Canara Bank
Canara Bank, Regional Office I, IT Park, Plot No. 38, Sahastradhara Raod, Dehradun

UNDELIVERED DEMAND NOTICE

NOTICE ISSUED UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

The borrower, co-borrowers and guarantors mentioned below has availed credit facilities From **Canara Bank, Selaqui (18972) Branch Dehradun** and secured by way of mortgage of under mentioned property. As the borrower / Co-Borrower / Guarantor failed to adhere to terms and conditions of respective loan agreements and had become irregular and classified as NPA as per RBI guidelines. The bank intends to enforce the said properties mortgaged by you and issued demand Notice under registered post / speed post which were not served. Hence this publication is issued. Hereby borrower / co-borrower / Guarantor are called upon to pay the amount mentioned below with contractual rate of interest, costs, charges etc thereon within 60 days from the date of this publication, failing which the undersigned will be constrained to initiate proceedings u/s 13(4) of the SARFAESI act against the mortgaged property mentioned below to realize the amount due to **Canara Bank, Selaqui (18972) Branch Dehradun.** Further you are prohibited U/s 13(13) of the said act from transferring the said secured asset either by way of sale / lease or otherwise. **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.**

S. No.	Name of Branch/Borrower/Guarantor	Details of Mortgaged Property	Nature of Loan/s	Date of Demand Notice	Amount Due As Per Demand Notice
1.	**Branch: Selaqui (18972)** 1.M/s. Samundra Green Valley Pvt Ltd. **(Borrower)** Plot C-2 Min Industrial Estate Langha Road Block Sahaspur Dehradun Uttarakhand- 248197 2. Mrs Geeta Dhawan **(Director/Mortgager),** W/o Sushil Dhawan Address - 1 Q 603 6th Floor Awho Gajendra Vihar Selaqui Dehradun 248011, 2. Mrs. Geeta Dhawan **(Director/Mortgager)** W/o Sushil Dhawan Address - 2 C-403 Alaknanda Sector-56, Gurgaon Haryana 122011, 4. Ms. Reeccha Dhawan **(Director)** D/o Sushil Dhawan 105/2 Block E Near Gyan Mandir Public Scholl Naraina Vihar Delhi 110028, 5. Mr. Sushil Dhawan **(Director),** S/o S S Dhawan Q 603 6th Floor Awho Gajendra Vihar, Selaqui Dehradun 248011	All that lease hold piece of land/property bearing plot no C-2 land measuring area 256 sq yards situated at Industrial Estate at Mini Industrial Estate Langha Road Vikas Nagar Dehradun. East - Plot No C-1, West - Plot No C-3, North - Plot No C-11, South - Temporary Kachha Road to Village Charba, Name of Title holder Mrs. Geeta Dhawan W/o Sushil Dhawan	Cash Credit **Date of NPA** **29.12.2023**	**03.01.2024** **Date of Sending Demand Notice** **04.01.2024**	**Rs. 41,99,798.07** (Forty One Lakhs Ninety Nine Thousand Seven Hundred Ninety Eight and Paisa Seven Only) as on 31.12.2023 + interest w.e.f 01.01.2024 + Expenses-Recoveries from 01.01.2024 In A/C No.125000179026

Dated : 15.01.2024 **Place : Dehradun** **Authorised Officer, Canara Bank**

MADHYA PRADESH JAL NIGAM
(A Govt. of Madhya Pradesh Undertaking)
"8" Arera Hills, Bhopal - 462004
Ph. : 0755-2579034, 2579874 || Fax : 0755-2579873
www.mpjalnigam.mp.gov.in || E-mail : mpjalnigam@mp.gov.in
CIN - U41000MP2012SGC028798

NIT No. 163/Proc./MPJNM/2023-24 **Bhopal, Dated : 12.01.2024**

NOTICE INVITING E-TENDER

Online Lump-sum rate bids for Lump-Sum Contract for Survey, Design Verification/Confirmation, Validation, Engineering, Procurement, Construction, and Testing of Balance works and Commissioning, Trial Run and Operation & Maintenance for 10 Years of Baagh and Rignod Multi-Village Drinking Water Supply Schemes, District Dhar in Single Package on 'Turn-Key Job Basis':-

