

**TATA CAPITAL LIMITED**  
Registered Address: Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013  
Branch Address: 09th Floor, Videcon Tower, Jhandewalan Extension, New Delhi-110055

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules 2002)**  
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

**LOAN ACCOUNT (RESTRUCTURED)**  
NO. TCLA035900001100446: MR. KAMAL GOEL

This is to inform that Tata Capital Ltd. (TCL) is a non-banking financial company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 and a branch office amongst other places at New Delhi ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the (Borrowers/Co-Borrowers) in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/ Co-Borrower that the below described immovable property mortgaged to Tata Capital Limited (Secured Creditor/TCL), the Possession of which has been taken by the Authorized Officer of Tata Capital Limited (Secured Creditor), will be sold on 28th Day of February, 2024 "As is where is basis" & "As is what is and whatever there is & without recourse basis".

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was a due of sum Rs. 81,96,842/- (Rupees Eighty One Lakh/s Ninety Six Thousand Eight Hundred Forty Two Only) vide Loan Account (restructured) NO. TCLA035900001100446 demanded vide Demand Notice (U/S. 13(2) dated 20.06.2023 from Borrowers/Co-Borrowers/Guarantors, i.e., (1) Mr. Kamal Goel, S/o. R. N. Goel; (2) Mrs. Ritu Goel, W/o Mr. Kamal Goel; Both R/o.: House No. 109/56, Block - H, Pocket - 19, Sector - 7, Rohini, North West Delhi, Delhi - 110085; (3) M/s. Pick N Play, Through its Proprietor, Mr. Kamal Goel, Ground Floor, Flat No. 158, Block-D, Pocket - 12, Sai Baba Mandir, Sector - 17, Rohini, North West Delhi, Delhi - 110085; (4) M/s. R. G. Interior Designs, Through its Proprietor, Mrs. Ritu Goel, Ground Floor, Flat No. 158, Block-D, Pocket - 12, Sai Baba Mandir, Sector - 17, Rohini, North West Delhi, Delhi - 110085.

Notice is hereby given that, in the absence of any postponement/discontinuation of the sale, the said property shall be sold by E-Auction at 2.00 P.M. on the said 28th Day of February, 2024 by TCL, having its branch office at 09th Floor, Videcon Tower, Block-E-1, Jhandewalan Extension, New Delhi-110055.

The sealed E-Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the TATA CAPITAL LIMITED till 5.00 P.M. on the said 27th Day of February, 2024.

Description of Secured Assets	Type of Possession/Constructive/Physical	Reserve Price (Rs.)	Earnest Money EMD (Rs)
LIG FLAT NO. 158, GROUND FLOOR, BLOCK - D, POCKET - 12, SECTOR - 7, ROHINI, NEW DELHI - 110085 MORE PARTICULARLY DESCRIBED IN SALE DEED DATED 09.09.2010 EXECUTED IN FAVOUR OF MR. KAMAL GOEL, DULY REGISTERED WITH SUB-REGISTRAR VIC DELHI AT DOCUMENT NO. 1757 IN BOOK NO. 1, VOLUME NO. 3828 ON PAGES 72-78 REGISTERED ON 08.09.2010.	Physical	Rs. 1,65,24,000/- (Rupees One Crore Sixty Five Lakh/s Fifty Two Thousand Four Hundred Only)	Rs. 16,52,400/- (Rupees Sixteen Lakh/s Fifty Two Thousand Four Hundred Only)

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the "Authorized Officer" or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal <https://disposalhub.com> on 28th Day of February, 2024 between 2.00 PM to 3.00 PM with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL LIMITED" payable at New Delhi. Inspection of the property may be done on 16th Day of February, 2024 between 11.00 AM to 5.00 PM.

Note: The intending bidders may contact the Authorized Officer Mr. Sushil Choudhary, Email id: [sushil.choudhary@tatacapital.com](mailto:sushil.choudhary@tatacapital.com) and Mobile No. +91 8558827293.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e. <https://bit.ly/42pHVXJ>, or contact Authorized Officer or Service Provider- NexGen Solutions Private Limited.

