ACRE Regd. Office: 14" Floor, EROS Corporate Tower, Nehru Place, New Delhi-110019 E-mail: acre arc@acreindia.in. Website: www.acreindia.in. Corporate Office: Unit No. 502, C Wing, ONE BKC, Plot No. C - 66, G - Block, Bandra Kuria Complex, Mumbai - 400051. Tel: 022 68643101

POSSESSION NOTICE (For immovable property)

Whereas,

The undersigned being the Authorized Officer of ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD. (CIN:U65993DL2002PLC115769) under the Securitisation 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 Demand Notices dated 19.02.2024 calling upon the Borrower(s) VISHWANATH PRASAD KESARI AND SARIKA KESARI to repay the amount mentioned in the Notice Rs. 61.16.352.33 (Rupees Sixty One Lakhs Sixteen Thousand Three Hundred Fifty Two and Paise Thirty Three Only) against Loan Account No. HHLNOD00210378 as on 14.12.2023 within 60 days from the date of

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 22.07.2024

The Borrower(s) 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 ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD. for an amount of being Rs. 61,16,352,33 (Rupees Sixty One Lakhs Sixteen Thousand Three Hundred Fifty Two and Paise Thirty Three Only) as on 14.12.2023 and interest thereon

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Actin respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. 1007, HAVING SUPER AREA 930 SQ. FT., ON 10TH FLOOR, IN TOWER CV -8, KNOWN AS "CAPETOWN", SITUATED AT PLOT NO. GH-1/A, SECTOR -74, NOIDA-201301, DISTRICT GAUTAM BUDH NAGAR, UTTAR PRADESH, WITH ONE COVERED CAR PARKING.

Authorized officer Date : 22.07.2024 Assets Care & Reconstruction Enterprise Ltd Place: GAUTAM BUDH NAGAR (102-TRUST)

For any grievance you may contact Mr. Mohd Shariq Malik, Grievance Redressal Officer, Phone No. 011-66115609, Email: complaint@acreindia.in. The detailed policy on Grievance Redressal Mechanism within the organisation can be accessed at https://www.acreindia.in/compliance

DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT-I) 2nd Floor, SCO 33-34-35, Sector 17-A, Chandigarh

Cose No.: 0A/1510/2019

[See Regulations-15(I)(a)]/16(3) mmons Under Sub-Section(4) of Section 19 of the Act, Read wit Sub-Rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure Rules, 1993.

PUNJAB NATIONAL BANK

M/S RS INTERNATIONAL

(1) M/S RS INTERNATIONAL

A PARTNERSHIP FIRM HAVING ITS REGISTERED OFFICE AT PLOT NO 71, LEATHER COMPLEX, KAPURTHALA ROAD Jalandhar, PUNJAB

(2) KHUSHAL VIRALIYA S/O SH VINOD KUMAR R/O 252/3A SHIVLOKPURI KANKER KHERA

MEERUT (U.P.) (3) POONAM VIRALIYA

W/O VINAY KUMAR R/O 252/3A SHIVLOKPURI KANKER KHERA MEERUT (U.P.)

(4) VINOD KUMAR

application;

S/O RAGHUVIR SINGH R/O 252/3A SHIVLOKPURI KANKER KHERA MEERUT (U.P.) (5) M/S KANTI LODGE PVT LTD

HAVING ITS REGISTERED OFFICE AT 46 AMRIT NAGAR NEW DELHI THROUGH ITS AUTHORIZED DIRECTOR SHRI VINAY KUMAR

SUMMONS

WHEREAS, OA/1510/2019 was listed before Hon'ble Presiding Officer/Registrar on 12/03/2024.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 5,08,69,103/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted:

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for

attachment of properties; (iv) you shall not transfer by way of sale. lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the

prior approval of the Tribunal; (v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with

the bank or financial institutions holding security interest over such You are also directed to file the written statement with a copy thereo furnished to the applicant and to appear before Registrar on 30/08/2024

at 10:30 A.M. failing which the application shall be heard and decided in vour absence. Given under my hand and the seal of this Tribunal on this date 13/03/2024

SIGNATURE OF THE OFFICER AUTHORISED IN ISSUE SUMMONS

Chola

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

POSSESSION NOTICE Under Rule 8 (1)