NIT No.	Scheme	District	Villages	Scheme PAC (Rs. Cr.)	Total PAC (Rs. Cr.)	EMD (Rs. Lakh)	Cost of Tender Document (Rs.)	Time for Completion (including rainy season) (months)
163	Baagh MVDWSS	Dhar	29	7.09	44.38	50	50,000	12
	Rignod MVDWSS	Dhar	31	37.59				

Interested bidders can view/download/purchase the bid document online from M.P. Government E-Procurement Portal from 17.01.2024, 17:30 Hrs. Bidding process dates mentioned as critical dates on M.P. Government E-Procurement Portal will be applicable. Corrigendum/Addendum in NIT, if any, would be published on portal only and not in newspapers.

M.P. Government E-Procurement Portal - https://mptenders.gov.in

M.P. Madhyam/113290/2024 **MANAGING DIRECTOR**

SICOM LTD
Solitaire Corporate Park, Building No.4, 6th Floor, Guru Hargovindji Road Chakala, Andheri(East), Mumbai- 400 093
Tel: 022-66572700 Website:www.sicomindia.com
INVITATION FOR EXPRESSION OF INTEREST
FOR SALE OF FINANCIAL ASSETS (NON PERFORMING ASSETS) OF SICOM LIMITED

SICOM Limited (SICOM), invites Expressions of Interest ("EOI") from ARCs/ Banks/ FIs and eligible NBFCs for the sale of its Financial Assets ("Non-Performing Assets") as per the extant RBI Guidelines. Eligible Interested Applicants may download the Bid Document alongwith the List of NPA Assets available for Sale from the website of SICOM Limited (www.sicomindia.com). The Bid Document can also be obtained by sending an email to Officers as given below.

Please note that the Non-Performing Assets are being sold as pool of assets or individual loan account(s). Each prospective transferee shall be required to submit an Expression of Interest ("EOI") along signed copy of bid document and Non-Disclosure Agreement ("NDA") to initiate the due diligence exercise.

The sale of financial assets (Non Performing Assets) is only on Upfront Cash basis and on "As is where is, as is what is, whatever there is and without recourse basis".

Interested applicants shall submit the Expression of Interest ("EOI") on or before 6:00 PM on January 27 ,2024 in either a sealed envelope to **SICOM LIMITED** at its registered office at Mumbai or by e-mail to:

Mrs. Pradnya Tanksale	M-98203 36687	ptanksale@sicomindia.com
Mr. Manish Jaggi	M-9619266307	mjaggi@sicomindia.com
Mr. Pramod Chavan	M-9223252733	pchavan@sicomindia.com

The timeline dates may be extended by 15 days or further period thereafter for the loan accounts for which no offers are received and the same shall remain uploaded on our website. The loan account for which offers were received shall be removed from the loan accounts . The interested parties may refer to our Bid Document uploaded on our website for the loan accounts available for sale.

SICOM reserves the right to alter, modify the terms and conditions of the said sale or to cancel/postpone the proposed auction sale / alter / add / delete any account(s) offered for sale at any stage of transaction, change/extend the time-lines outlined in this Bid document without assigning any reason thereof whatsoever. The decision of SICOM Ltd in this regard shall be final, binding and conclusive. Please note that the sale shall be subject to final approval by the Competent Authority of SICOM Ltd .

Date January 16 ,2024
Place Mumbai **Authorised Signatory**

Bank of India BOI
Rohtak Branch: Ganga Palace Complex, Subhash Road, Rohtak, Haryana - 124001, Ph.: 01262-252677, 255344, E-mail: rohtak.chandigarh@bankofindia.co.in

[See Rule - 8(1)] SYMBOLIC POSSESSION NOTICE (for Immovable Property)

Whereas, the undersigned being the **Authorised Officer** of the **BANK OF INDIA**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued a Demand Notice under Section 13(2) to below mentioned Borrower(s) on the date mentioned against account and stated hereinafter calling upon the Borrower to repay the amount within 60 days from the date of receipt of the said notice.

The Borrower(s) having failed to repay the amount, notice is hereby given to the Borrower(s) and the public in general, that the undersigned has taken **SYMBOLIC POSSESSION** of the property described here in below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on the date mentioned against account.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **BANK OF INDIA, ROHTAK BRANCH** for an amount and interest thereon.

