

WONDER HOME FINANCE LTD.

(CIN No. U65999RJ2017PLC059619) WONDER Corp. Office: 620, 6th Floor, North Block, World Trade Park, Malviya Nagar, JLN Road, Jaipur- 302017, TEL: 0141-4750000

PUBLIC NOTICE FOR AUCTION CUM SALE

For purchase of immovable property by the authorized officers of M/s Wonder Home Finance Limited for recovery of dues from the borrowers under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, in pursuance of taking possession of the secured property as specified by the authorities are invited in sealed cover, as mentioned below, on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "AS IS WHAT IS BASIS" WHO IS IN PHYSICAL POSSESSION, DETAIL OF THEM GIVEN BELOW:-

Table with columns: Borrower/Co-borrower/Guarantor, Date of Demand Notice, Details of Fixed Assets, Reserve Value, EMD Amount, Total Outstanding Amount, Auction Site. Includes details for Loan A/C No. LN34045BT23 and LN4045HE23.

Auction date 22.02.2025, Last Date For Submission Of Bids is 20.02.2025, up to 5:00 PM, Inspection date and time 18.02.2025 (in office hours)

Terms & Conditions of Tender: 1. The person, taking part in the tender, will have to deposit his offer in the tender form provided by the Company, which is to be collected from the Wonder Home Finance Ltd. during working hours of any working day, super scribing 'Tender Offer for Above Mentioned Property on the sealed envelope along with the DD/Pay order of 10% of the reserve price as Earnest Money Deposit (EMD) in favor of Wonder Home Finance Ltd. payable at Jaipur at the above mentioned office.

Authorized Officer Wonder Home Finance Ltd.

OFFICE OF THE RECOVERY OFFICER -II DEBTS RECOVERY TRIBUNAL-II, DELHI

4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

R.C. No. 98/2019 SALE PROCLAMATION UNION BANK OF INDIA V/S MR. ARVIND ARYA

PROCLAMATION OF SALE UNDER RULE 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

CD#1 Mr. Arvind Arya S/o Mr. Pratap Singh Arya CD#2 Ms. Veena Arya W/o Mr. Arvind Arya CD#3 Ms. Saira Devi W/o Mr. Pratap Singh, All CD#1 to CD#3 are R/o House No. 999, Faridabad, Haryana-121004

1. Whereas as per Recovery Certificate No. 98/2019 drawn by the Presiding Officer, Debts Recovery Tribunal-II mentioning a sum of Rs. 99,38,619.33 (Rs. Ninety Nine Lakhs Thirty Eight Thousand Six Hundred Nineteen and Paise Thirty Three Only) CD's are Jointly and / or Severally liable to pay the amount of Rs. 98,33,619.33 (Rupees Ninety Eighty Lakh Thirty Three Thousand Six Hundred and Nineteen and Paise Thirty Three only) alongwith future interest @ 12% p.a. from the date of filing of the O.A. i.e. 08-04-2016 until recovery with cost.

5. The property shall be put up for the sale as specified in the schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before auction is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned

6. No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly hid for, acquire or attempt to acquire any interest in the property sold

7. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions

7.1 The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

7.2 The Reserve Price below which the property shall be sold and the Earnest Money Deposit (EMD) are as under:-

Table with columns: S.No, Description of Property, Reserve Price (in Rs.), Earnest Money Deposit (EMD). Row 1: House No. 999, Sector-99, Faridabad, Haryana-121001 (admeasuring 250 sq. yards) Rs. 1,92,00,000/- Rs. 19,20,000/-

7.3 The interested bidders, who have submitted their bids not below the reserve price, alongwith documents including PAN Card, Identity proof, address proof etc. and in the case of company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company also, latest by 03.03.2025 before 4.00 PM in the Office of the Recovery Officer-II, DRT-II, Delhi shall be eligible to participate in the e-auction to be held from 03.00 PM to 04.00 PM on 03.03.2025, in the case of individual, a declaration if the bid is on his/her own behalf or on behalf of his/her principals be also submitted. In the latter case, the bidder shall be required to deposit his/her authority and in case of default, his/her bid shall be rejected. 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.

7.4 The bidder(s) shall improve their offer in multiples of Rs. 1,00,000/- (Rupees One Lac Only).

7.5 The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer-II, DRT-II, Delhi, immediately on closure of the e-auction sale proceedings.