WHEREAS the undersigned being the Authorised Officer of M/s. Cholamandalam Investment And Finance Company Limited Junder the Securitisal instruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferre and necessarization of manifold assesses and eminiforment of security interest (Enforcement) August 2002 internation valued and an action and all exercise or powers connerting under Section 13[12] read with Rules 9 of the Security interest [Enforcement] Rules 2002 issued demand notices calling upon the borrowers, whos names have been indicated in Column [8] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with

SI No	Name And Address of Borrower & Loan Account Number	Date of Demand Notice	Outstanding Amount	Details of Property Possessed	Date of Physical Possession
[A]	(B)	[C]	[D]	E	[F]
1	Loan No. HE01UDI00000015676) 1. Kamlesh Siyal Syo Chatar Lal Siyal (applicant), 2. Renu Jain Wio Kamlesh Siyal (co_applicant) Both are Resi. at: 103-A, Jai Ganpati Apartment, New Bhupalpura, Udaipur, Rajasthan-313001, 3.M/s Annapurna (through Proprietor Kamlesh Siyal) (co_applicant) 98, Nehru Bazar, Udaipur, Rajasthan-313001, 4.M/s Annapurna Saree (through Proprietor Renu Jain) (co_applicant) Plothouse No. 42 & 43 Kail Bawri Marg, Bhupalpura, Tehsil Girva, Udaipur, Bajasthan-313001	17-04-2023		Shop On Ground Floor Admeasuring Area 1343,6 Sq.R. On Plot/House No. 42 & 43 Part, Located At Kali Bawri Marg, Bhupalwari, Tehsil Girwa, Udaipur. (Hereinafter Referred As The Said Property) Four Corners Of The Said Property Are Thus East- Part Of Plot No. 42 & 43, West-House Of Shantial, Smt. Ia, Morth-Shri Raghunath Ji Grijar, Stree House Of Dalchand & Ropolal, South-Main	27.07.2 Then

Aadhar Housing Finance Ltd.

Corporate Office: Unit No. 802, Natraj Rustomjee, Western Express Highway and M.V. Road, Andheri (East), Mumbai - 400069.

Hapur Branch: Namah by Emanante Delhi Road Office No.4, 2nd Floor, Plot No. A2, A2a, A4, A4a, A3, A3a, MI, Seema

Whereas, the undersigned being the Authorized Officer of Aadhar Housing Finance Limited (AHFL) under the Securitisation 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. Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the 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 under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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 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 AHFL for an amount as mentioned herein under with interest thereon.

S	Name of the Borrower(s)/ Co-Borrower(s)(Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
	(Loan Code No. 09210000055/ Hapur Branch) Tan Singh (Borrower), Late. Sandhya Devi (Represented Through The Legal Heir) (Co-Borrower)	All that piece and parcel of property bearing, Vill Darpa Cuharpur, Bulandshahr, Uttar Pradesh-203131 Boundaries: East: Raasta 20 Ft Wide Road, West: Seller Plot, North: Raasta 16 Ft Wide, South: Khet Naresh	10-04-2024 ₹ 23,94,373/-	22-07-2024
	(Loan Code No. 09210000106/ Hapur Branch) Anees Ahmad (Borrower) Afsana Begam (Co-Borrower)	All that part & parcel of property bearing, Mohalla Bada Kot (Ganj Sadat), Sikarpur 13 Sikarpur Bulandshahr, Uttar Pradesh-203131. Boundaries : East- Raasta 6m Wide, West- Plot Ajimuddin and Nawab Khan, North- Plot Mohd Umar, South - Raasta 6 m Wide	10-04-2024 ₹ 8,45,953/-	22-07-2024

Authorised Officer Place: Uttar Pradesh Aadhar Housing Finance Limited Date: 25-07-2024

2nd floor, Circle Sastra Office Jaipur Ajmer Nehru place, Tonk Road, Jaipur 302015 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

courity interest Act 2002, read with provise to Rule 8(6) & 9 (1) with of the Security interest (Enforcement) Rules, 2002. Dice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described im ortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of the Bank/ Secure Sreditor, 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 depositive as mentioned in the table below against the respective properties.

