

JOINT E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale under the Insolvency and Bankruptcy Code, 2016 (Reg. 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016) together with sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT, 2002") read with Appendix IV-A and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

KANIK ELECTRONICS PRIVATE LIMITED (IN LIQUIDATION)

(Herein mentioned as "Borrower" and "Corporate Debtor")

CIN: U31900DL2012PTC231966

Regd. Address: D-404, Nagarjuna Apartments, Mayur Kunj, Delhi -110096

Liquidator: Mrs. Deepika Bhugra Prasad

(IBBI Registration: IBBI/PA-003/IP-N000110/2017-2018/11186)

Liquidator's Address: 64, First Floor, Okhla Estate, Phase III, Near Modi Mills, New Delhi-110020

Contact: +91-8800865284 (Mr. Wasim); Email: assetsale1@aaainsolvency.in, deepika.bhugra@gmail.com, kanik.electronics@aaainsolvency.com

E-Auction Sale Notice is hereby given to the public in general including Corporate Debtor and Corporate Guarantor for Sale of Assets of KANIK ELECTRONICS PRIVATE LIMITED (In Liquidation) as a parcel, forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016("Liquidation Regulations") formed by the liquidator, under IBC and Regulation 32 of Liquidation Regulations jointly with land of the Corporate Guarantor of the Corporate Debtor mortgaged/charged with the secured creditors forming integral part of the plant under SARFAESI ACT, 2002 read with Appendix IV-A and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS". The details are mentioned herein below: Contact Details of Lenders Representative:

Liquidator Name: Mrs. Deepika Bhugra Prasad; deepika.bhugra@gmail.com; assetsale1@aaainsolvency.in; Mobile No: +91 8800865284

Lender Name: Mr. Anirudh Bhargav; **Email ID:** anirudh.bhargav@hdfc.bank.in;

Mobile No.: +91 8802112088

Block	Particulars	Reserve Price	EMD
Sale of Assets of Corporate Debtor			
Date and Time of Auction: 06th July, 2026 at 3:00PM to 5:00PM			
A	<p>Sale of Assets of Corporate Debtor having Land & Building under the provisions and regulations of Insolvency and Bankruptcy Code, 2016 and under SARFAESI Act, 2002.</p> <p>A. UNDER SARFAESI ACT, 2002 Land situated in the Factory Premises admeasuring 7580 Sq. mtrs situated at Khasra No-19 min, Khatoni No. 0033 of village Naya Gaon Chandan Singh, Teh. Kaladhungi, District Nainital, Uttarakhand.</p> <p>B. UNDER IBC, 2016 Building situated in the Factory Premises with built up area 5107 Sqm. including boundary wall situated at Khasra No-19 min, Khatoni No. 0033 of village Naya Gaon Chandan Singh, Teh. Kaladhungi, District Nainital, Uttarakhand. Further, the liabilities of the Corporate Debtor as on Liquidation Commencement Date i.e., 12th October, 2020 shall be dealt/settled by the Liquidator with under section 53(1) of the Code subject to any precedent or direction by Hon'ble NCLT</p>	2,30,06,599/-	23,00,659/-

Inspection or Due Diligence of assets under auction	01.07.2026
Last date for EMD submission	03.07.2026
Date and Time of E-auction	06.07.2026 3:00PM to 5:00PM

- The detailed Terms & Conditions, E-Auction Bid Document, Declaration & other details of online auction are available website of the service provider i.e. <https://ibbi.baanknet.com/eauction-ibbi/home> and at the website of AAA Insolvency Professionals LLP i.e. <https://insolvencyandbankruptcy.in/public-announcement/kanik-electronics-private-limited/>
- The sale shall be concluded under respective Acts for the relevant Assets and the liquidator and secured creditors has exclusive power to cancel amend or to postpone the sale notice after recording appropriate reasons.
- For all the options above, during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the **minimum increase in the bid amount must be of Rs. 5,00,000/-** to the last higher bid of the bidders.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the bidder.
- The E-auction of Land is conducting in accordance with the provisions of 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 & E-auction of Building is conducting in accordance with the provisions of IBC and Liquidation Process Regulations.
- Under SARFAESI ACT, 2002, all the part and parcel of the Freehold Land owned by Mr. KAPIL GUPTA (Corporate Guarantor) are mortgaged to HDFC Bank Ltd. for recovery of Rs. 22,45,68,814/- (INR) including interest and charges thereon.
- As per clause (12) of Para 1 of Schedule I, Mode of Sale of the amended IBBI (Liquidation Process) Regulations, 2016 and agreed by the SCC, the timeline for payment of balance consideration by the Successful Bidder is 30 days from the date of E-Auction.