Place: New Delhi  
Date: 24-01-2024

Sd/- Authorized Officer  
Tata Capital Limited

**NINEX BUILDCON PRIVATE LIMITED**  
(CIN: U74999DL2007PTC161794)  
Regd. Office: 14-401, East End Apartment, Mayur Vihar Phase-I Extension, New Delhi-110091  
Phone: 0120-4346213

**Form No INC-26**  
(Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014)

Before the Central Government, Northern Region

In the matter of sub-section (4) of Section 13 of the Companies Act, 2013 and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014.

**AND**

In the matter of Ninex Buildcon Private Limited having its registered office at 14-401, East End Apartment, Mayur Vihar Phase-I Extension, New Delhi-110091.

Notice is hereby given to the General Public that the Company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on Friday, the 12th January, 2024 to enable the Company to change its Registered office from "NCT of Delhi" to "The State of Uttar Pradesh".

Any person whose interest is likely to be affected by the proposed change of registered office of the Company, may deliver either on MCA-21 Portal ([www.mca.gov.in](http://www.mca.gov.in)) by filing investor complaint form 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 to the Regional Director, Northern Region, B-2 Wing, 2nd Floor, Paryavaran Bhawan, CGO Complex, New Delhi-110003, within Fourteen days of the date of publication of this Notice with a copy to the applicant Company at its registered office at the address mentioned below:

Address: 14-401, East End Apartment, Mayur Vihar Phase-I Extension, New Delhi-110091

For and on behalf of  
Ninex Buildcon Private Limited  
Sd/-  
Sukhdeep Singh  
Date: 22.01.2024  
Director  
Place: New Delhi DIN: 01140718

**IDBI BANK E-AUCTION NOTICE**  
CIN: I51900MH2000G0148838  
IDBI BANK LIMITED, Branch Recovery, 8th Floor, Plate B, Block 2, NBCC Office Complex, East Kidwai Nagar, New Delhi-110023 PH No. - 011- 69297171 / 69297166

**CORRIDGMENT**

This addendum notice is in reference to the E Auction scheduled to be held on 09.02.2024 and information published in Financial Express newspaper at page no. 30 on 04.01.2024, Friday at S. No. 1, Borrower's name - Mr. Arjun Verma (Borrower) and Mrs. Swapnil Patel (Co Borrower), has been withdrawn with immediate effect from E Auction to be held on 09.02.2024.

Date: 23.01.2024  
Place: Delhi

AUTHORIZED OFFICER  
IDBI BANK LTD

**UPSIDA**  
कार्यालय उप महाप्रबन्धक (सिविल), विभाग सच-प्रयत्न  
उपराज्य औद्योगिक विकास प्राधिकरण  
गजियाबाद। website: <https://onlineupsid.com>

**अवकाशक ई-निविदा सूचना**

एतद्वारा सूचित किया जाता है कि प्राधिकरण को विभिन्न जनपदों में किल आर्गोफिक क्षेत्रों में सिविल कार्य, विकास एवं अनुष्ठान एव-रखाल के कार्य हेतु सरकारी/संवर्गिक उपकरण/निर्माण/प्रक्रियाएं/परिचालन/नगर विकास में पंजीयन कार्य/अंशकारी से अवकाशक/पूर्व कारक ई-निविदाएं आमंत्रित की जाती हैं।

क्र	कार्य का नाम	सर्वेक्षण क्र	ई-निविदा की तिथि व समय	अवकाशक
1.	Annual Repair and Maintenance of Miscellaneous Civil Works at I.A. Pikhani Distt-Saharanpur	16.59	दिनांक 01.02.2024 को 11:00 बजे य तक पावता	अवकाशक
2.	Annual Repair and Maintenance of Miscellaneous Civil Works at I.A. Begrajpur Distt:-Muzaffarnagar	24.95	दिनांक 01.02.2024 को 11:00 बजे य तक पावता	अवकाशक