L			SOURDOLL OF THE SECONED A	JULIU		
		Name of the Branch	Description of the Immovable	(A) Date of Demand notice u/s. 12(2) of SARFAESI Act, 2002	(Rs. in Lacs)	
n	_	Name of the Account	Properties Mortgaged/	(8) Outstanding amount as on	(B) EMD (Last Date of Deposit)	Date/Time of
0.	1	Name & Addresses of the Owner's Name (C) Possession Date uts 13 of SARFAESI Act 2002	(C) Bid Increase Amount	E-Auction		
		Borrower/Guarantors in the Account	(morigagers or property (rosy)	(D) Nature of Possession Symbolic, Physical, Coustructive	(D) Date & Time of Inspection	
Γ	1.	AJMER, NAGRA (416000)	All that part and parcel of the Residential	A) 13/10/2023		13.08.2024
l		ABHIJEET MALHOTRA SO SANJAY MALHOTRA	property of Sh. Abhijeet Malhotra s/o Sh. Sanajay Malhotra, consisting of land & building, structures, erections,	30 IDE (3034 -	A) Rs.8,82,000/- B) Rs. 88,200/- (12.08.2024)	From 11.00 AM
		Shri Abhijeet Malhotra s/o Sanjay Malhotra H.no-448, EWS, Sector-1, JP Nagar, Madar Ajmer-305001 Rajasthan	installations, etc. situated at House no 448, EWS, Sector-1, JP Nagar, Madar, Ajmer Admesuring 45.00 sq. mtr. Bounded by On the East by-Other House, On the West By-40 Ft Rasta, On the North	interest and expenses. C) 02.01.2024 D) Physical	C) Rs. 10,000/- D) 09.08.2024 From 11.00 AM to 04.00 PM	to 04.00 PM

		By- House no 447, On the South By 449	Possession	10 04.00 1181	
Det	tails of the encumbrance known to	the secured creditors-Not Known			
	M/s Saraswati Vidhya Vihar Samiti, Address Ward No. 22, Saraswati Vidhya Vihar School, Gram, Jagir, Bandikui, Tehsil, Baswa, Distl Dausa Rajasthan Sh. Lekhraj Saini Syo Sh. Narain Lal Saini (Member) Guarantor), 1041, Ward No. 23, Sikandraka bas, Bandiwa (ala Sainia	1:- All that part and parcel of equitable Ay- of property situated at Khasra No. 736 1150.50 sq yards consisting: Part A B) I 150.50 sq yards consisting: Part A B) I 150.50 sq. Yards consisting: Part A B) I 150.50 sq. Feat 150.50	Rs. 3,15,13,509.49 as 30/06/2024 plus payable in further interest and learness payment paid in	A. Rs. 1,50,66,000/- B.Rs.1506600/- (12.08.2024) C. Rs.10,000/- D. 09.08.2024 From 11.00 AM to 03.00 PM	13.08.2024 From 11.00 AM to 04.00 PM

Rai, Sh. Chhagan Lai Saini Boundariss North -Rasta, South-Others Property, East -Others Property, West- Others Property (Member/ Guarantor), 100, admeasuring (North- South 60 Ft. & East-West 40 Ft having total area about 2400 sq feet = 266.66 Sq. Skandra, ka Bas, Bandikui, Dausa (Dausa and Sh. Lekh raj saini. (Detail of the property are as per title deeds available with the bank.)

(Enforcement) Rules 2002 and to the following further conditions: 2. The properties are being sold on "AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 3. The particulars of Secured Assets specified in the Schedul ereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not b nswerable for any error, misstatement or omission in this proclamation. 4. The Sale will be done by the undersigned through e uction platform provided at the Website https://ebkray.in on 13.08.2024 as per timings mentioned in the table erm and conditions of the sale, please refer https://ebkray.in, www.pnbindia.in Punjab National Ban

Date: 23/07/2024 STATUTORY 15 Days NOTICE UNDER RULE 8(6) & 9 (1) OF THE SARFAESI ACT, 2002

IDBI BANK

Gambhir (Co-Borrow

Date: 25.07.2024, Place: New Delhi

E-AUCTION NOTICE

East Kidwai Nagar, New Delhi-110023 PH No-011-69297259

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)/9(1) of Security Interest (Enforcement) Rules, 2002 NOTICE FOR E-AUCTION TO BE HELD ON AUGUST 27, 2024 from 11:00 AM - 01:00 PM