7.6 The Successful/highest bidder shall have to prepare and deposit Demand Draft/Pay Order for 25% of the bid/sale amount, after adjusting the EMD, favoring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. 98/2019 by next bank working day i.e., by 04.00 PM with this Tribunal

7.7 The successful/highest bidder shall deposit, through Demand Draft/Pay Order favouring Recovery Officer-II, DRT-II, Delhi, A/c R.C. No. 98/2019, the balance 75% of the sale proceeds before the Recovery Officer-II, DRT-II, Delhi on or before 15th day from the date of auction of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day alongwith the postage fee 2% upto Rs. 1,000 and 1% on the excess of such gross amount over Rs 1000/- In favour of Registrar, DRT-II Delhi. (in case of deposit of balance amount of 75% through post the same should reach the Recovery Officer, above).

7.8 In case of default of payment within the prescribed period, the property shall be re-sold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

8. The property is being sold on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS". 9. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE OF THE PROPERTY. Table with columns: S. No., Description of the Property to be sold, Revenue assessed upon the property or any part thereof, Details of any other encumbrance to which property is liable, Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.

Given under my hand and seal on 13-01-2025 Contact Person : Neha Bansal, 9729146633 Sd/- (Dattatray Bajpayee) Recovery Officer-II, DRT-II, Delhi

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-I, DELHI

4th FLOOR, JEEVAN TARA BUILDING, PARLIAMENT STREET, NEW DELHI - 110001

T. R.C. NO. 2627/2022 SALE PROCLAMATION

PUNJAB AND SIND BANK VS TOMAL NAG PROCLAMATION OF SALE UNDER RULE 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961

READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993. (CD 1) TOMAL NAG S/O LATE PRAFULLA NAG, R/O A-224, 2ND FLOOR, SHASTRI NAGAR, DELHI-110052

1. Whereas Recovery Certificate No. 2627/2022 in OA No. 293 of 2014 drawn by the Presiding Officer, Debts Recovery Tribunal-I for the recovery of a sum of Rs. 13,83,085.00, together with costs and future interest @ 12% p. a., from the date of filing of OA i.e. 30.04.2014, till its realization and also to pay cost as per the Certificate debtors together with costs and charges as per recovery certificate.

2. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate. 3. And whereas there will be due there under a sum of Rs. 13,83,085.00, together with costs and future interest @ 12% p. a., from the date of filing of OA i.e. 30.04.2014, till its realization and also to pay cost, Notice is hereby given that in absence of any order of postponement, the property/properties as under shall be sold by e-auction and bidding shall take place through "On line Electronic Bidding" through the website https://www.bankauctions.com on 05.03.2025 between 12.00 pm and 01.00 pm with extensions of 5 minutes duration after 01.00 pm, if required.

4. The description of the property proposed to be e-auctioned as follows.

Table with columns: S.No., Description of property, Reserve Price, EMD. Row 1: Property bearing no. B-1085, Upper Ground Floor, admeasuring 36.23 Sq. Mts. without roof rights, part of plot no. 63-D, admeasuring 43.33 sq. yds., Block-B, Shastrri Nagar, Delhi-110052 Rs. 21.00 Lakhs Rs. 2.10 Lakhs

5. The EMD shall be paid through Demand Draft/Pay Order in favour of Recovery Officer, DRT-I, Delhi-A/c R. C. No. 2627/2022 along with self-attested copy of Identity (Voter-I card/Driving license/passport) which should contain the address for future communication and self-attested copy of PAN Card must reach to the Office of the Recovery Officer, DRT-I, Delhi latest by 03.03.2025 before 5.00 PM. The EMD received thereafter shall not be considered. The said deposit be adjusted in the case of successful bidders. The unsuccessful bidder shall take return of the EMD directly from the Registry, DRT-I, Delhi after receipt of such report from e-auction service provider/bank/financial institution on closure of the e-auction sale proceedings.

6. The envelope containing EMD should be super-scripted "T. R. C. No. 2627/2022" along with the details of the sender i.e. address, e-mail ID and Mobile number and.

7. Intending bidders shall hold a valid Login Id and Password to participate in the E-Auction email address and PAN Number. For details with regard to Login id & Password, please contact M/s C 1 INDIA PVT. LTD., UDYOG VIHAR, PHASE 2, BUILDING NO. 301, GURUGRAM, HARYANA, - 122015 (INDIA) TEL. 91 7291981124/25/26, 9948182222. E-MAIL ANDHRA@C1INDIA.COM SUPPORT@BANKEAUCTIONS.COM, WEBSITE HTTPS://WWW.BANKEAUCTIONS.COM

8. Prospective bidders are required to register themselves with the portal and obtain user ID/password well in advance, which is mandatory for bidding in above e-auction, from M/s C 1 INDIA PVT. LTD.

