HDFC BANK
Department for Special Operations : HDFC Bank Ltd., Ground Floor,
Gulab Bhawan, 6, Bahadur Shah Zafar Marg., ITO, New Delhi 110002

DEMAND NOTICE -U/S 13(2) OF THE SARFAESI ACT, 2002 Notice is hereby given to undermentioned borrower, guarantor(s) & mortgagor(s) who have defaulted in re-payment of the loan facility(ies) obtained by them from HDFC Bank and whose oan account has been classified as non-performing asset (NPA) on 28.06.2024. The notices were issued on 07.11.2024 to them u/s 13(2) of the Securitisation of Reconstruction of Financia Assets and Enforcement of the Security Interest Act, 2002 (SARFAESI Act, 2002) Act on their las known addresses but few of them have returned un-served, thus they are being informed by war

of this public notice. Name of the Borrower: 1. SAT Industries through its Proprietor Mr. Rajinder Kumar Modi (Borrower)/ Shop No-06, G.F., C-3/19, Rana Pratap Bagh, DELHI-110007 Also at: 35, SD College Road, Ground Floor, Amar Bhawan, Panipat- 132103 Email:

Name of Guaranter: 2. Mr. Rajinder Kumar Modi (Proprietor) Mortgagon Guaranter; Address at: H. No. B-1/17, Ground Floor, Jawala Heri Road, Block B-1, Paschim Vihar, New Delhi- 110063 3. Ms. Madhu Modi (Guarantor) Address at: H. No. B-1/17, Ground Floor, Jawala Heri Road, Block B-1, Paschim Vihar, New Delhi- 110063

DESCRIPTION OF THE MOVABLE PROPERTIES

Description of property	Asset belonging to		
 A) All existing stock -in-trade consisting of raw materials, goods in process of manufacturing, finished goods and 	M/s SAT Industries through its Proprietor		
other merchandise whatsoever being movable properties			

rafter be brought into or stored at the premises, factories or warehouses or at any such place of the Borrower; any of the above which is or may be in course of transit or awaiting transit by any mode of transport to the Borrower's factory or premises or at any other place whatsoever and wheresoever in the Borrower's possession or occupation or at any other premises or place, and/or: B) All existing debts i.e., all the book debts, outstanding, monies eceivable, claims, bills, invoice documents, contracts, guarantees and rights which are now due and owing or which may at any time hereafter during the continuance, this security becomes due and owing to the Borrower in the course of its business by any person, firm, company or body corporate or by a government department or office or any municipal or local or public or semi government body or authority or anybody corporate or undertaking or project whatever in the public sector.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of property Mortgagor
Commercial Property bearing Shop No. 6, Ground Floor, situated on Northern
Portion of Property bearing No. C-3/19, Rana Pratap Bagh, Delhi-110007

Mr. Rajinder
Kumar Modi Area- 152.88 Sq. ft. Boundaries- North- Road approx. 30 ft., South- Half portion of building C-3/19, Rana Pratap Bagh, Delhi, East- C-3/18, Rana Pratap Bagh Delhi and West-Shop No. 5 in Property C-3/19, Rana Pratap Bagh, Delhi.

Amount Outstanding (As on 30.11.2024): Rs. 1,57,27,616.23 (Rupees One Crore Fifty Seven Lacs Twenty Seven Thousand Six Hundred Sixteen and Paise Twenty Three only) along with interest/charges at the rate of 18.00% from 01.12.2024 is due and payable by you. The above named borrower and/or their guarantor(s)/mortgagors(s) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice failing which further steps will be taken after expiry of 60 days under sub-section (4) of Section 13 of SARFAESI Act. For HDFC Bank Ltd., Authorised Officer Date: 23.12.2024, Place: New Delhi

SHRIRAM SHRIRAM City

Date of Notice: 10.12.2024

Shriram Finance Ltd.

Date of NPA: 30.09.2024

Registered Off.: Sri Towers, Plot No. 14A, South Phase ndustrial Estate, Guindy, Chennai 600 032 Branch Off: UGF-12-21, Upper Ground Floor, 14 Amba Deep Building, 4 K G Marg New Delhi -110001 Website: www.shriramfinance.in

SYMBOLIC POSSESSION NOTICE

Note: It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai, Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022.

Whereas, the undersigned being the authorised officer of Shriram Finance Limited (SFL) under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued demand notices to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the said demand notices. The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Symbolic Possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said Rules, on this 19.12.2024.

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 Shriram Finance Ltd. for an amount as mentioned herein below with interest thereon

Borrower's Name & Address

1) Mr. Shameem Ahmed (Borrower)

E-16, B-163, T-HUNTS, Near Sheelampur, Delhi -110053.

Also at: House No. A-6/34, Street No. 6, Ashok Mohalla, Near Heera Pahalwan Mauinur Delhi - 110053

2) Mrs. Saika Begum, Co-Borrower/Guarantor)

House No. A-6/34, Street No. 6, Ashok Mohalla, Near Heera Pahalwan, Maujpur, Delhi-110053.

3) Mrs. Rashika Begum Co-Borrower/Guarantor)

House No. A-6/34, Street No. 6, Ashok Mohalla, Near Heera Pahalwan, Maujpur. Delhi - 110053.