In case of any clarifications, please contact the undersigned at assetsale1@aaainsolvency.in; deepika.bhugra@gmail.com; jogendra.singh@hdfcbank.com; anirudh.bhargav@hdfc.bank.in

<p>Deepika Bhugra Prasad Liquidator Kanik Electronics Private Limited</p>	<p>Anirudh Bhargav Authorized Officer HDFC Bank Limited</p>
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Date: 06.06.2026

Place : New Delhi

पंजाब नैशनल बैंक Punjab National Bank Circle Office : Raj Tower, Shivaji Nagar
 भरसे का प्रतीक! ... the name you can BANK upon! Delhi Road, Saharanpur-247001 (UP)

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on 'As is where is', 'As is what is', and 'Whatever there is' on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

S. No.	Name of Branch Name of the Account Name & Addresses of the Borrower/Guarantor	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property (ies))	Dt of Demand Notice u/s 13(2) of SARFAESI ACT, 2002		Reserve Price EMD Last Date of Deposit of EMD Bid Increase Amount	DATE & TIME OF AUCTION	Details of the Encumbrances Known To The Secured Creditors
			Outstanding Amount	Possession Date of u/s 13(4) of SARFAESI ACT, 2002			
1.	PNB : Ganna Vikas Samiti, Saharanpur Mr. Asif Rehman s/o Mr. Abdul Rehman R/o Add. 1. H. No. 12/1146, Ganpat Sarai, Near Neem wali Masjid, Saharanpur-247001 & Add. 2: MPL No. 1/5653, Rahimabad, Chhoti Line, Near-Railway Warehouse, Saharanpur - 247001 & Mrs. Sitara W/o Mr. Asif Rehman R/o Add. 1: H. No. 12/1146, Ganpat Sarai, Near Neem wali Masjid, Saharanpur-247001 & Add. 2: MPL No. 1/5653, Rahimabad, Chhoti Line, Near-Railway Warehouse, Saharanpur - 247001	Residential plot measuring 118.40 Sq. Yards or 98.99 Sq. Meters bearing MPL No. 1/5653 situated at Dara Rahimabad Chhoti Line, Near Railway Maal Godam, Saharanpur registered at Bahi No. 1, Zild No. 8495 pages 191/218 at S. No. 9015 on 02.12.2021 owned by Shri Asif Rehman & Smt. Sitara in the office of Sub-Registrar, Sadar-II, Distt. Saharanpur. Boundaries as per Sale Deed - East: Land of NCC, West: Rasta Gali 9 ft 6 inch wide, North: House of Shakil, South: Land of Shamsad Khan	28-04-2024	Rs. 12,60,000/-	23-06-2026 from 11:00 AM to 04:00 PM	Not Known	
			Rs. 16,19,216.33/- with further interest & other expenses	10-07-2024			Rs. 1,26,000/-
2.	PNB : Fountain Chowk, Saharanpur Shri Raju S/o Shri Harbans Lal R/o Jatav Nagar, Nala Patri, Saharanpur-247001 & Manish S/o Shri Raju R/o Jatav Nagar, Nala Patri, Saharanpur-247001	One Residential House MPL No. 12/343 Measuring Area 70 Sq Yards or 58.52 Sq Meter With Roof, Electric Fitting Connection Situated At Wake Mohalla (Jatav Nagar) Saharanpur, Pargana & Tehsil & District Saharanpur. Owned By Shri Raju S/o Shri Harbans Lal. Original Sale Deed Bahi No. 1, Zild No. 5150, Pages 99-142 Sr. No.8975 Dated 31.12.2008. Boundaries as per Sale Deed - East: House of Ram Prasad, West: Rasta 6ft Wide, North: House of Raju, South: House of Others	05-02-2025	Rs. 11,75,000/-	23-06-2026 from 11:00 AM to 04:00 PM	Not Known	