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immoveable properties/ secured assets mortgaged/charged to the Secured Creditor (IDBI Bank Ltd.), the Physical possession of which has been taken by the Authorised Officer of the Secured Creditor (IDBI Bank Ltd.), will be sold on "As is where is" "As is what is", and "Whatever there is" on 27.08.2024 for recovery of dues to the Secured Creditor (IDBI Bank Ltd.) from Mr. Karan Gambhir, Mr. Kanish Raaj Gambhir, and M/s Trillion Motors Pvt. Ltd as per the demand notice plus future interest, costs and charges incurred by the bank thereon, less recoveries if any, thereafter. The reserve price will be Rs. 7,48,00,000/ and the Earnest Money Deposit will be Rs.74,80,000/-. The details of the Borrower(s) Mortgagor(s) and Guarantor(s) amount due, reserve price and earnest money deposit and brief

I	SCHEDULE OF SALE OF SECURED ASSETS								1				
	Sr. No.	Name of Borrower / Co-Borrower / Guarantor	Date of Demand Notice and O/s Amount mentioned therein	Description of Secured Assets	Status of Possession (Physical or Symbolic)	Date of Possession	Reserve Price	Earnest Money Deposit (EMD) Amount	Last Date & Time of deposit of EMD & Bid Document	Date & Time of Inspection of Property	Incremental Bidding	Name & Contact of Authorised Officer / Nodal Officer	
	1.	Mr. Karan Gambhir (Borrower) & Mr. Kanish Raaj Gambhir (Co-Borrower) AND M/s Trillion Motors Pvt Ltd (Borrower) & Mr. Karan Gambir &	10.08.2021 & Rs. 2,63,96,402/- and 01.06.2021 & Rs. 4,18.80.202/-	Property No A-3, Entire Basement & Portion of Ground Floor (approx 225 Sqyds), CC Colony, Opp Rana Pratap Bagh, New Delhi-110007 AND Property No A-3, First Floor	Physical	20.01.2024	Rs. 7,48,00,000/-	Rs. 74,80,000/-	26.08.2024 till 6.00 PM	Prospective buyers may visit on their own.	Rs. 1,00,000/-	Mr. Amit Rana- 9990527220 Mrs. Amarjyoti Nayyar 011-69297259	
ı		Mr. Kanish Raaj	,,,	and Second Floor with Roof	De	tails of acco	unt in whic	h EMD is to be	deposited thro	ugh RTGS/NEFT	& IFSC Cod	le	ı

Details of account in which EMD is to be deposited through RTGS/NEFT & IFSC Code Account Number- 19134915010026, IDBI Bank Ltd., IFSC Code - IBKL0000191

properties as described above, however the intending bidder should make their own independent enquiries regarding the encumbrances, title of the properties put on auction and claims/rights/dues/affecting the property prior to submitting their bid. Please note that the e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank and the Authorised Officer shall not be held responsible in any way for any third party claims/rights/dues. Please further note, that the sale is strictly subject to the terms & conditions as mentioned in the Bid/Tender Document which may be downloaded from IDBI Bank's website i.e. https://www.idbibank.in and also from https://www.bankeauctions.com. The sale would be on e-auction platform at website https://www.bankeauctions.com through E-auction service provider C1 India Pvt. Ltd. Contact: Mr. Mithalesh Kurnar (email: delhi@c1india.com and support@bankeauctions.com or Cell: +91-7080804466, Phone: +91-124-4302020/2021/2022/2023).

Date: 23.07.2024

Secured Credito

st Original Chain Documents (i) Sales Deed ted 18th October, 1960 duly registered in the office of the Sub Registrar, New Delhi on 25th October, 1960 as Document No. 5033 in Addl. Book No. I Vol. 588 on Pages from 185 to 186 executed by M/s DLF Housing & Construction Private Limited in favour of Smt. Surende chopra wife of Shri. L.C Chopra and (ii) Sales leed dated 10th May, 1963 duly registered in the office of the Sub Registrar, New Delhi o 14th May, 1963 as Document No. 3453 in Addl Book No. I Volume No. 975 on Pages from 188 to 195 executed by Smt. Surender Chopra wife of Shri. L.C Chopra in tayour of M/S Hindustan Housing Company Limited (through its Director Sh. Kamalnayan Bajaj) and (iii) Sales Deed dated 30th November, 1964 duly registered in the office of the Sub Registrar New Delhi on the 11th of December, 1964 as Document No. 7944 in Addl. Book No. I Volun No. 1224 on Pages from 166 to 173 executer by M/S Hindustan Housing Company Limiter rough its Director Sh. Kamalnayan) in fayou of M/s Karuna Properties [through Sh. M.L. Soni, one of the partners] all in respect of Property No. B-60, Gretear Kailash- 1, Nev Delhi - 110048, Necessary online Police Complaint has also been filed/lodged with Station House Officer, Crime Branch, Delhi vide LR No. 1961697/2024 dated 23rd July 2024. I found the aforesaid originals, Pleas

