www.freepressjournal.in

AI used to plot Tesla cybertruck blast in Las Vegas, outside Donald Trump's hotel

WASHINGTON

The highly decorated soldier who exploded a Tesla cybertruck outside the Trump hotel in Las Vegas used generative AI, including ChatGPT, to help plan the attack, Las Vegas police said Tuesday. Nearly a week after 37-year-old Matthew Livelsberger fatally shot himself, officials said according to writings, he didn't intend to kill anyone else.

An investigation of Livelsberger's searches through ChatGPT indicate he was looking for information on explosive targets, the speed at which certain rounds of ammunition would travel and whether fireworks were legal in Arizona. Kevin McMahill, sheriff of the Las Vegas Metropolitan Police Department, called the use of generative AI a "gamechanger" and said the department was sharing information with other law enforcement agencies.

"This is the first incident that I'm aware of on US soil where ChatGPT is used to help an individual build a particular device," he said. "It's a concerning moment." In an emailed statement, OpenAI said it was committed to seeing its tools used



"responsibly" and that they're designed to refuse harmful instructions. "In this case, ChatGPT responded with information already publicly available on the internet and provided warnings against harmful or illegal activities. We're working with law enforcement to support their investigation," the emailed statement said. Launched in 2022, ChatGPT is part of a broader set of technologies developed by the San Francisco-based startup OpenAI. Unlike previous iterations of so-called "large language models," the ChatGPT tool is available for free to anyone with an internet connection and designed to be more user-friendly.

ə-mail - mjgpknw@rediffmail.co निविद<u>ा सूचना</u> खंडवा, दिनांक 30.12.2024 क्रमांक / भंडार / 2024 / 1954 म. ज्यो. फुले शासकीय पॉलीटेकनिक महाविद्यालय, खंडवा में संस्था में विभिन्न विभागों में कम्प्यूटर, इंटरेक्टिव पेनल, फर्नीचर एवं अन्य सामग्री क्रय करने हेत् GEM Portal पर निम्नानुसार निविदा आमंत्रित की जाती है :-Item Tender ID Start Date End Date 14/01/2025 GEM/2024/B/5746957 24/12/2024 Computer, Interactive GEM/2024/B/5747467 24/12/2024 14/01/2025 Panels, Furniture and GEM/2024/B/5753603 26/12/2024 16/01/2025 others Item GEM/2024/B/5760351 30/12/2024 20/01/2025 विस्तृत जानकारी एवं अंतिम तिथि GEM Portal पर उपलब्ध है । इच्छुक फर्म / सप्लायर पोर्टल पर ऑनलाइन टेंडर भरकर क्रय प्रक्रिया में भाग ले सकते है । hearing on 10th December, 2024 and admitted the said petition. The Commission has now प्राचार्य decided to seek stakeholders' comments through this notice. Brief Summary of the petition as म.ज्यो. फुले शासकीय पॉलीटेक्निक G-21293 स्वच्छता ही सेवा महाविद्यालय, खंडवा Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6)) Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office a Vol No.38, Udyog Vihar, Phase-IV, Gurgaon-122015, (Haryana) and Branch Office at:. H.no.176 scheme no 97 slice - 4 near Narmada square after gopu quare Indore 452001 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act") Vhereas the Auhorized Officer ("AC") of IIFL-HFL had taken the possession of the following propertylies pursuant to the notice issued U/S 13(2) of the Act in the following long and accounts/prospect nos. with a right to sell the same on "AS 15 WHERE IS BASIS AND WITHOUT RECOURSE SASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.com Description of the Imm Borrower(s) / Co-**Demand Notice** Date of Physical **Reserve Price** Date and Amount property/ Secured Asset ower(s) / Guarantor(s) Possession All that part and parcel of the property bearing Flat No 215 , Second Floor, Block 17-May-2024 14-Oct-2023 Rs.4.41.000/es Four Lakh Forty On Rs. 5.56.012/- (Rupe 1. Mr. Rakesh Singl Total Outstanding A1 Ews Aashiyana Omaxe City -2 Thousand Only) Five Lakh Fifty Six as On Date 06-Jan-2025 2. Mrs. Rajkumari Mangliya , Village"Mangalia Sadak , Tesh. Sanwer , Indore , 453771 , Madhya Thousand and Twelve Earnest Money Deposit Only) Rs. 842130/rospect No Pradesh. Area Admeasuring (In Sq. Ft.): (EMD) 937554) (Rupees Eight Lakh Forty Two Bid Increase Amount Rs. 20,000/-Type: Saleable_Area, , Built Up_Area Property Property Carpet_Area Rs.44,100/- (Rupees Forty Four Thousand One Hundre ousand One Hundre (Rupees Twenty Thousand Only) Area: 307.00, 276.00, 301.00 Only) and Thirty Only) EMD Last Date Date/ Time of E-Auction Date of Inspection of propert 24-Jan-2025 1100 hrs -1400 hrs 27-Jan-2025 till 5 pm 29-Jan-2025 1100 hrs-1300 hrs ode Of Payment:- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and p Mode Of Payment: EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iiflonehome.com and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For Balance Payment is for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For Balance Payment - Login https://www.iflonehome.com >My Bid >Pay Balance Amount. TERMS AND CONDITIONS:: For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www.iflonehome.com well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes. The suckessful bidder should deposi 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposi and payment has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other due like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property. land and all other incidental costs, charges including all taxes and rates outgoings relating to the property. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL. Bidders are advised to go through the website https://www.iflonehome.com and https://www.iflon.com/home-loans/properties-for-for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the efor detailed terms and conditions or auction sate a auction approximation consistence of the service provider E mail ID:-sale proceedings. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:-care@iffonehome.com, Support Helpline Numbers:@1800 2672 499. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: care@iffonehome.com Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking phys-ical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances. D. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law to case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancellect

पॉलीटेक्निक महाविद्यालय, खंडवा

(शासन द्वारा स्वशासी घोषित)

Urumer the hotice is hereby given to the borrower/s, that in case they fail to collect the above stal articles same shall be sold in accordance with Law

 In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled
 and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
 AC reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any
 dispute in tender/Auction, the decision of AO of IIP-IFL will be final.

 15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of Fender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost. Place:-Indore, Date: 09-Jan-2025 Sd/- Authorised Officer, IIFL Home Finance Limited

Near Sitlamata Bazar, Kaanch Mandir Road

Indore (M.P.) Mob.: 83700 12016

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement o Security Interest Act 2002 and in exercise of powers conferred under section 3(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the Borrower/Co-Borrowers mentioned herein below to repay the amount, notice is hereby given to the borrower and the pub lic in general that the undersigned has taken possession of the property discribed herein below in exercise of powers conferred on him under Section 13(4) 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 discribed herein below in exercise of powers (8) of section 13 of the Act, If the borrower clears the dues of the "IIFL HFL" together with all costs, charges and expense is incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets. Name of the Borrower I. Description of the Secured Asset (Improvable Pronerty). Total Outstanding I. Description of the Secured Asset (Improvable Pronerty). Total Outstanding I. Description of the Secured Asset (Improvable Pronerty). Total Outstanding I. Description of Line Secured Asset (Improvable Pronerty). Total Outstanding I. Description of Line Secured Asset (Improvable Pronerty). Total Outstanding I. Description of Line Secured Asset (Improvable Pronerty). Total Outstanding I. Description of Line Secured Asset (Improvable Pronerty). Total Outstanding I. Description of Line Secured Asset (Improvable Pronerty). Total Outstanding I. Description of Line Secured Asset (Improvable Pronerty). Total Outstanding I. Description of Li
 Image: Intendence of the Secured Asset (Immovable Property)
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 Area: 660.00 कार्यालय प्राचार्य, महा. ज्यो. फुले शासकीय MADHYA PRADESH ELECTRICITY REGULATORY COMMISSION 5th Floor "Metro Plaza," Bittan Market, E-5, Arera Colony, Bhopal-462016 Phone No. : 0755-2430154, 2463585, Fax No. : 4004137 Email : secretary@mperc.nic.in, Website : www.mperc.in No. MPERC/RE/2025/40 Bhopal, Dated : 07.01.2025 **PUBLIC NOTICE (PETITION NO. 71/2024)** Madhya Pradesh Electricity Regulatory Commission (MPERC) had notified "Madhya Pradesh Electricity Regulatory Commission (Terms and Conditions for Determination of Tariff for Supply and Wheeling of Electricity and Methods and Principles for Fixation of Charges) Regulations, 2021 (RG-35 (III) of 2021) and amendments thereof" (hereinafter referred to as Tariff Regulations). Madhya Pradesh Industrial Development Corporation Ltd., Indore, (Formerly known as MPAKVN Ltd) 1st Floor, Atulya IT Park, Near Crystal IT Park, Khandwa Road, Indore-452007 (herein after referred as the Petitioner or MPIDC) is a Company incorporated under the Companies Act, 1956 and a deemed licensee under the provision of Section 14 of the Electricity Act 2003, for distribution and retail supply of electricity within the SEZ Area Pithampur of Madhya Pradesh. The Petitioner has filed a petition before the Commission for approval of truing-up of Annual Revenue Requirement (ARR) for FY 2023-24 as determined by the Commission through its order dated 31st March, 2023 passed in the Petition No. 81/2022. The Commission held motion