The Borrower's attention is invited to the provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of the Borrower, Guarantor & Mortgager	Date of Demand Notice	Date of Symbolic Possession	Amounts O/s as on date of Demand Notice	Description of the Immovable Property
Borrower(s):- M/s Kangaroo Enterprises (Prop. Mr. Monu Jain)	06.11.2023	**12.01.2024**	**Rs. 63,78,217.08** and interest thereon	All that part and parcel of the property consisting of / situated at House No. 1014/21, Gali No. 3, Prem Nagar, Rohtak admeasuring area 115.50 sq. yards owned by Mr. Monu Jain.

Bounded:- On the North by: House of Sh. Yadav, Plot No. 40; **On the South by:** Gali; **On the East by:** House of Sh. Shiv Kumar; **On the West by:** House of Shri Bhagwan Plot No. 149.

Date: 15.01.2024 **Place:** Rohtak **AUTHORIZED OFFICER**

Before the Central Government Registrar of Companies

In the matter of sub-section (3) of Section 13 of Limited Liability Partnership Act, 2008 and rule 17 of the Limited Liability Partnership Rules, 2009 In the matter of the Limited Liability Partnership Act, 2008, Section 13 (3) AND In the matter **Happy Home Infratech LLP** having its registered office at **FF-08, PEARLS OMAXE TOWER-1 NETAJI SUBHASH PLACE, PITAMPURA, North West, NEW DELHI, Delhi, India, 110034** Petitioner.

Notice is hereby given to the General Public that the LLP proposes to make a petition to Registrar of Companies, under section 13 (3) of the Limited Liability Partnership Act, 2008 seeking permission to change its Registered office from the state of **"Delhi"** to the state of **"Haryana"**.

Any person whose interest is likely to be affected by the proposed change of the registered office of the LLP may deliver either on the MCA 21 portal (www.Mca.gov.in) or cause to be delivered or send by Registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition supported by an affidavit to the Registrar of Companies, **Delhi**, within 21 (twenty one) days from the date of publication of this notice with a copy to the petitioner LLP at its registered office at the address mentioned above.

FF-08, PEARLS OMAXE TOWER-1
NETAJI SUBHASH PLACE, PITAMPURA,
North West, NEW DELHI, Delhi, India, 110034

For and on behalf of the
Happy Home Infratech LLP

Sd/-
Gavin Kochar
Designated Partner
DIN:07088087

Date :- 16/01/2024
Place :- New Delhi

Union Bank of India
BRANCH OFFICE:- ARYA NAGAR, OPP. OLD BUS STAND, JHAJJAR, HARYANA - 124103

SYMBOLIC POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the **Authorised Officer** of **UNION BANK OF INDIA**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to below mentioned Borrower(s) on the date mentioned against account and stated hereinafter calling upon the Borrower(s) to repay the amount within 60 days from the date of receipt of the said notice.

The Borrower(s) having failed to repay the amount, notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **SYMBOLIC POSSESSION** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 and 9 of the said Security Interest (Enforcement) Rules, 2002 on the date mentioned against account.

The Borrower(s) / Guarantor(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **UNION BANK OF INDIA**, for an amount and interest thereon.

Name of the Borrower, Guarantor & Mortgager	Date of Demand Notice	Date of Symbolic Possession	Amounts O/s as on Date of Demand Notice	Description of the Immovable Property(ies)
Borrower(s) / Co-Borrower(s) / Guarantor(s):- (1) Mr. Dheeraj Malhan S/o Sh. Jagbir Malhan, R/o H. No. 1111, Ward No. 7, Near Malhan Vatika, Sainik Colony, Silani Gate, Jhajjar, Haryana-124103 **(2) Mr. Jagbir Malhan** S/o Sh. Baljeet Singh, R/o H. No. 1111, Ward No. 7, Near Malhan Vatika, Sainik Colony, Silani Gate, Jhajjar, Haryana-124103 and **(3) Mr. Shamsher Singh** S/o Sh. Chhotu Ram, R/o Village Bhadani, Jhajjar, Haryana - 124104.	27.10.2023	**10.01.2024**	**Rs. 76,07,157.31** as **on 30.09.2023** and together with contractual rate of interest from **01.10.2023** with future interest and incidental charges.	Mortgage of immovable property in the form of Plot admeasuring 968.00 sq. yards at Khewat No. 1415 Min, Khata No. 1633 Min, Mustil No. 242, Killa No. 17/1(1-16), side Babra Road at Sainik Colony, Ward No. 7, Near Gaushalla & M.C. Office, Jhajjar, Haryana-124103. **Bounded on the:- North by:** Road; **South by:** Father Property; **East by:** Father Property; **West by:** Gali & Gaushala.