4)M/s Sonu Builders and Suppliers Co-Borrower/Guarantor)

House No. A-6/34, Street No. 6, Ashok Mohalla, Near Heera Pahalwan, Maujpur Delhi-110053

Amount due as per Demand Notice

Rs. 4,69,977/- (Rupees Four Lakhs Sixty Nine Thousand Nine Hundred Seventy Seven Only) as on 06.09.2024 in respect to loan account no. RSSDLLP2212020001 and Rs. 15, 50,140/- (Rupees Fifteen Lacks Fifty Thousand One Hundred Forty Only) as on 06.09.2024 in respect to loan agreement No RSSDLLP2211300017. Demand notice Date:24.09.2024.

Description of Property

Schedule: 1: Built-up Ground and First Floor, without roof rights, area measuring 54.34 Sq. Meters, i.e. 66 Sq. Yards. Out of Khasra No. 148-MIN mearing Property No. A-6/34, consisting what so ever thereon according to site, with electricity fitted, with all fixtures and fitting situated at in the area of village Maujpur, in the abadi of Gali no. 6, Ashok Mohalla, Band Gali, Maujpur, Illaqua Shahdara Delhi 110053. Boundaries: East: Property of Others, West: Property of Others North: Gali. South: Property of Others

Borrower's Name & Address

R G TRADERS (Borrower) Rep by Its Proprietor Mr. Ramesh Garo. Ground Floor, House No. 3, Gali No. 1, Patel Vihar, North East - 110094 Also at : House No. 3, Harijan Basti, Gali No. 1, Patel Vihar, Karawal Nagar, North East, Delhi-110094.

2) Mr. Ramesh Garg (Co-Borrower/Guarantor) House No. 3, Harijan Basti, Gali No. 1, Patel Vihar, Karawal Nagar, North East,

Delhi-110094 3) Rajinder Garg, .(Co-Borrower/Guarantor)

House No. 3. Harijan Basti, Gali No. 1. Patel Vihar, Karawal Nagar, North East,

Delhi-110094

4) Rajinder Garg ... (Co-Borrower/Guarantor)

House No. 3, Harijan Basti, Gali No. 1, Patel Vihar, Karawal Nagar, North East,

Delhi-110094 5) Mrs. Darshan Devi Co-Borrower/Guarantor)

House No. 3, Harijan Basti, Gali No. 1, Patel Vihar, Karawal Nagar, North East, Delhi - 110094

Amount due as per Demand Notice

Rs.52.71,350/- (Rupees Fifty Two Lakh seventy One Thousand Three Hundred Fifty Only) as on 06.09.2024 in respect to loan account no. RSSDLLP2208300013 and Rs. 22,05,967/- (Rupees Twenty Two Lakhs Five Thousand Nine Hundred Sixty Seven Only) as on 06.09.2024 in respect to loan agreement No RSSDLLP2208300013 Demand Notice date: 09.09.2024

Description of Property

Property bearing No. 58, Old No. 138 Sq. Yards, i.e. 115.38 Sq Mtr. Out of Khasra No. 30/8Village Karawal Nagar, C-Block Gali No. 1 & 2, Amar Vihar, Mukkhiya Market, Karawal Nagar, known as Gali No. 1-H, Harijan Basti, Patel Vihar, Karawal Nagar, Illgua Shahadra, Delhi - 110094.

Boundaries: East: 30 FT Plot Raisail, West: Rasta, North: 30 Ft Plot Gyan Chand South: 30Ft Land Main

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: New Delhi Sd/- Authorised Officer Date: 19-12-2024 Shriram Finance Limited

Anand Rathi Global Finance Limited : ANAND RATHI

Express Zone, A Wing, 10th Floor, Western Express Highway,

NOTICE Diagonally Opposite Oberoi Mall, Goregaon (E), Mumbai - 400 063 India Whereas the borrowers/co-borrowers hereunder have availed the financial assistance from Anand Rathi Global Finance Ltd. We state that despite having availed the financial assistance, the borrowers/co-borrowers have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset on the respective dates mentioned hereunder in accordance with the directives/guidelines issued by Reserve Bank of India. The Authorited Officer of Anand Rathi Global Finance Ltd. under Security and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of power conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned been below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/mortgagors to repay the amount mentioned in the notice together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of the notices.

there is basis" and "without any recourse" basis on 09-01-2025 for recovery of below mention outstanding due to the Jumbo Finvest (India Limited (Secured Creditor)from below mentioned borrowers and guarantors. The descriptions reserve price and earnest money of the respective NAME OF THE BORROWER/CO-BORROWER/S / ADDRESS properties have been mention. (1) M/s B.R Enterprises (Borrower) H/251 Govindpuram Ghaziabad Uttar Pradesh 20103. (2) Mr. Akhil Uljawal (Co-Borrower) Flat No. - 5M 2 Second Floor Plot No C 47 Shalimar Garden Extn 2 Shahibabad, Ghaziabad Uttar Pradesh 201005. (3) Mrs. Neelam (Co-Borrower) Flat No MG-2 Ground Floor, Plot No. C-47 Block C Shalimar Garden Ext 2 Shahibabad Galziabad Uttar Pradesh - 201005. (4) Mr. Anand PalSingh (Co-Borrower) 1/5563, Gall No 16 Bablir Nagar Ext. Sahadra Debli 110032. Property Address: Flat bearing No MG-2, on Ground Floor, MlG, Front Side without Roof Right, Area measuring 65,03 sq. mrt. Construct on Plot No C-47, Block C, Situated at residential Colony Shalimar Garden Extension-II, Hastbast Gram Pasonda, Pargana Loni, Tehsil and District Ghaziabad, UP:201005 East: Service Lane West: 40 ft wide road North-Plot No C-46 South: Plot No C-48