world 11

Possession Notice (For Immovable Property) Rule 8-(1)

filed by the petitioner is given in the table below: Table 1: Summary of ABB filed by Petitioner in True-up petition for EV 2023-24

Table 1: Summary of ARR filed by Petitioner in True-up petition for FY 2023-24							
Sr.	Particulars	FY 2023-24					
No.			Claimed in True				
		Tariff Order FY 2023-24	up Petition for FY 2023-24				
		Rs. Crore					
1	Purchase of Power	208.06	186.50				
2	Intra-State Transmission Charges	10.26	18.40				
3	SLDC Charges	0.04	0.04				
4	O&M Expense	8.13	7.76				
5	Depreciation	0.32	0.79				
6	Interest & Finance Charges	1.24	1.63				
7	Lease Rent	0.00	2.19				
8	Return on Equity	0.53	0.80				
9	Total Expenses	228.58	218.11				
10	Less : Other income	2.93	0.02				
11	Aggregate Revenue Requirement (ARR)	225.64	218.09				
12	Revenue Gap/(Surplus) in MP Transco True Up of FY 2020-21	1.62	1.62				
13	Revenue Gap/(Surplus) in MPIDC True Up of FY 2021-22	(14.85)	(14.85)				
14	Revenue Gap/(Surplus) in MP Transco True Up of FY 2021-22	3.67	3.67				
15	Aggregate Revenue Requirement including True-up (Sr.No. 11+12+13+14)	216.08	208.53				
16	Revenue from sale of power at Proposed Tariff	216.08	194.26				

17 Revenue Gap/(Surplus) at Proposed Tariff (Sr.No.15-Sr.No. 16) 0.00 14.26 Interested persons may file their objections/comments/suggestions along with documents/ evidence, if any relating to the true-up petition in three copies to the Secretary, Madhya Pradesh Electricity Regulatory Commission, 5th Floor "Metro Plaza" E-5 Arera Colony, Bittan Market Bhopal-462016 so as to reach the Commission's office latest by 30.01.2025. A copy of objections/comments/suggestions be also sent to MPIDC SEZ, Indore via "e-mail a ed.roind@mpidc.co.in" followed by its hard copy. Advance copy of the objections/comments/ suggestions can also be sent by "e-mail at secretary@mperc.nic.in" followed by its hard copy which should reach the Commission's Office latest by **30.01.2025**. Objections/comments/ suggestions received after 30.01.2025 shall not be considered.

Copy of petition may be obtained on any working day between 11:00 AM and 4:00 PM upto 30.01.2025 from the Commission's office or Headquarters of the Madhya Pradesh Industrial Development Corporation Ltd., Indore, (Formerly known as MPAKVN Ltd) 1st Floor, Atulya IT Park, Near Crystal IT Park, Khandwa Road, Indore-452007 on payment of Rs. 200/- for each copy in cash or demand draft drawn in favor of "MPIDC(I) Ltd." payable at Indore. Copy of petition can also be obtained by post on additional payment of Rs.100 towards postage expenses. Copy of petition can also be downloaded free of charge from Commission's website: www.mperc.in and MPIDC website : www.invest.mp.gov.in or www.mpakvnindore.com. The Commission shall arrange public hearing on virtual mode on 07.02.2025 at 11 A.M. The person who has filed their representation in writing with the Commission may intimate mobile number and e-mail ID to the Commission Secretary at e-mail ID secretary@mperc.nic.in to

Imran offered house arrest deal, says sister

AN ISLAMABAD

Talks between the Pakistani government and opposition parties, particularly Pakistan Tehreek-e-Insaf (PTI) party, have hit a roadblock, with allegations of government interference and restrictions on the party's access to its jailed leader, Imran Khan, Dawn reported.