Date: 15.01.2024 **Place:** Jhajjar **AUTHORISED OFFICER**

KOTAK MAHINDRA BANK LIMITED
Registered Office: Registered Office: 27, BKC, C-27, G Block, BandraKurla Complex, Bandra (East), Mumbai - 400051
Branch Office: 1/11, 1st Floor, East Patel Nagar, New Delhi – 110 008 **Corporate Identity Number** - L65110MH1985PLC038137 www.kotak.com

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 (6) of the Security Interest (Enforcement) Rules, 2002.Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Mortgagor (s), that the below described immovable property(ies) mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold through E-Auction on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER THERE IS BASIS" on 02ndFebruary, 2024"** for recovery of **Rs. 22,66,15,651.79/- (Rupees 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 until full and final payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower/s namely 1.M/s J. Prasad & Co. Pvt. Ltd ("Borrower"), 2. Mrs. Avinash Chawla ("Guarantor" / "Mortgagor") and 3. Mr. Amit Chawla ("Guarantor"). The details/ description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are as mentioned below.

Sr No	Name of the Mortgagor/s	Details Of Immovable/Movable Property put for E – Auction	Reserve Price (INR)/ Earnest Money Deposit
Lot I	**Mrs. Avinash Chawla**	All that piece and parcel of the commercial property being Four Shops and One 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, Roshnara Extension Scheme, Delhi together with all existing building & structures thereon and building & structures as may be constructed / erected there upon anytime from /after the date of respective mortgaged and all additions thereto and all fixtures and furniture and all plant & machinery attached to the earth or permanent fastened to anything attached to the earth both present and future.	Rs. 6,88,00,000/- (Rupees Six Crore Eighty Eight Lakh only) Rs. 68,80,000/- (Rupees Sixty Eight Lakh Eighty Thousand Only)

Last date of Submission of Online Bid :- On or before 01st February 2024 up to 04:00 P.M.
Date and Time of E-Auction :- 02nd February 2024 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 23rd – January - 2024 between 3:00 P.M. to 5.00 PM through his Authorized representative/agent

Important Terms and Conditions:

1. The E - Auction shall be conducted only through "On Line Electronic Bidding" through website **www.bankeauctions.com** on 02nd February 2024 between 11:00 A.M. to 12:00 Noon with unlimited extensions of 5 minutes duration each.
2. For details about E-Auction, the intending bidders may contact M/s C1 India Pvt. Ltd, 3rd Floor, Plot No. 68, Sector-44, Gurgaon, Haryana, contact person **Mr. Vinod Chauhan- 98138-87931, Email: delhi@c1india.com and support@bankeauctions.com. Helpline No. +91-124 4302020\2021\2022\2023\2024. Support Mobile No's + 91-7291981124\25\26.**
3. The intending bidders may visit the Bank's official website - **https://www.kotak.com/en/bank-auctions.html** and/or **https://auctions.kotak.com** for auction details and for the terms and conditions of sale.
4. 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.
5. It is requested that 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 other documents.
6. The bid form has to be filled in the prescribed form and is to be submitted uploaded online only along with KYC documents of the Bidder/s on the portal **https://www.bankeauctions.com** on or before 01stFebruary, 2024upto 4.00 P.M. and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to **dipanshu.singh@kotak.com. The Bidder shall write the subject of the email "For purchase of Property in the account of "M/s J. Prasad & Co. Pvt. Ltd".**
7. Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Pvt. Ltd., on above mentioned contact numbers.
8. **Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. 06410125272001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958, on or before 01stFebruary, 2024 up to 04:00 p.m. TheNEFT/RTGS/FUND TRANSFER** shall only be done from the account/s of the intending bidder/s only. In case of a delay in depositing 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 inter-se 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 proposed bidder shall not earn any interest.
9. 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. 1,00,000/- (Rupees One Lakhs Only).
10. In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes as mentioned hereinabove.
11. The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E – Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorised Officer and within the provisions of SARFAESI Act, 2002 and the Security 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 MAJEURE, in the event he fails to make the payment within stipulated timelines for any reason whatsoever.
12. The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his /her favour subject to realisation of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E- Auction and confirmation by the Secured Creditor to that effect.
13. If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorised Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property/ies.
14. On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorised Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.
15. The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained.
16. The Sale certificate shall be issued to the successful bidder/bidder(s) for auction conducted.
17. 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.
18. 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 shall be returned, without interest and in case the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty.
19. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer / Secured Creditor, but the Authorised Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Authorised Officer or Kotak Mahindra Bank Ltd. to effectuate the Auction. The Authorised Officer reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
20. The prospective bidders are hereby informed / cautioned that the bank is having physical possession of the entire property mentioned hereinabove except one shop which is under disputed tenancy. The Lessee / tenant has filed SA vide TSA No.490/2022, before the Hon'ble DRT-I, New Delhi, for disputed tenanted premises comprising a shop of area 25 Sq. yards & a mezzanine floor of area 12 Sq. Yards forming part of larger plot described as 29/1, Nagia Park, Shakti Nagar, Delhi-7 ("tenanted premises") and A suit for eviction titled as "Avinash Chawla Vs. Darshan Lal Chawla", E No. 02/17, New No.18/17, in respect of the tenanted premises which is pending adjudication 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.
21. The Intending bidders are advised to make independent enquiry regarding 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 or 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 Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
22. In the event, bidder is declared as successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court /Tribunal, at any stage of till the issuance of sale certificate and handing over of possession, including but not limited to restraining bank from further proceedings, then the bidder shall not have any right to claim refund of the EMD/amount so deposited by him /her or any interest over the amount deposited towards sale of the property. The Bank on its sole discretion will refund the money deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in this regard.
23. All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
24. All outgoings charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the auction Purchaser solely.
25. 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 Buyer/Highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However, at the sole discretion of the Authorised Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future.
26. As per Section 194-A of the Income Tax Act, 1961, TDS shall be applicable on the sale proceeds If the sale consideration is Rs.50,00,000.00/- (Rupees Fifty Lakhs only) and above. The Successful bidder/purchaser shall deduct and deposit, the applicable TDS (1%) in favour of Mortgagor Mr. Avinash Chawla, having PAN No- AACPC7230L from the sale price and deposit the same with Income Tax Department. Furthermore, only 99% of the sale price is to be remitted to the Bank. The Sale certificate will be issued by the Bank in favour of successful bidder/ purchaser, only upon the receipt of form 16B, Form 26QB and Challan evidencing the deposit of such TDS.
27. The E-Auction will be conducted strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" on the terms and conditions as mentioned herein However the Authorised Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records/ Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid. Please note that the Bank /Authorised Officer/Secured Creditor does not in any way guarantee or make any representation with regard to the fitness/title of the property / ies / assets under auction. Sale/auction will be strictly on no recourse basis.
28. If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date and time fixed for sale, the auction / sale of asset may be cancelled. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
29. The Borrower/s attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset. If the dues of the bank together with all costs, charges and expenses incurred by the Bank or part thereof or amount higher than the Reserve Price or amount higher than Highest Bidding Value arrived at after the Inter-se Bidding, as may be acceptable to the bank, are tendered / committed to be tendered by / on behalf of the Borrower/s/Guarantor/s/Mortgagor/s even through their Agents/Buyers/Investors, identified by them, at any time on or before the date fixed for Auction /Sale or on same date of Auction or before/after completion of Biding formalities including the declaration of Highest Bidder and even after the issuance of the Sale Confirmation Letter but before the issuance of Sale Certificate to the Successful bidder, the auction / sale of asset may be cancelled at the sole discretion of the Authorised Officer and without assigning any reason. 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/conditional offer/conditions by the Bidder and/or Successful-Bidder will be entertained. The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions.
30. 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.
31. The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions.
32. The bidders should ensure proper internet connectivity; power back up etc.. The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings.
33. Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property/ies put for sale.
34. 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.
35. 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.
36. For further details, kindly contact Authorised Officer, Mr. Dipanshu Singh (Mobile No. +91-9953965199), or Officer of BankMr. Ajai Nigam (Mobile No. +91-7291971536).

