantor"); (6) Smt. Sangeeta Karwa, W/o Mr. Sushil Kumar Karwa ("Guarantor & Mortgagor 2"); (7) Smt. Samta Baheti ("Guarantor & Mortgagor 3"); (8) Smt. Sunita Karwa, W/o Sunil Kumar Karwa ("Guarantor & Mortgagor 4"); (9) Mr. Parthy Purani, S/o Mr. Mukesh Kumar Purani ("Guarantor"); (10) Mr. Puneet Kalani, S/o Ramesh Kumar Kalani ("Guarantor")	Rs. 33,55,58,267.95/- (Rupees Thirty-three Crore Fifty-five Lakh Fifty-eight Thousand Two Hundred Sixty-seven and Ninety-five Paise Only) as on June 07, 2025	Exclusive charge by way of equitable mortgage on immovable property located at Entire Third floor (said floor) built on Property No. G-36, admeasuring 228 sq. yds. Situated at G-Block, Radhey Puri, in the area Village Khureji Khas Illaga Shahdara, New Delhi. Boundaries: East: Road, West: Road, North: Property G-37, South: Property G-35	Rs. 16,30,000/- (Rupees Sixteen Lakh and Thirty Thousand only)	Rs. 1,63,00,000/- (Rupees One Crore and Sixty Three Lakh Only)
3.	(1) M/s Mayasheel Retail India Limited, through its Director(s) ("Borrower"); (2) Mr. Atul Garg, S/o Mr. Sushil Garg ("Director, Guarantor & Mortgagor 1"); (3) Mr. Sushil Kumar Karwa, S/o Mr. Shankar Lal Karwa ("Director & Guarantor"); (4) Smt. Neha Garg, S/o Mr. Atul Garg ("Director & Guarantor"); (5) Mr. Sunil Kumar Karwa, S/o Mr. Shankar Lal Karwa ("Guarantor"); (6) Smt. Sangeeta Karwa, W/o Mr. Sushil Kumar Karwa ("Guarantor & Mortgagor 2"); (7) Smt. Samta Baheti ("Guarantor & Mortgagor 3"); (8) Smt. Sunita Karwa, W/o Sunil Kumar Karwa ("Guarantor & Mortgagor 4"); (9) Mr. Parthy Purani, S/o Mr. Mukesh Kumar Purani ("Guarantor"); (10) Mr. Puneet Kalani, S/o Ramesh Kumar Kalani ("Guarantor")	Rs. 33,55,58,267.95/- (Rupees Thirty-three Crore Fifty-five Lakh Fifty-eight Thousand Two Hundred Sixty-seven and Ninety-five Paise Only) as on June 07, 2025	Exclusive charge by way of equitable mortgage on immovable property located at Plot No. -88, area measuring 12 Kanal (total measuring 7260 Sq. Yds), out of Rct. No. 13, Killa Nos. 14/2, 17/1, 17/2 situated in the revenue estate of Village-Begampur, Khatola, Sector-35, Gurgaon (Haryana). Boundaries: East: Other plot, West: Road, North: Road 30 ft wide, South: Other plot	Rs. 53,93,00,000/- (Rupees Fifty Three Crore and Ninety Three Lakh Only)	Rs. 5,39,30,000/- (Rupees Five Crore Thirty Nine Lakh and Thirty Thousand only)
4.	(1) M/s Mayasheel Retail India Limited, through its Director(s) ("Borrower"); (2) Mr. Atul Garg, S/o Mr. Sushil Garg ("Director, Guarantor & Mortgagor 1"); (3) Mr. Sushil Kumar Karwa, S/o Mr. Shankar Lal Karwa ("Director & Guarantor"); (4) Smt. Neha Garg, S/o Mr. Atul Garg ("Director & Guarantor"); (5) Mr. Sunil Kumar Karwa, S/o Mr. Shankar Lal Karwa ("Guarantor"); (6) Smt. Sangeeta Karwa, W/o Mr. Sushil Kumar Karwa ("Guarantor & Mortgagor 2"); (7) Smt. Samta Baheti ("Guarantor & Mortgagor 3"); (8) Smt. Sunita Karwa, W/o Sunil Kumar Karwa ("Guarantor & Mortgagor 4"); (9) Mr. Parthy Purani, S/o Mr. Mukesh Kumar Purani ("Guarantor"); (10) Mr. Puneet Kalani, S/o Ramesh Kumar Kalani ("Guarantor")	Rs. 33,55,58,267.95/- (Rupees Thirty-three Crore Fifty-five Lakh Fifty-eight Thousand Two Hundred Sixty-seven and Ninety-five Paise Only) as on June 07, 2025	Exclusive charge by way of equitable mortgage on immovable property located at Property New No. X-352, Old MPL No. 289-K, built on Plot No. 11, admeasuring 72 1/2 sq. yds. out of khasra no. 455/73, 455/73A, situated at Gali No. 8, Mohalla Ram Nagar, Gandhi Nagar, in the Village of Seelampur, Illaga Shahdara, New Delhi. Boundaries: East: Other Property, West: Gali No. 8, North: Other's Property, South: Portion of the said Property	Rs. 45,60,000/- (Rupees Four Crore and Fifty-Six Lakh Only)	Rs. 45,60,000/- (Rupees Forty Five Lakh and Sixty Thousand only)