Aleema Khan, Imran's sister, recently revealed that the former Prime Minister was offered a deal to move from Rawalpindi's Adiala Jail to house arrest at his Banigala residence.

In a statement on Tuesday, Aleema Khan claimed that several offers had been relaved to her brother via Khyber Pakhtunkhwa Chief Minister Ali Amin Gandapur. These offers, she said, came with the suggestion that Imran Khan remain silent, possibly in exchange for house arrest. However, she questioned how

Protests halt Pak trade route with China



Several offers made with the suggestion that Imran Khan remain silent, says Aleema

could her brother accept such a deal after spending so long in jail. Last week, both the government and PTI denied any official offer of transferring Imran Khan to Banigala or any other location. Aleema's claims have added to the already tense situation surrounding the negotiations.

IANS ISLAMABAD

Pakistan's critical trade route with China remained blocked for the fifth day on Tuesday as thousands of people continued their protests over chronic and prolonged power outages in the mountainous region of Pakistan-Occupied Gilgit-Baltistan, media reported.

The organisers of the sit-in demonstration in Hunza, a picturesque city with a population of more than 70,000 in Gilgit Baltistan, have vowed to continue protesting until their demands are met. Rally leaders emphasised the town's persistent inadequate power supply. noting that residents endure up to 23-hour electricity outages amid a harsh winter season. Both men and women participated in the protest, braving average daytime temperatures of -4 degrees Celsius and nighttime temperatures of -10 degrees Celsius, as reported by rally participants to a media outlet via phone.

Under Section 13(2) of the Securitisation and Reconstruction of Finan	ICI
Assets and Enforcement of Security Interest Act 2002	

DEMAND NOTICE

Cloth Market Branch: 21 के ऑफ इंडिया Central Bank of India Near Sitlamata Bazar, Kaanch Mandir Roa Indore (M.P.) Mob.: 83700 12016

Our Branches, at the request of you, the following Borrowers/Guarantors, granted to you various credit limits and out of total amount due to us you have defaulted in repayment of entire amount. As you have defaulted in repayment of your full liabilities, we have classified your dues as Non-Performing Asset on 30.12.2024 (Date of NPA) in accordance with the guideline's of the Bank / directions or guidelines issued by Reserve Bank of India. We also inform you that inspite of our repeated notices and oral requests for repayment of the entire amount due to us, you have not so far paid the same You are aware that the various limits granted by us are secured by the following Assets (Secured assets).

Name and Address of Borrower/Owner/Mortgagor	Description of Property	Demand Notice Date Outstanding Amount
 M/s Shubha Agro Chemical Private Limited (Borrower), (through Its Directors) Mr. Shankar Singh Sengar & Mrs. Trapti Singh Sengar, Unit old Address: 15, SDA Compound, Lasudiya Mori, Indore - 452010, Unit New Address: Plot No. 14, Sector D, Industrial Area, Tajpur, Ujjain, Maksi Road, Distt Ujjain (M.P.), Mr. Shankar Singh Sengar S/o Shiv Singh Sengar (Director and Guarantor), Residential old Address: House No. 1611, Scheme No. 114, Dewas Naka, Indore (M.P.) 452010, Residential New Address: House No. 2001, 1st Floor, Scheme No.114, Nr. Marthoma School, Dewas Naka, Indore, Mrs. Tripti Sengar W/o Shankar Singh Sengar (Director and Guarantor), Residential old Address: House No. 1611, Scheme No. 114, Dewas Naka, Indore, Mrs. Tripti Sengar W/o Shankar Singh Sengar (Director and Guarantor), Residential old Address: House No. 1611, Scheme No. 114, Newas Naka, Indore, 	Equitable Mortgage of Industrial Plot No. D- 14, Sector- D, MPIDC, Village Tajpur, Distt. Ujjain, Having Area: 800 Sq. mtr., Boundaries: North: Plot No. D-13, South: Plot No. D-15, East: Plot No. D-09, West: 18.00 Mtr. Road	Demand Notice Date 01.01.2025 1,24,96,772.35 + Interest from 01.01.2025 & other charges, expenses