			Rs. 6,34,571.00/- with further interest and other expenses	10-06-2025			Rs. 1,17,500/-
			Symbolic	Rs. 15,000/-			
3.	PNB : Beri Bagh, Saharanpur Sh. Satya Makani S/o Sh. Rajneesh Makani R/O-4/9393, Jawala Nagar, Gali No.4, Near National Public School, Link Road, Saharanpur, UP-247001 & Smt. Beena Makani W/o Sh. Rajneesh Makani R/O 4/9393, Jawala Nagar, Gali No. 4, Near National Public School, Link Road, Saharanpur, UP-247001 & (Guarantor) Smt. Dipali Sharma W/o Sh. Sushil Kumar Sharma R/o Numaish Camp Road, Gopal Nagar, Saharanpur	One north facing Residential House, measuring 50.00 Sq. Yards i.e. 41.80 Sq. Meter, having One room, Kitchen Toilet and Staircase, situated at Khasra No. 297, Wake Dara Rajpura, Pargana, Tehsil & Distt. Saharanpur Dar Abadi New Gopal Nagar, Saharanpur registered at Sub Registrar-II, Saharanpur at Bahi No. 1, Zild No. 2679, Pages from 359 to 398 at Document no. 8866 dated 26/11/2013. Owned by Sh. Satya Makani S/o Sh. Rajneesh Makani & Smt. Beena Makani W/o Sh. Rajneesh Makani. Boundaries as per sale deed: East: Property of Seller, West: Property of other, North: Rasta 8 feet wide, South: Property of other	29-11-2024	Rs. 11,70,000/-	23-06-2026 from 11:00 AM to 04:00 PM	Not Known	
			Rs. 12,99,190.26/- with further interest & other expenses	15-02-2025			Rs. 1,17,000/-
			Symbolic	Rs. 15,000/-			
4.	PNB : Madho Nagar, Saharanpur Sh. Mohd Kasim S/o Sh. Banda Hasan R/o Habibgarh, Ekta Colony, 62 feeta road, Chikana Road, Saharanpur-247001 & (Guarantor) Sh. Uzair Irfan S/o Sh. Mohd. Akbar R/o H. No. 11/107, Yahya Shah, Khand-1, Near Pakka Bagh, Saharanpur-247001	Residential house built on part of plot no. 35 & 36 having measuring area 50 Sq. Yards or 41.80 Sq. Meter having dimension in East 45 feet, North 50 Feet and South 10 feet related to Khasra No. 809 situated at wake Dara Ali baroon dar abadi Ekta Colony, Pargana Tehsil and District Saharanpur owned by Mohd. Kasim S/o Banda Hasan. Sale deed Bahi No. 1, Zild No. 5022, pages 281-300 Sr. No.6417 dated 02.09.2008. Boundaries as per sale deed: - East: Plot of Sh. Anwar, West: Part of Plot No. 35 & 36 of Smt. Salma Begum, North: Plot of another person, South: Rasta 14 feet wide	12-12-2024	Rs. 9,90,000/-	23-06-2026 from 11:00 AM to 04:00 PM	Not Known	
			Rs. 6,26,004.01/- with further interest and other expenses	12-06-2025			Rs. 99,000/-
			Symbolic	Rs. 10,000/-			