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 borrower/guarantors/mortgagors are hereby notified to discharge the liability in full and pay the dues as mentioned above along with up to date interest and expenses within 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.

Place: Delhi, Date: 15th January, 2024 **For Kotak Mahindra Bank Limited, Authorised Officer**

POSSESSION NOTICE
(for immovable property)

Whereas,

The Authorized Officer of **INDIABULLS HOUSING FINANCE LIMITED ("IHFL")** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **29.10.2021** calling upon the Borrowers **ALEX BEAUTY SALOON THROUGH ITS PARTNERS, PARUL AND MOHD AYUB** to repay the amount mentioned in the Notice being **Rs. 31,08,466.91 (Rupees Thirty One Lakhs Eight Thousand Four Hundred Sixty Six and Paise Ninety One Only)** against Loan Account No. **A022OXXIII (Earlier Loan Account No. HLAPDMT00416914 of IHFL)** as on **25.10.2021** and interest thereon within 60 days from the date of receipt of the said Notice. Earlier the **IHFL** has assigned all its rights, title and interest of the above loan account in favor of **Indiabulls Asset Reconstruction Company Ltd.** as **Trustee** of **Indiabulls ARC– XXIII, Trust** by way of an Assignment Agreement dated **31.12.2021**. Further the **Indiabulls Asset Reconstruction Company Ltd.** as **Trustee** of **Indiabulls ARC– XXIII, Trust** has assigned all its rights, title and interest of the above loan account in favor of **Assets Care & Reconstruction Enterprise Ltd. ("ACRE")** by way of an Assignment Agreement dated **29.06.2022** and Loan Account which has been renumbered as Loan Account No. **A022OXXIII** in books of **ACRE**.

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 property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **10.01.2024**.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Assets Care & Reconstruction Enterprise Ltd.** for an amount of **Rs. 31,08,466.91 (Rupees Thirty One Lakhs Eight Thousand Four Hundred Sixty Six and Paise Ninety One Only)** as on **25.10.2021** and interest thereon.

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.

DESCRIPTION OF THE IMMOVABLE PROPERTY(IES)

FLAT NO.GF-4 (AS PER DOC) & UG-4 (AS PER NAME PLATE), PLOT NO. 363, GROUND FLOOR REAR RHS, NITI KHAND-1, GHAZIABAD, UTTAR PRADESH – 201010.

Sd/-
Authorised Officer
Assets Care & Reconstruction Enterprise Ltd.
(102-TRUST)