d of 60 days from the date of this notice, failing which we will be exercising the powers under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above. Please take note that after receipt of this notice, you shall not transfer by way of sale lease or otherwise any of the secured assets referred to in this notice, without prior written consent of the secured creditor. We draw your attention to section 29 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, which awards imprisonment upto one year or with fine, or with both, if you contravene the provisions of the Act.

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.

Place: Indore, Date: 09.01.2025

Authorised Officer, Central Bank of India

Bank

IDFC FIRST

IDFC First Bank Limited

(Formerly known as IDFC Bank Ltd) | CIN : L65110TN2014PLC097792

Registered Office: - KRM Towers, 7th Floor, Harrington Road, Chetpet, Chennai- 600031. Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] 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 Enfo Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properti as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd. will be sold o "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd from Borrower (s) and Co-Borrower (s) as per column (i).

For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.

S. NO	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s)	(v) Reserve Price	(vi) EMD Amount	(vii) Date and Time of	(viii) Date and Time of	(ix) Date and Time of	(x) Authorized Officer Name &
			and Guarantor (s)	Amount		Auction	EMD Auction	Inspection	Contact Number
1	INR 1888729.85/-	34644101	Jayant Gour, Sonali Jayant	INR	INR	28-Jan-2025	27-Jan-2025	21-Jan-2025	Name- Gaurav Agrawal
	Demand Notice		& Jayant Gour C/O Jayant	1579500.00/-	157950.00/-	11.00 AM to	10.00 AM to	10:00 AM To	Contact Number- 9893049553
	dated:		Gour Online Center			1.00 PM	5.00 PM	4:00 PM	Name- Sandesh Jain
	04-May-2023								Contact Number- 8839140796
(iv) MORTGAGED PROPERTY ADDRESS: All That Piece And Parcel Of Flat No. 202 On Second Floor, Admeasuring 780 Sq. Ft. (Super Built-Up Area), Of "Krishna-Heights", Situated At Plot No. 136, Shri Krishna Avenue Phase-1, Village: Limbodi Tehsil & District: Indore, Madhya Pradesh-452020, And Bounded As:- East: Plot No. 133, West: Colony Road, North: Falt No. 201 And 203 & South: Plot No. 137									
Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property. IDFC FIRST Bank Limited									
Date : 09.01.2025 (Formerly known as IDFC Bank Ltd)									

participate in the public hearing as per the relevant guidelines available on the Commission website. M.P. Madhyam/118202/2025 SECRETARY

Kotak

KOTAK MAHINDRA BANK LTD. PUBLIC NOTICE FOR E-AUCTION CUM SALE Registered office 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 Corporate Office: Kotak Infinity, Zone-II, 4th Floor, Bldg. No.21, Infinity Park, Off. W.E. Highway, Goregaon, Mumbai – 400 097:

Branch/Regional Office: Kotak Mahindra Bank Ltd, 5th floor metro tower Vijay Nagar Indore (M.P) 452001

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor that the below described immovable property mortgaged to the Kotak Mahindra Bank Ltd and the Physical Possession of which has been taken by the Authorized Officer of Kotak Mahindra Bank Ltd, on dated 23-01-2024, and will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis, offers are invited to submit online through the Web Portal of our e-Auction Service Partner, M/s.C1 India Pvt Ltd i. e. www.c1india.com by the undersigned for sale of the immovable property of which particulars are given below:

Name of the Borrower(s) / Guarantor(s) / Mortgagor(s) Cash Credit Facility Loan Account No. CRN No 78089869 Loan Account No. 9811452381 and Term Loan Facility Loan Account No. CRN 78089869 Loan Account No 5915TL010000067 1.M/s MMB Jute Udyog Through its sole Proprietor	Demand Notice dated 10-08-2021,	Description of the Immovable properties 1.All that Piece and parcel of property being Industrial Land admeasuring 1789.96 Sq meter (Plot area) at Patwari Halka No 62 (old No 26) and Land Nearing Revenue diverted Survey no. 211/1 Paikee of Village	Reserve Price Rs. 4,95,53,775-/ (Rupees Four Crore Ninety	Earnest Money Deposit (EMD) Rs. 49,55,377/- (Rupees Forty Nine Lakhs	Date of Inspection of Immovable properties 17/01/2025 11:00 hrs –
Mr Prem Ratan Bothra, Having Address: 23 ,24 Murai Mohalla , Chawani Grain House Flatno 204-205 2 nd floor opposite Sheetal Gajak Indore – 452001 (Borrower) Also at: Flat no 101 , NRK Villas 22/2 Manoramaganj ,Indore MP 452001 2.Mr Navratan Kumar Bothra S/o Mr Magan La Bothra Having Address: 165 Vidya nagar ,Sukhdham apartment flat no 102 Behind Sapna Sangeeta Road ,Indore MP 452001, 3. Mrs Priti Bothra W/O Mr. Prem Ratan Bothra Having Address: Flat no 101 ,NRK Villas 22/2 Manoramaganj , Indore MP 452001 (Co Borrower/Guarantor)	(Three crore thirty six lakhs twenty three thousand eight hundred twenty four and fourty five paisa Only) As on 9/8/21	Palda, Ward no. 75 , Indore (M.P.) along with improvements. East: Road, West: Road and Land no RS No 211/1 Paikee, North: Road and Land no RS No 211/3 Paikee, South: Road and Land no RS No 311/1 and 311/2 2.All that Piece and parcel of property being Industrial Land admeasuring 189.68 Sq meter (Plot area) at Patwari Halka No 62 (old No 26) and Land Nearing Revenue diverted Survey no. 311/1 & 311/2 Paikee of Village Palda Ward no 75 , Indore (M.P.) along with improvements. East: Other factory, West: Remaining Land of RS no. 311/1 and 311/2, North: Land of RS No 211/3 Paikee, South: Tiles factory	Five Lakhs Fifty Three Thousand Seven Hundred Seventy Five Only)	Fifty Five Thousand Three Hundred Seventy Seven Only)	12:00 hrs Date/ time of Auction 30/01/2025 from 11:00 hrs to 12:00 hrs

Bid Increase Amount 5,00,000/- Last Date for Submission of Offers / EMD:- 29/01/2025 till 5.00 pm

Important Terms & Conditions of Sale:

(1) The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of our E-Auction Service Provider, M/s.C1 India Pvt Ltd i.e. https://www.bankeauctions.com_ for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online; (2) All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as https://www.bankeauctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid; (3) For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt Itd Department of our e-Auction Service Partner Dharani Krishna, through Mobile No. 9948182222, & E-mail ID: mpcg@c1india.com & support@bankeauctions.com; (4) To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make heir own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/right/dues/affecting the property prior to submitting their bid. The e-Auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues; For participating in the e-Auction, intending purchasers/bidders will have to submit/upload in the Web Portal (https://www.bankeauctions.com) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Indore along with self-attested copies of the PAN Card. Aadhaa Card, Residence Address Proof, Board Resolutions in case of company and Address Proof as specified above. (5) The EMD of all other bidders who did not succeed in the e-Auctio will be refunded by KMBL within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest; (6) The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorised Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till hen shall be liable to be forfeited; (7) The successful bidder shall pay 1% of Sale price towards TDS on the PAN No. ADFHL7544N & AWFGH0875J (out of the sale proceeds) and submit TDS Certificate to the Authorized officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the Authorised Officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited

The Borrower (s) / Mortgager(s) / Guarantor(s) are hereby given STATUTORY 15 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with upto date interest and expenses with in Fifteen days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. 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 ambiguity. If the borrower/guarantors/mortgagers pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, contact the Authorized Officer Prashant Satpute @ 9724433999, and Mr. Ashok Motwani @ 9873737351 at above mentionec Regional office of Bank.

Special Instruction: e-Auction shall be conducted by our Service Provider, M/s. C1 India Pvt Ltd on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other parapherenalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither KMBL nor C1 India PVL Ltd shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations. Place:- Indore M.P Date: 9/1/2025

Sd/- Authorized Officer , Kotak Mahindra Bank Ltd.