PUBLIC NOTICE

antact the undersigned. Kavita Anand D/o Late Shri Gurbachan Singl R/o B-60, Greater Kailash - 1, New Delhi, 110048 यूको वैंक 😭 UCO BANK UCO BANK SHAHPURA IND. AREA (1346) E-MAIL: shahpu@ucobank.co.in

APPENDIX IV [Refer Rule 8(i)] POSSESSION NOTICE (for Immovable Property) Whereas, The undersigned being the Authorised Officer of the Uco Bank under the Secrutifisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act, 2002 (54 o 2002)) and in execuse of powers conferred under Section 13(2) read with (Rules 3) of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 15.05.2024 calling upon the Borrower Shri Ashok Kumar Sain s/o Maliram Sain, Maliram Sain s/o Rameshwar Prasad Sain and Smt. Kesar w/o Ashok Kumar Sain to repay the amount mentioned in the notice being Rs. 16,89,122.81 (In word Rupees Sixteen Lakh Eighty Mine Thousand One Hundred Twenty two Rupee and Eight nore Paisa Only) within 50 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the

The corrower news gates to repay the amount, notice is indeed yet to the borrower and multipublic in general that the undersigned has taken possession of the property described herein below in exercise of power conferred on him under sub-section (4) of section 13 of act read with rule 8 of the Security Interest (Enforcement) Rule, 2002 on this the 23th day of July of the year 2824. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the UCO BANK SHAHPURA IND AREA (1346) for an amount of Rs.16.11.957.58/- as on 22.07.2024 (in words Rupees Sixtee ac Eleven Thousand Nine hundred Sixty seven and paisa Fifty Eight only) inclusive of interes pto 31.01.2024) and interest the

pto 31.01.2024) and interest thereon. he borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act.,

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of the property measuring 217.33 sq.yds situated in ward no.6, Mohalia Sedka bas shahpura, Jaipur Rajasthan (Lease deed/patta no. 43/21.68.2002 File no. 47/2001-2002 registered on 19.11.2003 at sub Registrar Shahpura, Jaipur at book no.1, volume no.79, page no. 51, s.no. 951, patta issued by office of municipality Shahpura, Jaipur, Rajasthan in favour of Sh. Maliram s/o Sh. Rameshwar Prasad and smt Kesar w/o Sh. Maliram and the plot is bounded as under-Bounded: On the North by:- House of Prabhu Koda & Mohan Jat, On the South by:- House of Tarachand, Phoolchand, Banwarilal after a street, On the East by:- Land of Nathu Mali after a street, On the West by:- Public Way Date: 23.07.2024 Place: Shahpura

KOTAK MAHINDRA BANK LIMITED

Corporate Identity Number - L65110MH1985PLC038137
Registered Office: 27, BKC, C-27, G Block, BandraKurla Complex, Bandra (East), Mumbai - 400051 Branch Office: 2nd Floor, Ambadeep Building, KG Marg, New Delhi-110001

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY E-Auction Sale Notice for Sale of the Immovable Asset under provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and Jor Mortgagor (s), that the below described immovable property(ies) mortgaged / charged to Kotak Mahindra Bank Limited. ("Secured Creditor"), the Physical Possession of which has been taken by the Authorised Officer of the Secured Creditor on 21.05.2024, will be sold through E-Auction on "AS IS Possession or winch has been traven by the Authorised unlose of the secured Creation on 23.05.2024, will be said through E-Authorised Where Is BASIS", "AS IS WHAT IS BASIS", and "WHATEVER THERE IS BASIS "0.008.2024 for recovery of Rs. 25,51,99,036.77/(Rupees Twenty Five Crore Fifty One Lakh Nine Thousand Thirty Six and Paise Seventy Seven only) as on 14.12.2018 together with further interest, cost and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Bornower's namely M/s Affinity Beauty Salon Private Limited (Borrower) and 1.