NPA DATE : 08/12/2024 | DATE OF DEMAND NOTICE : 12.12.2024 | LOAN AMOUNT : Rs. 21,00,000/- | APPL00005235 the circumstances as aforesaid, the notice is hereby given to the above borrowers to pay the outstanding dues as mentioned above along ith future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be iken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the orrowers and the mortgagors under Section 13(4) of Securitisation and Reconstruction of Financial Assets and Enforcement of Securit terest Act. 2002 and the applicable rules thereunder. In case you are desirous of making any representation in response to this notice ease mark the same to our Authorised Officers Mr. Abhishek Chand, Anand Rathi Global Finance Ltd. at 8th floor, "A" Wing, Express Zon. suilding, Western Express Highway Road, Goregaon (East), Mumbal: 400063, only to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place. Please note that under Section 13(13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his cured assets referred to in the notice, without prior written consent of the secured creditor.

Date: 12.12.2024 | Place: Ghaziabad Sd/-, Anand Rathi Global Finance Limited, Authorised Office

पंजाब नैघनल बैंक Circle SASTRA Center, Circle Office, 29, Harshil Tower Naru Maro. Alwar, Rajasthan, E-Mail: cs8184@pnb.co.in punjab national bank E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS

Eduction Sale Notice for Sale of Immovable Assets under the "Securisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, read with Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is freetly given to the public in pereal and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged/charge or the Secured Creditor, the constructive/Physical/symbolic Possession of which has been taken by the Authorised Officer of Punjab National Bank Secured Creditor, will be sold on "As is where is". As is what is", and "Whatever there is" without movable items on the date as o the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s), Mortgagor (s) and Guarantor (s).
The Reserve price and the earnest money deposit will be as mentioned in the below against the respective assets.

	Name of the Branch	Description of the	(A) Date of Demand notice u/s. 13(2) of SARFAESI Act, 2002	(A) Reserve Price	2.02.00000000	Details of the
Lot No.		immovable properties	(B) Outstanding amount as on	(Rs. in Lacs) (B) EMD	Date/time of	encum- brances
100.	Name & Addresses of the Borrower/	mortgaged/ Owner's Name (Mortgagors	(C) Possession Date uis 13(4) of SARFAESI Act 2002	(C)Bid Increase Amount	E-auction	known to the
	Guarantors/ Mortgagor of the Account	of property/ies)	(D) Nature of Possession Symbolic/Physical/Constructive	(D) Inspection Date & Time		secured creditors
1.	PNB, Kathumar M/s Jaidev and Company	Residential House situated at Plot no. 7, Khasra No. 1078/2,	B) Rs. 2,35,612.03 as on	A) Rs. 40.95 Lakh	10.01.2025 From	Not Known to the
	M/s Jaidev and Company through the proprietor Sh. Jaidev Singh Add: Reta Road,	103, Sankalp No.3 dated	13.11.2024 with further interest w.e.f. 01.11.2024 until payment in full (after	B) Rs. 4,09,500/-	11:00 AM	bank as per record available
	Kathumar 321605 *also at Village-Badka, Methna, Tehsil- Kathumar-321605.	in the name of Sh. Mukesh Chand, Sh. Mahesh Chand and	adjustment of recovery received in the account, out of dues of Rs. 25,24,935.03	C) Rs. 50,000/-	04.00 PM	
	Sh. Mukesh Chand S/o Sh. Harkhyal Village-Badka, Methna,	Sh. Jaidev Singh, admeasuring area 1200 Sq. Feet. Bounded as: East: Plot Phool Singh S/o Sh.	as per notice u/s 13(2) dated 07.05.2024)	D) 03.01.2025 From 11.00		
	Tehsil-Kathumar-321605. Sh. Mahesh Chand S/o Sh. Harkhyal Village-Badka, Methna,	Bheem Singh, West: Road 15 Feet wide North: Plot Phool Singh Sin Sh. Rheem Singh	C) 25.07.2024 D) Symbolic Possession	AM to 04.00 PM		
	Tehsil-Kathumar-321605	South: Kathumar Beta link Boad	It is to inform that SA No. 673/2024	filed in this A/c is	pending before	DRT, Jaipur

TERMS AND CONDITIONS- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 an to the following further conditions: 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER
THERE IS BASIS" 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the
Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website https://ebkray.in on 10.01.2025 @ 11.00 AM 4. For detailed term and conditions of the sale, please refer https://ebkray.in & www.pnbindia.in. 5. Platform e-Auction will be provided by e Auction service provide M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com).