TERMS AND CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://banknet.com> on 23-06-2026 at 11.00 AM to 04.00 PM. 4. For detailed terms and conditions of the sale, please refer <https://banknet.com>. For any query the interested bidder may Contact **Notary Mr. Parveen Sethi, Authorised Officer of CO SAM, Raj Towers, Shivaji Nagar, Delhi Road, Saharanpur, Mob. 8171669150.** The Authorised Officer reserves the right to reject or accept all or any bids without assigning any reason. The Authorised Officer further reserve the right to postpone/cancel/adjourn/discontinue the process of E-Auction at any stage without assigning any reason & his decision in this regards shall be final. The Authorised Officer may vary the terms of E-Auction at any time without assigning any reason. In case the contents of English Version & Hindi Version differs, the English version shall prevail.

ALL CONCERNED TO NOTE THAT THIS PUBLICATION IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002 TO THE BORROWERS /MORTGAGORS/GUARANTORS.
 Date : 05-06-2026 Place : Saharanpur (U.P.) Authorised Officer (Punjab National Bank)

FORM A PUBLIC ANNOUNCEMENT
 (Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons Regulations, 2016) FOR THE ATTENTION OF THE CREDITORS OF EARTH TOWNE INFRASTRUCTURES PRIVATE LIMITED

RELEVANT PARTICULARS	
1. Name of corporate debtor	EARTH TOWNE INFRASTRUCTURES PRIVATE LIMITED
2. Date of incorporation of corporate debtor	21.07.2010
3. Authority under which corporate debtor is incorporated / registered	RDC, NCT of Delhi & Haryana.
4. Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U70101DL2010PTC206120
5. Address of the registered office and principal office (if any) of corporate debtor	B-100, Second Floor, Mariana Industrial Area, Phase-I, South West Delhi-110028
6. Insolvency commencement date in respect of corporate debtor	01.06.2026 and order received from court on 03.06.2026
7. Estimated date of closure of insolvency resolution process	27.11.2026
8. Name and registration number of the insolvency professional acting as interim resolution professional	Mr. Rajiv Bajaj (IBBI/IPA-002/IP-NO276/2017-18/10834)
9. Address and e-mail of the interim resolution professional, as registered with the Board	LG, B-269, Chattarpur Enclave, Phase-II, New Delhi, 110074 Email id: rbajaj@gmail.com
10. Address and e-mail to be used for correspondence with the interim resolution professional	LG, B-269, Chattarpur Enclave, Phase-II, New Delhi, Delhi, 110074 Email: cirpearthtowne@gmail.com
11. Last date for submission of claims	14.06.2026
12. Classes of creditors, if under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	Real Estate Allottees in a Class
13. Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	1. Ms. Ruchi Gupta 2. Mr. Chandrasekhar Kumar 3. Mr. Vinod Kumar Chaurasia
14. (a) Relevant Forms and (b) Details of authorized representatives are available at:	a. https://ibbi.gov.in/ihom/downloads b. LG, B-269, Chattarpur Enclave, Phase-II, New Delhi, Delhi, 110074

Notice is hereby given that the National Company Law Tribunal, New Delhi Bench-V has ordered the commencement of a corporate insolvency resolution process of the **EARTH TOWNE INFRASTRUCTURES PRIVATE LIMITED** on 01.06.2026. The creditors of **EARTH TOWNE INFRASTRUCTURES PRIVATE LIMITED**, are hereby called upon to submit their claims with proof on or before 14.06.2026 to the interim resolution professional via email or at the registered address of the IRP given at entry at No. 10. The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit their claims with proof in person, by post or by electronic means. A representative creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised resolution professional from among the three insolvency professionals listed against entry No.13 to act as authorised representative of the Class Financial Creditor in Form CA. Submission of false or misleading proofs of claim shall attract penalties.

Mr. Rajiv Bajaj
 Interim Resolution Professional
EARTH TOWNE INFRASTRUCTURES PRIVATE LIMITED
 (IBBI/IPA-002/IP-NO276/2017-18/10834)
 AFA Valid upto 31.12.2026
 LG, B-269, Chattarpur Enclave, Phase-II, New Delhi-110074
 Email id: rbajaj@gmail.com

JOINT E-AUCTION SALE NOTICE
 E-Auction Sale Notice for Sale under the Insolvency and Bankruptcy Code, 2016 (Reg. 32 of the Insolvency and Bankruptcy Code of India (Liquidation Process) Regulations, 2016) together with sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) read with Appendix IV-A and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

KANIK ELECTRONICS PRIVATE LIMITED (IN LIQUIDATION)
 (Herein mentioned as "Borrower" and "Corporate Debtor")
 CIN: U31900DL2012PTC231966
 Regd. Address: D-404, Nagarjuna Apartments, Mayur Kunj, Delhi-110096
 Liquidator: Mrs. Deepika Bhugra Prasad
 (IBBI Registration: IBBI/IPA-003/IP-NO00110/2017-2018/11186)
 Liquidator's Address: 64, First Floor, Okhla Estate, Phase III, Near Moti Mills, New Delhi-110020
 Contact: +91-880065284 (Mr. Wasim); Email: assetsale1@aaainvolucy.in, deepika.bhugra@gmail.com, kanik.electronics@aaainvolucy.com