Date and time of e-auction: December 17, 2025, 11:00 am to 2:00 pm with extensions of 5 minutes each
 Last date for submission of bid: December 15, 2025, till 5:00 pm
 Date and time of inspection of property: Dec 12n 2025 between from 11:00 am to 2:00 pm

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.yesbank.in/about-us/media/auction-property> -Secured Creditor's website i.e. www.yesbank.in or <https://sra.fsl.auctiontiger.net>

In case of any difficulty in obtaining Tender Documents/e-bidding catalogue or inspection of the Immovable Properties / Secured Assets and for Queries, Please Contact: Concerned Officials of YVES BANK LTD., Mr. Pradeep Kumar on +919870111216 or Email : pradeep.kumar@yvesbank.com; and Officials of M/s. e-Procurement Technologies Limited (Auction Tiger) Mr. Ram Sharma on (M) +91 8000022397/Ramsharma@auctiontiger.net or support@auctiontiger.net. Web Portal Address <https://sarfaei.auctiontiger.net>, Bidder Support Numbers: +91 9265562821/18 & 9978591888, 078-68136880/68136837 Email:support@auctiontiger.net and ramprasad@auctiontiger.net

SALE NOTICE TO BORROWER/GAURANTORS/MORTGAGOR
 The above shall be treated as Notice U/c 9(1) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 30 days from the date of publication.
 Date: 14-11-2025 Place: DELHI / NCR Sd/- AUTHORISED OFFICER

KOTAK MAHINDRA BANK LIMITED
 Registered Office:- Kotak Mahindra Bank Ltd 27 BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051
 Branch Office:Speed Building-3, Shahajadi Road, La Place, Hazratganj, Lucknow, Uttar Pradesh 226001

Demand Notice Under Section 13(2) Of The SARFAESI Act, 2002

You the below mentioned borrower and co-borrowers have availed loan(s) from bank/financial institution, more particular described hereunder by mortgaging your immovable properties (Securities) and defaulted in repayment of the same. Consequently to your defaults, your loans were classified as non-performing assets and said loan accounts alongwith all rights, dues & interests, benefits & dues receivables have been assigned in favour of Kotak Mahindra Bank Limited vide separate deeds of assignment mentioned hereunder. The bank has pursuant to the said assignment and for the recovery of the outstanding dues, issued demand notice under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published here with as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of alternate service upon you. Details of the borrower, co-borrowers, securities, lender, outstanding dues, demand notice sent under section 13(2) and amount claimed there under are given as under:

Name And Address Of The Borrower, Co-Borrowers, Loan Account No., Loan Amount	Details Of The Immovable Property	1. Name of Lender	2. Date of Assignment	3. Demand Notice Date	4. Amount Due In Rs.
1. Harjinder Singh Oberoi S/O Gurdit Singh Oberoi At:- V-18, Green Park, Main Green Park Market, Hauz Khas, South West Delhi - 110016. Also at:- Kharsa No.1565/956/271 Wake Sitwana Hauza Khandsa Gurgaon, Haryana-122002 & 2. Rashpal Kaur Oberoi W/O Harjinder Singh Oberoi At:- V-18, Green Park, Main Green Park Market, Hauz South West Delhi- 110016. Also at:- Kharsa No.1565/956/271 Wake Sitwana Hauza Khandsa Gurgaon, Haryana- 122018. 3. Gurmeet Singh Oberoi S/O Harjinder Singh At:- V-18, Green Park, Hauz-110016. Loan Account Number :-1800002654 Loan Amount Sanctioned :- Rs.99,99,113 /- (Rupees Ninety Nine Lakhs Ninety Nine Thousand Nine Hundred and Thirteen Only)	All that piece and parcel of property admeasuring 3 Bigha 18 Biswani out of the total area admeasuring 6 Bigha, 1 Biswa, 16 Biswansi situated in Kharsa No.1565/956/271, Mouza- Khandsa, Tehsil and District- Gurgaon, Haryana	1.Pranal Capital & Housing Finance Limited(PCFL) 3. 30.09.2025 4. 2,27,12,024	5. 30.09.2025	6. 24.10.2025	7. 4,26,10,09,193.28 (Rupees One Crore Four Lakh Ninety Five Thousand One Hundred Eighty Nine and Paise Twenty Eight Only) And Payable As Of 01.10.2025 With Applicable Interest From 02.08.2025 (with Payment to Full)

You the borrower and co-borrower/s are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(3) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Place: Delhi / NCR Date: 14.11.2025 For Kotak Mahindra Bank Ltd. Authorized Officer

SMFG Grihashakti Corporate Office : 503 & 504, 5th Floor, G-Block, Inspire BKC, BMC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai -400015. Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No.111, Mount Poonamallee Road, Porur, Chennai - 600116. TN

SMFG India Home Finance Co. Ltd.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY ((Appendix IV) Rule 8(1))

WHEREAS the undersigned being the Authorized Officer of SMFG India Home Finance Co. Ltd. a Housing Finance Company (duly registered with National Housing Bank (Fully Owned by RBI)) (hereinafter referred to as "SMHFC") under Securitisation 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 Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has Taken Possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of "SMHFC" for an amount as mentioned herein under and interest thereon.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LGN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1.	1. Anil Kumar, S/o. Hukam Chand 2. Ritv. W/o. Anil Kumar	All the piece and parcel of the Property Measuring 0 Kanal 1 Marla 4 Sarsai or 44.44 Sq Yards, Comprised In Khasra No. 135/1(5-13), 136/5(3(6-19)), Kitta 2 Rakha 12 Kanal 12 Marla Ka 13/2268 Share i.e. 1 Marla 4 Sarsai, Jamabandi For The Year 2002-03, Situated At Village-Madaula, Sub-Tehsil-Madaula, District-Panipat As Per Sale Deed Bearing Wasika No. 983 Dated 6-9-2016 Recorded In The Name of Anil Kumar S/O. Hukam Chand. Bounded As Under- East: Rasta & Plot 40', West: Other Owner 40', North: Asandh Road 16', South: Other Owner & Plot 4'.	14.07.2025 Rs. 7,77,151,33/- (Rs. Seven Lakh Seventy Seven Thousand One Hundred Fifty One & Paise Thirty Three Only) as on 11.07.2025	12.11.2025

Place : Panipat Sd/-
 Date : 12.11.2025 Authorized Officer,
 SMFG INDIA HOME FINANCE CO. LTD.