Secured Credition

Authorized Offices Proce: Alwar

Onto: 20.11.2024 STATUTORY 15 DAYS HOTICE UNDER RULE 8(6) & 9(1) OF THE SARFAESI ACT, 2022 to the Bombwen Granzeniar (Montgagor) Pumjab National Bank

Circle SASTRA Center, Circle Office, 29, Harshil Tower, Naru Marg. Alwar, Raiasthan E-Mail: cs8184@onb.co.in E-AUCTION SALE NOTICE FOR SALE OF MOVABLE PROPERTIES

Auction Sale Notice for Sale of movable Assets under the 'Securitisation and Reconstruction of Financial Assets and Enforcement of Securit Iterest Act 2002, read with proviso to Rule 6(2) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in eneral and in particular to the Borrower (s), Mortgagor (s) and Guarantor(s) that the below described movable Hems charged to the Secured Creditor he Physical Possession of which has been taken by the **Authorised Officer of Punjab National Bank** Secured Creditor, will be sold on **"As is where is"** As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Credito

	Name of the Branch	Description of the movable Properties Mortgaged/	(A) Date of Demand notice u/s. 13(2) of SARFAESI Act, 2002 (B) Outstanding amount as on	(Rs. in Lacs)	Date/time	Details of the encum- brances
Lot No.	Name of the Account/					
	Guarantors of the Account	property(ies))	(D) Nature of Possession Symbolic/Physical/Constructive	(D) Inspection Date & Time		secured creditors
1.	PNB, Manu Marg, Alwar	machineries and Stocks/scrap found at the time of taking physical possession of the In d u st ria l Property, situated at Plot No. 1, Old Industrial Area, Behind Railway Station, Alwar,	A) 09.11,2022	A) Rs. 49.50	11:00 AM 10 10 04.00 PM	Not Known to the bank as per record available
	M/s CUAL INDUSTRIES PVT. LTD.		B) Rs. 4,93,19,775.01 as	B) Rs. 4.95 Lakh C) Rs. 20,000/ (Weetly thousand D) 02.01.2025 From 11.00 AM to 04.00 >> It is		
	M/S CUAL INDUSTRIES PVT. LTD. Office: B-		on 31.10.2024 together with			
	22, 6TH Floor, Pocket- 9A, Jasola, New Delhi, South Delhi 110025		further interest w.e.f.			
	Mr. Rakesh Naruka s/o Mr. Surendra Singh		01.11.2024 & charge (after			
	Naruka (Director) Behind Primary Girl School,		adjustment of recovery			
	Mandawar, Mahwa, Dausa, Rajasthan 321609		received through sale of secured asset, out of dues of		-	
	Mrs. Chancal Yadav C/o Mr. Ashok Yadav (Director) 16, Kapil vastu villas, Jaipur road,		Rs.7,75,32,356.84 as per			
	Near DPS School, Liwari, Bhoggore, Alwar		notice u/s 13(2) dated			>> It is inform that SA No. 110/2023
	(Raj.) 301001		09.11.2022)	100000		122/2023
	Mr. Arpit Goyal S/o Late Mr. Ramavtar Goyal (Guarantor): 77, Shanti Kuni, Ahvar (Raj)		C) 20.06.2024		filed i	
	301001, Mrs. Sangeeta Jain W/o Mr. Raj	301001	D) Physical Possession	1	A/c are p	

S/o Mr. Dharam Chand Jain (Guarantor): C/o AP Associates, 15-16 Modi Complex, Near Daulat Hotel, MIA Alwar 301030, Mr. Raj Kumar Jain S/o Mr. Dharam Chand Jain (Guarantor): 77. Shanti Kuni, Alwar (Rai) 301001

Sye Mr. Dharam Goyal We Late Mr. Ramavtar Goyal (Guarantor): 77, Shanti Kunj, Alwar (Raj) 301001, Mr. Mohit Yadav Sye Sh. Jaswant Singh Yadav (Guarantor): Ex MP House, Or. Jaswant Singh Yadav, Tijara Bye Pass, Jaswant Nagar, Alwar (Raj) 301001, Mrs. Pragati Goyal D/o Late Mr. Ramavtar Goyal (Guarantor): Ex MP House, Or. Jaswant Kingh Yadav, Tijara Bye Pass, Jaswant Nagar, Alwar (Raj) 301001, Mrs. Dhya Yadav Wio Mr. Mohit Yadav (Guarantor): Ex MP House, Or. Jaswant Singh Yadav, Tijara Bye Pass, Jaswant Nagar, Alwar (Raj) 301001, Mrs. Dhya Yadav Wio Mr. Mohit Yadav (Guarantor): Ex MP House, Or. Jaswant Singh Yadav, Tijara Bye Pass, Jaswant Nagar, Alwar (Raj) 301001, Mrs. Bhonaya Guarantor): Ex MP House, Or. Jaswant Singh Yadav, Tijara Bye Pass, Jaswant Nagar, Alwar (Raj) 301001, Mrs. Dhya Yadav Wio Mr. Mohit Yadav (Guarantor): Ex MP House, Or. Jaswant Singh Yadav (Guarantor): Ex MP House, Or. Jaswant Nagar, Alwar (Raj) 301001, Mrs. Dhya Yadav Wio Mr. Mohit Yadav (Guarantor): Ex MP House, Or. Jaswant Singh Yadav (Guarantor): Ex MP Ho MIA Alwar 301030, M/s Shri Krishna Enterprises (Partnership Concern) Office: B-22, 6TH Floor, Pocket- 9A, Jasola, Ne