9. The details of concerned bank officers/helpline numbers etc. are as under:-

Table with columns: Name & Designation, Email & Phone Nos. Row 1: Sh. Prithviraj Meena (AGM) Mobile No. 809433353, Email: d0707@psb.co.in Sh. Prnoy Kumar Ghose Mobile No. 901258582

10. What is proposed to be sold are the rights to which the certificate debtors are entitled in respect of the properties. The properties will be sold along with liabilities, if any. The extent of the properties shown in the proclamation is as per the Recovery Certificate schedule. Recovery Officer shall not be responsible for any variation in the extent due to any reason. The properties will be sold on 'as is where is' and 'as is what is' condition.

11. The property can be inspected by prospective bidder(s) before the date of sale for which the above named officer of the bank may be contacted.

12. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

13. EMD of unsuccessful bidders will be received by such bidders from the Registry of DRT-I, on identification/production of Identity proof viz., PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSUs. Unsuccessful bidders shall ensure return of their EMD and, if not received within a reasonable time, immediately contact the Recovery Officer, DRT-I, Delhi/ or the Bank.

14. The sale will be of the property of the above named CDs as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

15. The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any offer is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

16. No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly hid for, acquire or attempt to acquire any interest in the property sold.

17. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made there under and to the further following conditions: The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

18. The amount by which the bid/dings are to be increased shall in multiple of Rs. 5,000 (Rs. Five Thousand Only). In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.

19. The Successful/Highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

20. Successful/highest bidder shall have to prepare DD/Pay order for 25% of the sale proceeds favoring Recovery Officer, DRT-I, Delhi, A/C, T. R. C. No. 2627/2022 within 24 hours after close of e-auction and after adjusting the earnest money (EMD) and sending/depositing the same in the office of the Recovery Officer, Mohan so as to reach within 3 days from the close of e-auction failing which the earnest money (EMD) shall be forfeited.

21. The Successful/Highest Bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer, DRT-I, Delhi A/c T. R. C. No. 2627/2022 the balance 75% of the sale proceeds before the Recovery Officer, DRT-I on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day along with the postage fee @ 2% upto Rs 1,000 and @ 1% on the excess of such gross amount over Rs. 1000/- in favor of Registrar, DRT-I Delhi. (in case of deposit of balance amount of 75% through post the same should reach the Recovery Officer, above).

22. In case of default of payment within the prescribed period, the property shall be resold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

SCHEDULE OF PROPERTY. Table with columns: Lot, Description of the property to be sold with the names of the co-owners where the property belongs to the defaulter and any other person as co-owners, Revenue assessed upon the property or any part thereof, Details of any encumbrance to which property is liable, Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.

1. Property bearing no. B-1085, Upper Ground Floor, admeasuring 36.23 Sq. Mts. without roof rights, part of plot no. 63-D, admeasuring 43.33 sq. yds., Block-B, Shastrri Nagar, Delhi-110052

Given under my hand and seal on 09.01.2025 (Niranjan Sharma) Recovery Officer-II, Debts Recovery Tribunal-1, Delhi

KOTAK MAHINDRA BANK LTD.

Registered Office: 27 BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 151 Branch Office: Kotak Mahindra Bank Ltd. - 7th Floor, Plot No. 7, Sector - 125, Noida, Uttar Pradesh-201313

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 under rules 8(5) and 8(6) of the security interest (enforcement) rule, 2002.

Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Citifinancial Consumer Finance India Limited" (hereinafter referred to as "CFIL") the authorised officer of Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank/KMBS/Secured Creditor") has taken the physical possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 29.11.2024.

Notice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided to sale the secured asset through E-auction under the provisions of the SARFAESI Act, 2002 on "as is where is", "as is what is", and "whatever there is" basis for recovery of Rs.4,78,87,487.09/- (Rupees Four Crore Seventy Eight Lakh Eighty Seven Thousand Four Hundred Eighty Seven and Nine Paise Only) outstanding as on 17.01.2025 along with future applicable interest till realization, under the loan account no. 14511036 & 14511110, loan availed by Mr. Narender Kumar Arora, Mrs. Bani Arora & Mr. Kunal Arora as per below details.

Table with columns: Particular, Detail. Row 1: Date of Auction 28.02.2025 Time of Auction Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes Reserve Price Rs.5,25,30,000/- (Rupees Five Crore Twenty Five Lakh only)

Earrest Money Deposit (EMD) Rs.52,50,000/- (Rupees Fifty Two Lakh Fifty Thousand only) Last Date For Submission of EMD With KYC 27.02.2025 UP TO 6.00 PM. (IST)

Description Of The Secured Asset: All that piece and parcel of the entire Ground Floor in the property bearing No. A-14, New Friends Colony, New Delhi, constructed on plot admeasuring 549.86 sq. yards, alongwith 1/8th undivided share/interest in the land underneath alongwith one set of servant quarters constructed on the roof alongwith entire roof rights with the right of usage of the common facilities.