Date : 10.01.2024
Place: GHAZIABAD

Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

S. NO	Name of Borrower(s) (A)	Particulars of Mortgaged property/ (ies) (B)	Date Of NPA(C)	Outstanding Amount (Rs.) (D)
1	LOAN ACCOUNT NO. HHLNOI00202894 1. ADITYA CHATURVEDI 2. PRITI CHATURVEDI	FLAT NO. I-2/1905, 19TH FLOOR, TOWER - I2, ECO VILLAGE IV, PLOT NO. GH-01, SECTOR-16B, GREATER NOIDA - 201308, UTTAR PRADESH	11.04.2022	Rs. 40,74,909.69 (Rupees Forty Lakh Seventy Four Thousand Nine Hundred Nine and Paise Sixty Nine Only) as on 19.12.2023
2	LOAN ACCOUNT NO. HHLDCP00260754 1. RAMENDRA KUMAR CHOUDHARY 2. MONA KUMARI	FLAT NO. 2803, 28TH FLOOR, TOWER ALBARIA, H-2 PROJECT ECO VILLAGE-1, PLOT NO. - 08, SECTOR - 1, GREATER NOIDA, GAUTAM BUDDHA NAGAR - 201303, UTTAR PRADESH	11.04.2022	Rs. 56,94,531.74 (Rupees Fifty Six Lakh Ninety Four Thousand Five Hundred Thirty One And Paise Seventy Four Only) as on 14.12.2023
3	LOAN ACCOUNT NO. HHLDCP00219248 1. GAURAV GOSWAMI 2. PRITI	UNIT NO: 1615, 16TH FLOOR, BLOCK-D, SUPERTECH UP COUNTRY SITUATED AT TS-1 SECTOR - 17A, YEDA, NOIDA - 201301, UTTAR PRADESH	05.03.2023	Rs. 30,77,960.49 (Rupees Thirty Lakh Seventy Seven Thousand Nine Hundred Sixty And Paise Forty Nine Only) as on 13.12.2023
4	LOAN ACCOUNT NO. HHLLAJ00209725 1. KARUN KATYAL 2. NISHA KATYAL	FLAT NO. 2006, 20TH FLOOR, BLOCK K-1, SUPERTECH ECO VILLAGE - 4, PLOT NO. GH-01, SECTOR 16-B, GAUTAM BUDDHA NAGAR, GREATER NOIDA - 201303, UTTAR PRADESH	05.07.2022	Rs. 47,08,696.38 (Rupees Forty Seven Lakh Eight Thousand Six Hundred Ninety Six and Paise Thirty Eight Only) as on 19.12.2023
5	LOAN ACCOUNT NO. HHLNOI00202679 1. PUNEET YADAV 2. MANISHA YADAV	FLAT NO. 2003, 20TH FLOOR, TOWER - I1, ECO VILLAGE - 4, PLOT NO. GH-01, SECTOR-16B, GAUTAM BUDDHA NAGAR, GREATER NOIDA - 201303, UTTAR PRADESH	11.04.2022	Rs. 40,01,135.61 (Rupees Forty Lakh One Thousand One Hundred Thirty Five and Paise Sixty One Only) as on 19.12.2023
6	LOAN ACCOUNT NO. HHLNOD00229447 1. EESH SHARMA 2. MANORMA SHARMA	FLAT NO. 1005, 10TH FLOOR, BLOCK C1, SUPERTECH ECO VILLAGE 3, GH-06, SECTOR 16B, GREATER NOIDA - 201301, UTTAR PRADESH	09.01.2023	Rs. 41,10,829.73 (Rupees Forty One Lakh Ten Thousand Eight Hundred Twenty Nine And Paise Seventy Three Only) as on 19.12.2023
7	LOAN ACCOUNT NO. HHLNOD00211577 1. DHIRAJ MISHRA ALIAS DHIRAJ KUMAR MISHRA 2. PRATIBHA KUMARI	UNIT NO. 1505, 15TH FLOOR, TOWER W1, GOLF VILLAGE, SUPERTECH GOLF COUNTRY, TS 05, SECTOR 22D, YEIDA, GR NOIDA, NOIDA - 201308. UTTAR PRADESH	11.04.2022	Rs. 15,47,570.50 (Rupees Fifteen Lakh Forty Seven Thousand Five Hundred Seventy And Paise Fifty Only) as on 04.01.2024
8	LOAN ACCOUNT NO. HHLNOD00442160 1. PRATHAM SHUKLA 2. KUMKUM SHUKLA 3. RAHUL KUMAR (GUARANTOR)	FLAT NO. 2603, 26TH FLOOR, Block - J2, ECO VILLAGE - 2 PHASE-2, PLOT NO. GH-01, SECTOR - 16B, GAUTAM BUDDHA NAGAR, GREATER NOIDA - 201303, UTTAR PRADESH	09.10.2022	Rs. 35,67,492.11 (Rupees Thirty Five Lakh Sixty Seven Thousand Four Hundred Ninety Two and Paise Eleven Only) as on 19.12.2023
9	LOAN ACCOUNT NO. HHLNOI00344803 1. AYODHYA PRASAD OJHA 2. AB CORPORATE INTERIORS PRIVATE LIMITED 3. BIBA OJHA	FLAT NO. 806, 8TH FLOOR, TOWER J1, ECO VILLAGE-4, PLOT NO. GH-01, SECTOR 16-B, GAUTAM BUDDHA NAGAR, GREATER NOIDA - 201303, UTTAR PRADESH	04.02.2022	Rs. 51,29,265.54 (Rupees Fifty One Lakh Twenty Nine Thousand Two Hundred Sixty Five and Paise Fifty Four Only) as on 19.12.2023

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his/their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub-Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

Place: GREATER NOIDA/GAUTAM BUDDHA NAGAR/NOIDA

For Indiabulls Housing Finance Ltd.
Authorized Officer