TERMS AND CONDITIONS: 1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforce 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 Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this roclamation, 4. The Sale will be done by the undersigned through e-auction platform provided at the website www.pnbindia.biz on above

mentioned table as per the timings given in the table. 5. For detailed term and conditions of the sale, please refer www.pnbindla.biz & Contac Sh. Hari Narayan Meena Chief Manager Authorised officer (9799582311)

Authorized Office STATUTORY 15 DAYS NOTICE UNDER RULE 6(2) & 9(1) Date: 20.11.2024

Alwar (Raj) 301001, Mr. Ashok Kumar Jain

OF THE SARFAESI ACT, 2002 to the Borrower/Guarantor/Mortgagor

Secured Creditor

before DRT Jaipur.

JUMBO

JUMBO FINVEST (INDIA) LTD. 102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaigur Tel. No. 0141-4047438, Email:customercare@jumbofin.com

Appendix-IV-A { See proviso to Rule 8(6)} Sale Notice for of Immovable Properties

Auction sale notice for sale of immovable asset(s) of the SARFAESI Act, 2002 read with provise to Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to public in general and in particular to the horrower (s) and guarantor(S) that the below described immovable property lies)

nortgage/charged to Jumbo Finvest (India) Limited (Secured Creditor), the physical possession of which has been taken by Authorised officer of the Jumbo Finnest (India) Limited (Secured Creditor) on dated 25.04.2024 will be sold on "As is where is basis" "As is what is basis" "whatever there is basis" and "without any recourse" basis on 09-01-2025 for recovery of below mention outstanding due to the Jumbo Finnest (India)

Limited (Secured Creditor) from below mentioned borrowers and guarantors. The descriptions reserve price and earnest money of the respective properties have been mention.

Name of Borrowers/ Guarantors/Mortgagors	Date of Notice 13(2)/ Amount Dues	Dues Amount	Description of Property	Reserve Price	Earnest Money	Date & Time of Tender Sale			
Astitva Buildsgure Private Limited Through it's Directors (Borrowerr & co-Borrowerr) Mr. Manoj Singh Slo Mr. Chhatter Singh (Directors/Guaranter) Mortgagor) Mr. Mukesh Sharma	16-12-2020 Rs. 1,41,19,269/- as on 07-12-2020 plus interest and expenses	Rs. 1,41,19,269/as on 07-12-2020 plus interest and expenses thereon	1. All that pert and parcel of the property of Mr. Mano; Sirph Sto Mr. Chhetter Singh Plot Ne 11, In Scheme Meyur Geerden, Willage Khatsvara, Tohsi-Sanganor, Jejpur, Rejesthen, Tatai Admissauring Area 321.33 Sq. Yds. 2. All that part and parcel of the property of Mr. Mano; Sironh	1590584I- (Rupeas fifteen Lakh ninety Thousand Five Hundred eighty four only) 1414017 - (Rupeas fourteen	Rs. 1,59,058/- In Words One Lakh fifty nine Thousand fifty eight Only) Rs.1,41,401/- In Words One Lakh forty one	09-01-2025 12:00 PM to 03:00 PM 09-01-2025 12:00 PM to 03:00			
S/o Mr. Jagdish Prasad Sharma (Director Astilva Buildsqure Private Limited) (Directors) 4. Mr. Jitendra Singh Jadon S/o Mr. Narayan	thereon until until the the payment payment in full full	the payment	the payment	r Ästitva Buildsqure the payment Limited) in full rishedra Singh Sto Mr. Narayan	until the payment in full Sio Mr. Chhartra Singh Plot No 12, Scheme Mayur Guarder. Village. Kharwara, Idial: Sanganer, Jeipur, Rajasthan Total Admeasuring Area 255,6858, Vids. 3. All that part and parcel of the property of Mr. Marcio Singh	mt in Scheme Mayur Guarden, Village I Int in Khetwara, Tehsil- Sanganer, Jaipur, S Rejasthan Total Admessuring Area 285, 685 k, 14s. 3. All that part and parcel of the	Lakh fourteen Thousand seventeen only) 1346400(- (Rupses thirteen	Thousand four hundred one Only) 134640(- (Rupees one	PM 09-01-2025 12-00 PM
Singh Jadon (Guarantor)			Sto Mr. Chhartar Singh Plot No13, In Scheme Mayur Guarden, Village- Khotwaro, Tehsil- Sanganer, jajpur Rajasthan Total Admeesuring Area 272 Sq. Yds.	Lakh forty six Thousand four hundredonly)	Lakh thirty four thousand six hundred forty only)	to 03.00 PM			