Mrs. Vijay Kalifa (Guarantor and/or Mortgagors), 2. Mr. Ashok Kumar Kalia (Guarantor and/or Mortgagors), The defails Abscription of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagoris		Last date of Submission of Online Bid	Date and Time of E-Auction	Reserve Price (INR) Earnest Money Deposit (EMD) (INR)
Mrs. Vijay Kala	Entire Ground Floor Property No. 38, Pkt.No. 52, Chittaranjan Park, New Delhi, owned by Mrs. Vijay Kalia AI that piece and parcel of property being Residential Entire Ground Floor Portion (Said Floor), built on Property Bearing No. 38, in Pocket No. 52, area measuring 125.00 sq. yds., situated at Chittaranjan Park, New Delhi, owned by Mrs. Vijay Kalia wo Mr. Ashok Kumar Kalia, together with all existing buildings and structures thereon and buildings and structures as may be erected/constructed there upon any time from/after the date of respective mortgages and all additions thereto and all fidures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and furture. Bounded as under: North: Piot No. 37, East: Road, South: Plot No. 39, West: Plot No. 33		30.08.2024 between 11:00 a.m. to 12:00 noon	Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) Rs. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 16.08,2024 between 02:00 PM to 05:30 PM through his Authorised representative/agent. Important Terms and Conditions:

- The E Auction shall be conducted only through "On Line Electronic Bidding" through website www.bankeauctions.com on 30.08.2024. The E Auction shall be conducted from 11:00 A.M. to 12:00 Noon with unlimited extensions of 5 minutes duration each. For details about E-Auction, the intending bidders may contact M/s C1 India Pvt. Ltd, 3rd Floor, Plot No. 68, Sector-44, Gurgaon, Haryana, contact person Mr. Dharani Krishna-99481-82222, Email: andhra@c1india.com and support@bankeauctions.com. Helpline No. +91-124 4302020/ 2021\2022\2023\2024. Support Mobile No's +91-7291981124\25\26.
- The intending bidders may visit the Bank's official website https://www.kotak.com/en/bank-auctions.html for auction details and for the terms and conditions of sale.
- For detailed terms and conditions of auction sale, the bidders are advised to go through the portal https://www.bankeauctions.com and the said terms and conditions shall be binding on the bidders who participate in the bidding process.
- 4. The interested Bidders's are required to generate the login ID and password from the portal https://www.bankeauctions.com before uploading The bid form has to be filled in the prescribed format and is to be submitted / uploaded online only along with KYC documents of the Bidder/s
- on the portal https://www.bankeauctions.com/on or before 29.08.2024 upto 4.00 P.M. and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidden's should be sent by mail to vikram.sharma@kotak.com. The Bidder shall write the subject of the email "For purchase of residential Property in the account of "M/s Affinity Beauty Salon Private Limited." Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s C1 India
- PvI) on the above mentioned contact numbers.

 Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of **Account No. 06410125272001**,
- Kotak Mahindra Bank Ltd, Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958, on or before 29.08.2024 upto 4.00 P.M. The NEFT/RTGS/FUND TRANSFER shall only be done from the account/s of the intending bidder/s only. In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical clitch, the Authorised Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bidfs received after the scheduled cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest.

 The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted.
- bids shall improve their further offers in multiples of Rs 2,00,000 /- (Rupees Two Lakh Only)
- In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes. 10. The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction
- sale proceedings or on the following working day in case business hours is closed on the day of E. Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance (confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorised Officer and within the provisions of SARFAESI Act, 2002 and the Security Inferest Rules, 2002. Please note that the time line for payment of the sale consideration would not be extended and the successful auction purchaser will not have any right to claim FORCE MAJURE, in the event he/she fails to make the payment within stipulated timelines for any reason whatsoe 11. The highest bidder will not have any right and little over the property until the Sale Certificate is issued in his /her favour subject to realisation of
- entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E- Auction and confirmation by the Secured Creditor to that effect 12. If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be
- forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorised Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction propertyles.