E-Auction Sale Notice is hereby given to the public in general including Corporate Debtor and Corporate Guarantor for Sale of Assets of KANIK ELECTRONICS PRIVATE LIMITED (In Liquidation) as a parcel, forming part of the liquidation estate under section 35(1) of Insolvency and Bankruptcy Code, 2016 ("IBC") read with Regulation 33 of the Insolvency and Bankruptcy Code of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC and Regulation 32 of Liquidation Regulations jointly with land of the Corporate Guarantor of the Corporate Debtor mortgaged/charged with the secured creditors forming integral part of the plant under SARFAESI Act, 2002 read with Appendix IV-A and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS". The details are mentioned herein below. Contact Details of Lenders Representative:
 Liquidator Name: Mrs. Deepika Bhugra Prasad; deepika.bhugra@gmail.com; assetsale1@aaainvolucy.in; Mobile No: +91 880065284
 Lender Name: Mr. Anurudh Bhargav; Email ID: anurudh.bhargav@hdfc.bank.in; Mobile No.: +91 8802112088

Block	Particulars	Reserve Price	EMD
Sale of Assets of Corporate Debtor			
Date and Time of Auction: 06th July, 2026 at 3:00PM to 5:00PM			
	Sale of Assets of Corporate Debtor having Land & Building under the provisions and regulations of Insolvency and Bankruptcy Code, 2016 and under SARFAESI Act, 2002		
	A. UNDER SARFAESI ACT, 2002 Land situated in the Factory Premises measuring 7580 Sq. mtrs situated at Khasra No-19 min, Khatori No. 0033 of village Naya Gaon Chandan Singh, Teh. Kaladhungi, District Nainital, Uttarakhand.	2,30,06,599/-	23,00,659/-
	A. UNDER IBC, 2016 Building situated in the Factory Premises with built up area 5107 Sqm. including boundary wall situated at Khasra No-19 min, Khatori No. 0033 of village Naya Gaon Chandan Singh, Teh. Kaladhungi, District Nainital, Uttarakhand. Further, the liabilities of the Corporate Debtor as on Liquidation Commencement Date i.e., 12th October, 2020 shall be dealt/settled by the Liquidator with under section 53(1) of the Code subject to any precedent or direction by Hon'ble NCLT.		

Inspection or Due Diligence of assets under auction 01.07.2026
 Last date for EMD submission 03.07.2026
 Date and Time of E-auction 06.07.2026 3:00PM to 5:00PM

- The detailed Terms & Conditions, E-Auction Bid Document, Declaration & other details of online auction are available website of the service provider i.e. <https://ibbi.banknet.com/auction-ibbi/home> and at the website of AAA Insolvency Professionals LLP i.e. <https://insolvencyandbankruptcy.in/public-announcement/kanik-electronics-private-limited/>
- The sale shall be concluded under respective Acts for the relevant Assets and the liquidator and secured creditors has exclusive power to cancel amend or to postpone the sale notice after recording appropriate reasons.
- For all the options above, during the e-auction bidders will be allowed to offer higher bid in inter-leave bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 5,00,000/- to the last higher bid of the bidders.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the bidder.
- The E-auction of Land is conducting in accordance with the provisions of 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 & E-auction of Building is conducting in accordance with the provisions of IBC and Liquidation Process Regulations.
- Under SARFAESI ACT, 2002, all the part and parcel of the Freehold Land owned by Mr. KAPIL GUPTA (Corporate Guarantor) are mortgaged to HDFC Bank Ltd. for recovery of Rs. 22,45,88,814/- (INR) including interest and charges thereon.
- As per clause (12) of Para 1 of Schedule I, Mode of Sale of the amended IBCI (Liquidation Process) Regulations, 2016 and agreed by the SCG, the timeline for payment of balance consideration by the Successful Bidder is 30 days from the date of E-Auction.

In case of any clarifications, please contact the undersigned at assetsale1@aaainvolucy.in; deepika.bhugra@gmail.com; joendrea.singh@hdfc.bank.in; anurudh.bhargav@hdfc.bank.in
 Deepika Bhugra Prasad Liquidator
 Kanik Electronics Private Limited
 Anurudh Bhargav Authorized Officer
 HDFC Bank Limited
 Date: 06.06.2026 Place : New Delhi

ICICI Bank Branch Office: ICICI Bank Ltd, Plot No 409, Mohalla Chawani, Near Mahila Police Station, Civil Lines, Moradabad-244001