Last Date & Time of Tender Submission:- 7/01/2025 up to 4.00 PM

Place of Tender Submission: - Jumbo Finvest (India) Limited, 102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur Terms & conditions of tender:

l. 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 Jumbo Finvest (India) Limited, during working hours of any working day, super scribing " Tender Offer for name of the 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 Jumbo Finvest (India) Limited payable at Jaipur on/before date 7/01/2025 up to 04.00 PM at the above mentioned office. The sealed envelopes will be opened in the presence of the available interested parties on 09/01/2025 at 12:00 Noon, at above mentioned office of Jumbo Finvest (India) Limited. The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful,

The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial depositinmediately after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD

3. Balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwis his initial payment deposited amount will be forfeited.

4. The successful bidder would bear the charges/fees payable for conveyance such as Stamp Duty. Registration Fee, and also any statutory dues i. The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason thereof

If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working 6. To the best of knowledge and information of the Jumbo Finvest (India) Limited, no other encumbrance exists on the property and if any kind of encumbrances exists on the said property, the Authorised Officer/Company shall not be responsible / liable for such kind of encu

which may persist for the property being sold thereof.

The bids are not transferable. Any payment made towards the EMD, part payment deposits etc. will not carry any sort of interest. Property will be open for inspection on 03/01/2025 and Interested parties who want to know about the procedure of tender may contact Jumbo Finvest (India) Limited, 102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur during office hours.

Note: - This is also a 15 days' notice U/R 8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts. Date: 23/12/2024 **Authorised Office** Jumbo Finvest (India) Limited



Buildsoure Privatel imited

Limited Through it's

Directors (Guarantor)

(Guarantor)

"Borrower") a

roperty put up

Sr No N

DEMAND

JUMBO FINVEST (INDIA) LTD. 102, Kanchan Agartment Opp. LBS College, Tilak Nagar, Jaipur Tel. No. 0141-4047438, Email:customercare@iumb

Appendix-IV-A { See proviso to Rule 8(6)} Sale Notice for of Immovable Properties

Auction sale notice for sale of immovable asset(s) of the SARFAESI Act, 2002 read with proviso to Rule 8(5) & Rule 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to public in general and in particular to the borrower (s) and guaranton(S) that the below described Immovable property (ies) mortgage(charged to Jumbo Finvest (India) Limited (Secured Creditor), the physical possession of which has been taken by Authorised officer of the Jumbo Finvest (India) Limited (Secured Creditor) on dated 25.04.2024 will be sold on "As is where is hasis" "As is what is basis" "whatever

Date of Notice 13(2)/ Amount Earnest Money Name of Borrowers/ Description of Property Reserve Price Dues Tender Sale Dues . Astitva Buildsgure Private 1) All that part and parcel of the 1736856 Rs. 173685) 09-01-2029 16-12-2020 roperty of Mr.Manoj Singh Sio 12.00 PM 1 Limited Through it's .44.12.139 (Rupees (In Words Mr. Chhattar Singh situated at Plot No., 10, In Scheme Mayur Guarden, Village-Khatwara, Tehsil-Directors (Borrower) 1,44,12,139/-One Lakh 03,00 eventy Thre Thousand akh Thirty Six PM 07-12-2020 as on 07-12-2020 S/o Mr. Chhattar Singh Thousand Eight (Borrower/Mortgagor) Mr.Manoj Singh S/o Mr. Chhattar Singh Sanganer, jaipur Rajasthan Total plus interest and interest and Hundred Fifty Six Hundred Admeasuring Area 350.88 Sq.Yds. Six Only Eighty Five Only) expenses expenses (Director Astitva Buildsqure thereon until until the Private Limited) payment in Mr. Mukesh Sharma S/o Mr. Japdish Kumar Sharma (Director Astitva

Last Date & Time of Tender Submission: 07/01/2025 up to 4.00 PM

Place of Tender Submission: - Jumbo Finyest (India) Limited, 102, Kanchan Apartment Opp, LBS College, Tilak Napar, Jajour

erms & conditions of tender: . 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 Jumbo Finvest (India) Limited, during working hours of any working day, super scribing " on the sealed envelope along with the DDIpay order of 10% of the reserve price as Earnest Money Deposit (EMD) in favor of Jumbo Finvest (India) Limited payable at Jaipor on before date 07(01)/2025 up to 04.00 PM at the above mentioned office. The sealed envelopes will be opened in the presence of the available interested parties on 09(01)/2025 at 12.00 Noon, at above mentioned office of Jumbo Firmest (India) Limited. The

Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful,
The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial depositinmediately after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMC

3. Balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwis his initial payment deposited amount will be forfeited.

4. The successful hidder would bear the charges/fees payable for conveyance such as Stamp Duty, Registration Fee, and also any statutory dues etc. as applicable as per law.

5. The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason thereof

If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working 6. To the best of knowledge and information of the Jumbo Finvest (India) Limited, no other encumbrance exists on the property and if any kind of

encumbrances exists on the said property, the Authorised Officer/Company shall not be responsible | liable for such kind of encumbrances which may persist for the property being sold thereof. The bids are not transferable. Any payment made towards the EMD, part payment deposits etc. will not carry any sort of interest.

Property will be epen for inspection on 03/01/2025 and interested parties who want to know about the procedure of tender may contact Jumbo Finvest (India) Limited, 102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur during office hours.