Known Encumbrances: To the best of the knowledge of the Bank no encumbrances are there. However, 2 (two) Securitisation Application (S/A) bearing number 375 of 2024 & 376 of 2024 are pending before DRT-II, Delhi.

The borrowers attention is invited to the provisions of sub section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take notice that if in case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty.

In case of any clarification/requirement regarding assets under sale, bidder may contact Mr. Nakul Gupta (Mob No. +9170806787) & Mr. Suresh Saxena (Mob No +917078699330). Bidder may also contact the bank's ITR No. (+91-912219751) for clarifications.

For detailed terms and conditions of the sale, please refer to the link HTTPS://WWW.KOTAK.COM/BANK/EMD-AUCTIONS.HTML provided in the bank's website i.e. WWW.KOTAK.COM and/or on HTTP://BANKEAUCTIONS.IN/ Place: Delhi NCR Date: 24.01.2025 Authorized Officer, Kotak Mahindra Bank Limited

PUBLIC ANNOUNCEMENT (Under the provision of Section 102 of the Insolvency and Bankruptcy Code, 2016) FOR THE ATTENTION OF THE CREDITORS OF MR. BHARAT RAJ PUNJ (Personal Guarantor to M/s Luel Electronics Limited) CIN: L29120UP1987PLC091016

RELEVANT PARTICULARS

Table with columns: Name of the Personal Guarantor, Address of the Personal Guarantor, Details of the order admitting the application, Insolvency commencement date, Estimated date of closure of Insolvency Resolution Process, Last date for submission of claims, Name and registration number of the Resolution Professional, Address and e-mail of the Resolution Professional, Address and e-mail to be used for correspondence with the Resolution Professional, Relevant Forms.

Notice is hereby given that the National Company Law Tribunal, Court III, New Delhi, in the case of Insolvency Resolution Process under Section 95 of the Insolvency & Bankruptcy code, 2016 has ordered the commencement of an Insolvency Resolution Process of Mr. Bharat Raj Punj on 09/01/2025.

The creditors of Mr. Bharat Raj Punj are hereby called upon to submit their claims and proof on or before 14/02/2025 in Form B under Regulation 7(1) of the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Personal Guarantors to Corporate Debtors) Regulations, 2019.

The creditor shall submit their claims to the Resolution Professional with proof through electronic means, or by hand or registered or speed post or courier.

Submission of false or misleading proofs of claim shall attract penalties and imprisonment in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 and any other applicable laws.

Jayant Prakash Resolution Professional Date : 24.01.2025 Place: Ghaziabad Regn. No.: IBB/PA-001/P-00597/2017- 811049

PROFECTUS CAPITAL PRIVATE LIMITED Registered/ Corporate/Branch Office:-

8/17, 4th Floor, Art Guild House, Behind Phoenix Marketcity, Main Lal Bahadur Shastri Marg, Kuria (West), Mumbai, 400070

PUBLIC NOTICE FOR SALE/AUCTION OF IMMOVABLE PROPERTIES (under SARFAESI Act read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules)

Whereas the Authorized Officer of Profectus Capital Private Limited, (hereinafter referred to as the "Profectus"), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short "SARFAESI Act") and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The following Borrowers/Co-borrowers/mortgagors/Guarantors having failed to repay the above said amount within the specified period. Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower(s) that the authorized officer has taken over possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" for recovery of Rs. 3,58,24,296/- (Rupees Three Crore Fifty Eight Lakh Twenty Four Thousand Two Hundred and Ninety Six Only) outstanding as on 07.08.2024 due to the Profectus Capital Pvt. Ltd., (Secured Creditor) with further interest and additional/ Penal, due to the Profectus under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction schedule below and other terms and conditions detailed on website at https://www.profectuscapital.com

AUCTION SCHEDULE

Description of Property:- All that piece and parcel of property being Residential House No. X/3036 (Part), on Plot No. 31, admeasuring 75.00 sq. yds., alongwith its whole of the structure of Two Shops, Four Rooms, on the ground Floor, Two Rooms, Kitchen, laterine, bath on first floor, fitted with Electricity, out of Khadra No. 211 & 212, Situated at abadi Main Road, Raghubarapur, No. 02, Ghandri Nagar, in the area of Village Seelampur, Ilaqa Shahdara, Delhi, Delhi-110031