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
 (See proviso to Rule 8(6))
 Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
1.	Raisul Hasan Raja (Borrower), Sayara Bano (Co-Borrower) Loan No. LBMBD00005615810	L.I.G. Plot No 59, Sitapur Das Saray Awasiya Yojana, Tehsil And District Moradabad UP. Area: 645.8 Sq Ft. Property Type: Residential House	Rs. 33,85,039/- As on May 31, 2026.	Rs. 18,00,000/-	8.2026 From 03:00 PM To 11:00 AM	29.2026 From 11:00 AM To 12:00 Noon
2.	Zulfikar (Borrower), Nikhat Jamal (Co-Borrower) Loan No. LBMBD00006019837, LBMBD00006123056	Khasra No. 899, Situated In Gram Mainother, Tehsil And Distt. Moradabad UP. Area: 1667 Sq Ft	Rs. 61,73,080/- As on April 28, 2026	Rs. 1,80,000/-	08.2026 From 04:00 PM To 11:00 AM	29.2026 From 11:00 AM To 12:00 Noon

The online auction will be conducted on the website (<https://BidDeal.in>) of our auction agency ValueTrust Capital Services Private Limited. The Mortgages/ notice are given a last chance to pay the total dues with further interest till June 25, 2026 before 05:00 P.M. failing which, this/these secured asset/s will be sold as per schedule. The Prospective Bidder/s must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd, Plot No 409, Mohalla Chawani, Near Mahila Police Station, Civil Lines, Moradabad- 244001 on or before June 25, 2026 by 05:00 P.M. and thereafter they need to submit their offer through the above mentioned website only on or before June 25, 2026 by 05:00 P.M. along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Ltd, Plot No 409, Mohalla Chawani, Near Mahila Police Station, Civil Lines, Moradabad- 244001 on or before June 25, 2026 by 05:00 P.M. Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of "ICICI Bank Limited" payable at "Moradabad". For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited On 9372730494/8584874809 Please note that the Marketing agencies i.e. Aigro Assets Management Private Limited 2, Maxec Net Pvt. Ltd. 3, Finvis Estate Deal Technologies Pvt Ltd 4, Gunisoft Pvt Ltd 5, Hecta Prop Tech Pvt Ltd 6, Arca Emart Pvt Ltd 7, Novel Asset Service Pvt Ltd 8, Nobroker Technologies Solutions Pvt Ltd 9, ValueTrust Capital Services Pvt Ltd 10, Novodayan Prastari Pvt Ltd (as per the ARC) have been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/m4p4s
 Date : June 06, 2026 Place: Moradabad Authorized Officer, ICICI Bank Limited

Utkarsh Small Finance Bank Zonal Office: 2nd Floor, 134 A Patliputra Colony , Opp- Polytechnic Gate Patna-800013

PUBLIC NOTICE
 Notice is hereby given that the following borrower/s have defaulted in the repayment of principle and interest of the Loan facility obtain by them from the bank and the loan has been classified as Non-Performing Assets (NPA). The Notices were issued to them under Section 13(2) of Securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 on their last known address as provided to the bank by them, that in addition there to for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice

Sr. No.	Name of the Branch	Name of the Account	Name of the Borrower/Guarantor (Owner of the Property)	N.P.A Date	Amount outstanding as on the date of Demand Notice
1	Noida	Client Name Sunil Kumar Account Number 151406000009867	Mr. Sunil Kumar S/o Mr. Tara Chand (Borrower) Mrs. Saroj Bala W/o Mr. Sunil Kumar (Co-Borrower) Mr. Tara Chand S/o Mr. Ghudni Lal (Co-Borrower/Mortgager)	06-05-2026	₹ 21,88,566/-

Description of Property/ies: All that part and parcel of the free hold Residential Property Area measuring 100Sq Gaj out of Khasra No.61/12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/13, 12/14, 12/15, 12/16, 12/17, 12/18, 12/20, 61/12/37, 12/38, 61/12/21, 12/22, 12/23, 12/24, 12/25, 12/26, 12/27, 12/28, 12/29, 12/31, 12/32, 12/34, 12/35, 12/36, situated at waqa moja Gauchhi (Sanjay colony), Sub-Tehsil Gauchhi District Faridabad, Haryana, 121004. Property Boundry by: East: Remaining part of property North: Remaining part of property West: Property of Rajender Kumar South: Rasta

The above borrower/s and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within period of 60 days from the date of issuance of notice Under Section 13(2), failing which further steps will be taken after expiry of 60 days from the date of issuance of notice Under Section 13(2) as per the provisions of Securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002.
 Date: 06.06.2026 Place: Faridabad
 Sd/-
 (Authorized Officer)
 Utkarsh Small Finance Bank Ltd.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai, Maharashtra 400028.