Note: - This is also a 15 days' notice U/R 8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts

Date: 23/12/2024 Authorised Officer

Jumbo Finvest (India) Limited

KOTAK MAHINDRA BANK LIMITED Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 40005

nch Office:2nd Floor, Ambadeep buildingKG Marg, New Delhi -110001 Corporate Identity Number - L65110MH1985PLC038137 E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Subsequent 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 (5) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the Public in general and in particular to the Bornwer (s), Guarantor (s) and for Mortgagor (s), that the below described immovable propertyles) mortgaged charged to Kotak Mahindra Barit Limited ("Secured Creditor"), the Possession of which has been taken by the Authorised Officer of Secured Creditor, with De sold through E-Auction or "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER THERE IS BASIS" on 10th Jan, 2025 for recovery of Rs.22,66,15,651.79/- (Rupeer Twenty Two Crore Sixty Six Lakh Fifteen Thousand Six Hundred Fifty One and Seventy Nine Paise only), due as on 30th September 2019, as per Demand Notice dated 04.10.2019, together with further interest and other charges thereon at the contractual rate upon the footing of compound interest unit full and final payment/realization due to Kotak Mathindra Bank Limited, being the Secured Creditor, from the Borrower's namely 1. M/s J. Prasad & Co. Pvt. Lit d & Co. Pvt. Ltd

lame of the	Details Of Immovable/Movable Property	Reserve Price		
Nortgagor/s	put for E - Auction	(INR)/ Earnest Money Deposit		
lrs. Avinash	All that piece and parcel of the commercial property at Four Shops and One	Rs. 5,57,00,000/-		
Chawla	Godown in ground floor and portion of Mezzanine Floor (shown in Red Colour			
	in site plan attached with partition deed dated 02.03.2000 (said portion) part of property no. 29/1 total admeasuring 2520 sq. ft. situated at Shakti Nagar,	Seven Lakh only)		
	Roshnara Extension Scheme, Delhi together with all existing building &	Rs. 55,70,000/-		
	structures thereon and building & structures as may be constructed / erected there upon anytime from /after the date of respective mortgaged and all	(Rupees Fifty Five Lakh and Seventy Thousand Only)		

there upon anytime from /after the date of respective mortgaged and all additions thereto and all fixtures and furnitures and all plant & machinery attached to the earth or permanent fastened to anything attached to the earth

both present and future. Last date of Submission of Online Bid :- On or before 9th January 2025 upto 04:00 P.M. Date and Time of E-Auction: -10th January 2025 from 11:00 A.M. to 12:00 Noon with unlimited extensions of 5 minutes duration each

The undersigned may at his absolute discretion and on prior request from the prospective buyers, arrange for inspection of the said property on 27th Dec 202 between 3.00 P.M. to 5:00 PM through his Authorized representative lagent.

Important Terms and Conditions:

1. The E.-Auction shall be conducted only through "On Line Electronic Bidding" through website www.bankeauctions.com on 10.01.2025. 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 Mis 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. The interested Bidder/s are required to generate the login ID and password from the portal https://www.bankeauctions.com.before.uploading the bid and

corer occuments. The bid from has to be filled in the prescribed format and is to be submitted / uploaded online only along with KYC documents of the Biddeds on the portal https://www.bankasuctions.com.on.or.before 9.01.2025 upto 4:00 P.M. and the scanned copies of the duly filled and signed bid documents and KYCs of the Biddeds should be sent by mail to vikram.shamma@kotak.com and Anubhav.gupta2@kotak.com. ankush.mukherjee1@kotak.com. The Bidder shall write the subject of the email "For purchase of Property in the account of "NAs J Parsad & Co. Pvt. Ltd" Prospective bidders may avail ordine training, for generating Login ID and password and for online bidding process etc., from M/s C1 India PvI) on the

Famest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. 06410125272001. Ketak Harmon Money Deposit (EMD) shall be deposited through RTGS/REFTHOMO TRAVES-EX to the credit of Account No. 04-101/252/2001, Acrax Mahindra Bank Ltd, Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958, on order 09.01.2025 upto 4.00 P.M. The NEFT/RTGS/FUND TRAVIS/FER shall only be done from the account's of the intending bidder's only. In order of below positing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorised Officer, to maximize the bid participation and intense bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s 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 prop

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 Lash Ordy)
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

The successful bidder has to deposit 25% of the highest bid amount (including EMD already gaid) immediately on closure of the e-auction sales The successful block has to begoes 25% or the ingress hours is closed on the day of E. Auction, in the mode stipulabed 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 bloder or such extended period which shall be at the sole discretion of the Authorised Officer and within the provisions of SARFAESIAct, 2002, and the Security Interest 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 expensive theory.

The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his ther 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

entect.

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 SARFAESIAct, 2002 and the Security Interest Rules, 2002, in respect of the auction propertyles.

On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorised Officer shall issue the Sale Certificate, the sale

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

shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.

The Sale certificate shall be asset on the same name in which the bid is submitted. No request for inclusions uccontained in the sale bettincate or names of any persons (g) other than those mentioned in the bid shall be entertained.

The EMD amount, to the unsuccessful bidder'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

even or posponement/cancerson or the E - Auction Sate after summission or the bods, but summiss by the observe where termined, without extended Authorised Officer or negotiate with any of the hidders or of their parties for sale of the property by private threaty.