Known encumbrances (if any):- Not known to the Profectus

Reserve Price (In Rs.):- Rs. 4,75,12,000/- (Rupees Four Crore Seventy Five Lakhs Twelve Thousand only)

Earrest Money Deposit (In Rs.) Through DD/PO in Favour Of 'Profectus Capital Private Limited', Payable at Delhi:- Rs. 47,51,200/- (Rupees Forty Seven Lakh Fifty One Thousand and Two Hundred Only)

Bid Incremental Amount:- Rs. 1,00,000/- Bid Incremental Time:-One Minute

Last Date, Time & Venue for Submission of Bids with Sealed Offer/Tender with EMD Till 24/02/2025 latest by 04:00 P.M., at 7-E, 5th Floor, DRI Building, Swami Ramthiraj Nagar, Jansi Road, Jhandewalan Extension, Central Delhi - 110055, India.

Date, Time and Venue for Opening of Bids:- 26/02/2025 at 11.30 a.m. at 7-E, 5th Floor, DRI Building, Swami Ramthiraj Nagar, Jansi Road, Jhandewalan Extension, Central Delhi - 110055, India.

Inspection of Properties:- On request between 11am to 4pm

Cost of Tender / Bid Cum Auction Form:- NIL

Return of EMD Of Unsuccessful Bidders: Within Seven working days from the date of Auction.

Last Date Payment Of 25% Of Future Highest Bid for Confirmed Successful Bidder(Inclusive of EMD):- The payment should be made latest by next working day from the date of bid confirmation

Last Date for Payment of Balance 75% Of Highest Bid:- Within 15 days from the date of bid/Sale Confirmation

Borrower's Details

Borrower/ Co-Borrower/ Guarantors/Mortgagar Name 1. Mr. Indar Kumar (In Ready Made Material Store), 2. Rekha Arora, 3. Vir Bhar Arora, 4. Paras Arora

Date of Demand Notice U/Sec-13(2) Of SARFAESI Act:-07th August, 2024

Ant. Of Demand Notice U/S-13(2) Of SARFAESI Act (In Rs.):-Rs. 3,58,24,296/- (Rupees Three Crore Fifty Eight Lakh Twenty Four Thousand Two Hundred and Ninety Six Only)

The interested parties may contact the Authorized Officer Mr. Karan Saxena, Contact No. 9999884844 email- karan.saxena@profectuscapital.com for further details / clarifications or for submitting their application. SD/- Date : 24/01/2025 Authorized Officer, Profectus Capital Pvt.Ltd

AUTHUM AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point, Mumbai-040 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV-A [See proviso to rule 8 (6)] Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIL vide NCLT order dated 10.05.2024) having Corporate Office at the Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar(west), Mumbai- 400028 and Branch Office at- 1A, 1st Floor, Gopala Tower, 25, Rajendra Place, New Delhi-110008 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited has taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS & AS IS WHAT IS BASIS" for realization of Authum Investment & Infrastructure Limited dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankauctions.com.

Table with columns: Borrower(s) / Co-owner(s) / Guarantor(s), Demand Notice Date and Amount, Date of Symbolic Possession, Reserve Price / Earnest Money Deposit/ Bid Incremental. Includes details for Loan A/C No. 05TH NOVEMBER 2022 and BRANCH: DELHI 1. SAROJ RANI.

Description Of The Immovable Property/ Secured Asset : "ALL THE PIECE AND PARCEL OF EQUITABLE MOR H.NO. 25, PATEL NAGAR, PANIPAT - 132103, HARYANA MORE PARTICULARLY DESCRIBED IN SALE DEED NO. 39 DATED 04.04.23-13 AREA 65 SQ. YARDS OWNER SMT. SAROJ RANI (HEREINAFTER REFERRED TO AS "THE SCHEDULE PROPERTY"

Date of Inspection :- 04th Feb 2025 11.00 to 3.00 PM EMD Last Date :- 10th Feb 25 till 05.00 PM Date/ Time of E-Auction :- 11th Feb 25 11.00 to 13.00

Mode Of Payment: All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at Delhi or through RTGS/NEFT The accounts details are as follows: a) Name of the account: Authum Investment & Infrastructure Limited CHD A/c b) Name of the Bank: HDFC Bank Ltd., c) Account No: 99999917071990, d) IFSC Code: HDFC000119.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:- 1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.

2. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C 1 India Pvt.Ltd. Plot No-68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26 )Support Email - Support@bankauctions.com, Mr. Bhavik Pandya Mob. 8966682937. Email: Gumaraj@c1india.com

3. For further details and queries, contact Authorised Officer: Akshay Jain Mob: 9810271251

4. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagar / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place. PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 186675 and see the NIT Document