APPENDIX IV Rule 8 (1) POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
 Whereas The undersigned being the authorized officer of Omkara Assets Reconstruction Private Limited (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 Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"), That the Assignor (Capri Global Capital Limited) vide Assignment Agreement dated 30th December 2025 entered between Assignor and OARPL has assigned all their rights, title, interests with respect to the said financial assistance, secured assets, guarantees and any other underlying security interest and all their other rights, title and interests with respect to the said Non Performing Assets (herein after referred to as financial assets), in favour of Omkara Assets Reconstruction Private Limited acting in its capacity as Trustee of the acting as Trustee of Omkara PS26/2025-26 Trust and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice. The Borrower(s)/Co-borrower(s)/Guarantor(s) having failed to repay the amount, notice is hereby given to the borrower(s)/Co-borrower(s)/Guarantor(s) 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 Sub-Section (4) of Section 13 of the said Act read with rule 8 of the security interest Enforcement Rules, 2002. The Borrower(s)/ Co-borrower (s) and the Guarantor (s) 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 OARPL acting as Trustee of Omkara PS26/2025-26 Trust. The borrower (s)/Co-borrower(s)/Guarantor(s) is/are invited to provisions of sub-Section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset

S.N.	Name of the Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of secured asset (Immovable property)	Date of Possession
1.	(Loan Account No. LNMEAGR000017716 (Old) 80500005487645 (New) Noida Branch) Mrs. Shakuntla Devi (Borrower) Mr. Praveen Kumar, Mr. Bhendra Singh (Co-Borrower)	07-02-2026 Rs. 6,21,077/-	All that Piece and Parcel of the Property Having Land and Building being House No 24/ 80 Naya Gher, Sita Ram, Maan Ki Bagichi, Jeoni Mandi, Tehsil & District Agra, Uttar Pradesh -282004 Area Admeasuring 63.35 Sq. Mtrs. Bounded As:- East-House of Moti Lal ; West-House of Nathi Lal ; North-House of Ram Charan ; & South-Rasta & Exit 3 ft. Wide Gali	01.06.2026

Place :- AGRA Sd/- Authorized Officer,
 Date :- 06.06.2026 For Omkara Assets Reconstruction Private Limited
 (Acting in its Capacity as Trustee of Omkara PS26/2025-26)

pnb Punjab National Bank Stressed Asset Management Branch, Mumbai PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, BandraKurla Complex, Bandra(East), Mumbai-400051, Email: zs8356@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
 E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Guarantor (s) and Mortgagor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on 'As is where is', 'As is what is', and 'Whatever there is' on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Sr. No.	Name of the Branch Name of the Account Name & addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property (ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002		B) Reserve Price (Rs. in Lacs)	C) Bid Increase Amount (Rs. in Lacs)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
			Outstanding Amount as on 31.12.2024.	Possession Date u/s 13(4) of SARFAESI ACT 2002				
1.	Stressed Asset Management Branch, Mumbai M/s. Rolta Pvt. Ltd. M/s. Rolta Private Limited (Borrower and Mortgagor) M/s. Rolta Holding and Finance Corporation Private Limited Sh Kamal Krishan Singh All at: R/o - 141/151, Maker Tower A, Cuffe Parade, Mumbai, 400005 And Flat No. 152, Maker Tower A, Cuffe Parade, Mumbai, 400005	Property 1. All that piece & parcel of land and building known as Plot / Shed No 187, Phase 1, in Industrial Estate, Udhoyog Vihar, Gurgaon, Haryana. Plot A measuring 7800 sq mtr. M/s. Rolta Private Limited	A-18.06.2019 B- Rs.450.85 Cr plus further interest and charges minus recoveries if any thereon from the date NPA C-19.08.2019 D- Physical Possession	Rs. 25,000.00 B-2500.00 C-250.00	23.06.2026	11:00AM to 04:00PM	Not Known	

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://banknet.com> on 23.06.2026 from 11.00 AM to 04.00 PM. 4. Property is having Dues of Rs. 2,10,51,818.00/- of Municipal Corporation Gurgaon as per letter dated 29.12.2025 and an SA no. 114/2024 is pending at DRT-1, Mumbai. 5. In case the sale set aside by order of any court / tribunal / authority whatsoever, bank will not be liable to pay any interest / charges / costs / duties of