 13. On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorised Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.
- 14. The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained. 15. The EMD amount, to the unsuccessful bidden's, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS / NEFT
- Funds Transfer, within 10(Ten) working days and without any interest. The Authorised Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E – Auction Sale without assigning any
 reason. In the event of postponement/cancellation of the E – Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected. Authorised Officer can negotiate with any of the bidders or other parties for sale of
- 17 The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer / Secured Creditor, but the Authorised Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. 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 Authorised Officer or Kotak Mahindra Bank Ltd. to effectuate the Auction. The Authorised Officer reserves the right to cancel o modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and
- without any liability. Any other encumbrances are not known to the Bank except the Securitisation Application T.S.A. no. 189 of 2022, titled as SankhajtPramanik vs Kotak Mahindra Bank Limited before Hon'ble DRT, Delhi which has been dismissed vide order dated 06.04.2024. The Intending bidders are advised to make independent enquiry regarding Pending Litigation, dues of local Authority i.e. Municipal Taxes, Maintenance/society charges, Electricity and water Charges and any other dues or Taxes, including Transfer Charges/Fee. The Authorized Officer of the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properly Auctioned. The Intending Bidders are advised to make their own independent inquiries regarding the encumbrances on the property
- including statutory liabilities, arrears of property tax, electricity dues etc. All statutory dues other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
 All outgoings charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidden/Purchaser solely.
- 21 All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared. reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorised Officer, any just and easonable delay will be considered for exemption, without setting any precedent for future. 22 In the event, bidder is declared as successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are
- stayed by any Court (Tribunal, at any stage of till the issuance of sale certificate and handing over of possession, including but not limited to restraining bank from further proceedings, then the bidder shall not have any right to claim refund of the EMD/amount so deposited by him her or any interest over the amount deposited towards sale of the property. The Bank on its sole discretion will refund the money deposited As per Section 194-A of the Income Tax Act, 1961, TDS shall be applicable on the sale proceeds if the sale consideration is Rs.50,00,000,000.
- (Rupees Fifty Lakhs only) and above. The Successful bidder/purchaser shall deduct and deposit, the applicable TDS (1%) in favour of Mortgagor Mrs. Vijay Kalia-PAN No AAAPK0938R, from the sale price and deposit the same with Income Tax Department. Further only 99% of the sale price is to be remitted to the Bank. The Sale certificate will be issued by the Bank in favour of successful bidder purchaser, only upon the receipt of Form 16B, Form 28QB and Challan evidencing the deposit of such TDS.

 24 Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" on the terms and
- conditions as mentioned herein, however the Authorised Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. Please note that the Bank/Authorised Officer/Secured Creditor does not in any way ke any representation with regard to the fitness/title of the property/les/assets under auction. Sale/auction will be strictly on no recourse basis.
- 25 If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guaranton's/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall
- 26 The Borrower's attention is invited to the amended provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeen the secured asset. In this respect the bank had issued notice dated 21.06.2024, giving 30 days advance notice providing the apportunity to redeem the property under Auction to Borrowers but despite the said notice the borrowers have failed to give any response or in making the payment of dues. The Authorised Officer reserves the right to accept or reject anyl all bids, if not found acceptable or to postpone/cancel i adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. No counter-offer/conditional offer/conditions by the Bidder and/or Successful-Bidder will be entertained. The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions.
- 27 The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final
- 28 The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings.
- 29 Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property/les put for sale. The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the 31 For further details kindly contact Authorised Officer Mr. Vikram Sharma (Mobile no. +9196672-21449) or Officer of Bank Mr. Alai Nigam
- (Mobile No. +9188009-88008) Ms. Lakshika Chawla (Mobile No. +91-86557-83924) 32 In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambigu

STATUTORY 30 DAYS SALE NOTICE UNDER RULES 6(2), 8(6), 8(7) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 The borrower/guarantors/mortgagors are hereby notified to discharge the liability in full and pay the dues as mentioned above along with up to date interest and expenses within 30 (Thirty) days from the date of this notice failing which the "Secured Asset" (mentioned above) will be sold as per the terms and conditions mentioned above.

Place: Delhi For Kotak Mahindra Bank Limited **Authorised Officer**

interest thereon within 60 days from the date of receipt of the said notice.