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, but the Authorised Officer for any error, misstatement or omission in this proclamation, it is clarified that, this invitation purports to invite prospective hidders and does not create any kind of bindingston on the part of the Authorised Officer for Kotak Mahindra Bark Ltd. to effectuate the Auction. The Authorised Officer reserves the right to cancel or modify the process and/or not to accept and/or described the authorised officer reserves the right to cancel or modify the process and/or not to accept and/or described the interest of the Authorised Officer reserves the right to cancel or modify the process and/or not to accept and/or described the interest of the Authorised Officer reserves the right to cancel or modify the process and/or not to accept and/or described the interest of the Authorised Officer reserves.

disqualify any interested party / potential investor / bidder without assigning any reason and without any liability The prospective bidders are hereby informed / cautioned that the bank is having physical possession of the entire property mentioned he except one shop which is under disputed tenancy. The Lessee / tenant has filed SA vide Diary No. NDN/394/2021, before the Hon'ble DRT-III, New Delhi for disputed tenanted premises comprising a shop of area 25 Sq., yards & a mezzanine for of area 12 Sq. Yards forming part of larger plot described as 29/1, Nagis Park, Shakti Nagar, Delhi-7 (Tenanted premises) and A suit for excision filled as "Anniash Chawla" by, Dershan Lal Chawla", E. No. 02/17, New No. 18/11, in respect of the tenanted premises which is pending adjudation before Rent Controller, Central District, Tis Hazari Courts, New Delhi. The bank is defending the tenancy claim appropriately before the Hon'ble Debt Recovery Tribunal, New Delhi. The Authorised Officer /Secured Creditor is

not aware of any other litigation (claim) dispute regarding the property under auction except the dispute mentioned above The littending bidders are advised to make independent enquiries 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 property Auctioned. The littending Bidders are advised to make their own independent inquiries regarding the encumbrances on the property including stalutory liabilities,

amears of property tax, electricity dues etc.

amears of property tax, electricity duesetc.

All statutory dues! other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

All outpoings 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 Bidder/Purchaser solely.

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 / reinforced to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorised Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future.

In the event higher is disclosured as successful hidder in the exemption, sale conducted and subsequent to that if the auction proposed in the sale of the sale of the successful hidder in the exemption.

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 restrai

Court Intunal, at any stage of till the issuance of sale certificate and handing over of possession, including but not intilled to restraining bank from further proceedings, then the bidder shall not have any right to claim retund of the EMDismount 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 1944-Act the Income Tax.Act, 1961, TDS shall be applicable on the sale proceeds if the sale consideration is Rs. 50,00,000.00,000,000,000.00 (Rupees Fifty Laiths only) and above. The Successful hidder/purchaser shall deduct and disposit, the applicable TDS (1%) in favour of the Mortgagor PAN No.

AACPCZ200L (For purchase of the property in the loan account.) Parsad & Co. Pvt. Ltd) from the sale price and deposit the same with income Tax.

Proceedings is Enthancement and ORD of the property in the loan account.) Parsad & Co. Pvt. Ltd) from the sale price and deposit the same with income Tax.

AACPC7230L (For purchase of the property in the loan account J Parsad & Co. Pvt. Ltd) from the sale price and deposit the same with Income Tax Department. Furthermore, only 95% 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 168, Form 260B and Challan evidencing the deposit of such 1DS.

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. The bidders are devised 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, len, 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 guarantee or make any representation with regard to the fitness/life of the propertyl-sassets under auction. Sale/auction will be strictly onno recourse basis.

The Borroweris attention is invited to the amended provisions of sub-sections of section 13 of the Act in respect of time available, to redeem the secured asset. The Authorised Officer/Secured Property and sub-sections of section 13 of the Act in respect of time available, to redeem the secured asset. The Authorised Officer reserves the right to accept or reject any 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. No counter-offer/conditions by the Bidder and/or Successful-Bidder will be entertained. The bidders shall be deemed to have read and understood the learns and conditions of the sale and shall abide by the said terms and conditions.

the terms and conditions of the sale and shall abide by the said terms and conditions.

the terms and conditions of the sale and shall adde by the said terms and conditions.

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.

The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be fiable for any disruption due to internet failure, power failure, or technical reasons or reasons? confingencies affecting the E-Auction proceedings.

Kotak Mahrinda 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 same also.

For further details kindly contract Authorised Officer Mr. Vikram Shamma (Mobile no. 96672-21449) or Officers of Bank, Mr. Vinod Bahrani (Mobile No. 401001-40101).

Mc. EX Pacharem (Methik No. 80092-2500) and Mr. Auchyrich Mahring (Methik No. - 20052-27000). 9810004107), Ms. GK Raghuram (Mobile No. 88992-76269) and Mr. Ankush Mukherjee (Mobile No. 90513-07626). 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.

STATUTORY 15 DAYS NOTICE FOR SUBSEQUENT SALE UNDER RULES 6(2), 8(6), 8(7) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) **RULES, 2002**

The borroweriguarantors/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 15 (Fifteen) 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.

For Kotak Mahindra Bank Limited, Authorised Officer

Place: Delhi, Date: 20th December, 2024