Interest increas marriorn within 60 days from the date of receipt of the said notice. The borrowers in particular and the Public in general that the undersigned has taken possession of the properties mortgaged with the Company described in Column [E] herein below on the respective dates mentioned in Column [F] in exercise of the powers conterred on him under Section 13[4] of the Act read with Rule 9 of the Rules made there under. The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties mentioned in Column [E] below and any such dealings will be subject to the charge of Mks. Cholamandalam Investment And Finance Company Limited for an amount mentioned in Column [D] along with inferest and other charges. Under section 13 [8] of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

AUTHORISED OFFICER, M/s. Cholamandalam Investment And Finance Company Limited Date: 22/07/2024 Place: Udaipur

Nagar Palika, Hapur Village Chamri, Hapur-245101, Uttar Pradesh

APPENDIX IV POSSESSION NOTICE (for immovable property)

St. No.	Name of the Borrower(s)/ Co-Borrower(s)(Name of the Branch)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1	(Loan Code No. 09210000055/ Hapur Branch) Tan Singh (Borrower), Late. Sandhya Devi (Represented Through The Legal Heir) (Co-Borrower)	All that piece and parcel of property bearing, Vill Darpa Cuharpur, Bulandshahr, Uttar Pradesh-203131 Boundaries: East: Raasta 20 Ft Wide Road, West: Seller Plot, North: Raasta 16 Ft Wide, South: Khet Naresh	10-04-2024 ₹ 23,94,373/-	22-07-2024
2	(Loan Code No. 09210000106/ Hapur Branch) Anees Ahmad (Borrower) Afsana Begam (Co-Borrower)	All that part & parcel of property bearing, Mohalla Bada Kot (Ganj Sadat), Sikarpur 13 Sikarpur Bulandshahr, Uttar Pradesh-203131. Boundaries : East- Raasta 6m Wide, West- Plot Ajimuddin and Nawab Khan, North- Plot Mohd Umar, South - Raasta 6 m Wide	10-04-2024 ₹ 8,45,953/-	22-07-2024

E-mail: cs8244@pnb.co.in, Tel No: 9413360236 Auction Sale Notice for Sale of Immovable Assets under the 'Securitization and Reconstruction of Financial Assets and Enforcer

SCHEDULE OF THE SECURED ASSETS

Details of the encumbrance known to the secured creditors-Not Known TERMS AND CONDITIONS:- 1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interes

Rights, CC Colony, Opp Rana

Pratap Bagh, New Delhi-110007

IDBI Bank Ltd., Retail Recovery, 8th Floor, Plate B, Block 2, NBCC Office Complex,

ucs	cripuori or une irriiriova	nic broberty is as iti	CHILOHICU DCIOW				surpuorror trie irrimovable property is as mentioned below."									
	SCHEDULE OF SALE OF SECURED ASSETS															
Sr. No.	Name of Borrower / Co-Borrower / Guarantor	Date of Demand Notice and O/s Amount mentioned therein	Description of Secured Assets	Status of Possession (Physical or Symbolic)	Date of Possession	Reserve Price	Earnest Money Deposit (EMD) Amount	Last Date & Time of deposit of EMD & Bid Document	Date & Time of Inspection of Property	Incremental Bidding	Name & Contact of Authorised Officer / Nodal Officer					
1.	Mr. Karan Gambhir (Borrower) & Mr. Kanish Raaj Gambhir (Co-Borrower) AND Ms Trillion Motors Pvt Ltd (Borrower) & Mr. Karan Gambir &	Rs. 2,63,96,402/- and	Property No A-3, Entire Basement & Portion of Ground Floor (approx 225 Sqyds), CC Colony, Opp Rana Pratap Bagh, New Delhi-110007 AND Property No A-3. First Floor	Physical	20.01.2024	Rs. 7,48,00,000/-	Rs. 74,80,000/-	26.08.2024 till 6.00 PM	Prospective buyers may visit on their own.	Rs. 1,00,000/-	Mr. Amit Rana- 9990527220 Mrs. Amarjyoti Nayyar 011-69297259					

BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE: To the best of knowledge and information of the Authorized Officer there are no encumbrances known on the immoveable For detailed Terms and Conditions, please refer to the link provided in IDBI Bank's (Secured Creditor) website i.e., https://www.idbibank.in and/or https://www.bankeauctions.com

Sd./- Authorised Officer, IDBI Bank Ltd.