उत्तर कारी की निविदा दिनांक 24.01.2024 को 11:00 बजे से दिनांक 31.01.2024 को सांय 05:00 बजे तक अपवर्धन की जा सकती है। निविदाओं द्वारा राशयनकी की नून प्रतियां दिनांक 03.02.2024 को सांय 05:00 बजे तक पंजीयन सच/व्यवस्थापक से कार्यवाही में जागी की जा सकती है।

नोट : 1. निविदा नाम अनंती निविदाओं में समर कर एवं जीएएम/सीडी सहित दर अंकित करें। अलग से कोई दर देना नहीं होगा। 2. निविदा समन्वय विस्तृत जानकारी अवरुद्ध <https://onlineupsid.com> पर स्यागी लिंक पुरीयती की website: <https://tender.up.nic.in> पर देखी जा सकती है।

उप महाप्रबन्धक (सिविल), विभाग सच-प्रयत्न, उपराज्य औद्योगिक विकास प्राधिकरण, गजियाबाद।

**SYMBOLIC POSSESSION NOTICE**  
Branch Office: ICICI Bank Ltd, 3rd Floor, Plot No-23, New Rohtak Road, Karol Bagh, Delhi- 110005

Whereas  
The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower 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 of the said rules on the below-mentioned dates. The borrower 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 ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Pankaj Verma/ Jyoti Verma/ TBMBD0006353713	Part of Gata No. 568 and 570 House Situated in Mau Behind South Side Gausiya Masjid Tehsil And District Moradabad Uttar Pradesh- 244001/ 19-Jan-2024	September 25, 2023 Rs. 22,54,156/-	Kashipur/ Moradabad
2.	Mohd Kaseem/ Mohd Waseem Ahamad/ Shayroon Jaham/ LBMBD00005307739/ LBMBD00005168697/ LBMBD00005168699	House Bearing On Khasra No. 787 Mauja Gram Mau, South of Saharanpur Railway Line Pargana And District Moradabad Uttar Pradesh/ 19-Jan-2024	September 18, 2023 Rs. 18,53,964/-	Moradabad

The above-mentioned borrower(s)/ guarantor(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: January 24, 2024  
Place: Moradabad

Authorized Officer  
ICICI Bank Limited

**सेन्ट बैंक होम फाइनेंस लिमिटेड**  
Cent Bank Home Finance Limited  
सेन्ट्रल बैंक ऑफ इंडिया की अनुषंगी Subsidiary of Central Bank of India

Branch Office : 3E/10, Mezzanine Floor, Nav Durga Bhawan, Jhandewalan Extn. New Delhi-110055. Ph. : 011-35000439. (CIN No. U65922MP1991PLC006427)

**APPENDIX IV [RULES 8(1)] (POSSESSION NOTICE) For immovable property**

Whereas, The undersigned being the authorized officer of the CENT BANK HOME FINANCE LTD., Delhi Branch, 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) Rule 3, 2002 issued demand notice Upon the Borrowers/ guarantors mentioned below to repay the amount to CENT BANK HOME FINANCE LTD., Delhi, within 60 days from the date of receipt of the said notice. The Borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that undersigned has taken possession of the property described herein below in exercise of powers conferred on me under section 13(4) of the said Act read with rule 8 of the said rules on the date mentioned against the account. The borrowers/ guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the CENT BANK HOME FINANCE LTD., Delhi for the amount and interest thereon w.e.f. NPA Date

S. No.	Name of the Borrower/Guarantor & A/C No.	Description of the Mortgaged Property	Demand Notice Date	
			Date of Possession	Amount in Demand Notice
1.	Mr. Santosh Kumar Aggarwal and Mrs. Sanju Aggarwal Loan Account No. 00602310000044	All that part and parcel of the property consisting of Property No. U-104, 2nd Floor, Khasra No. 345, Village Bindapur, Subhash Park, Uttam Nagar, Delhi- 110059 Boundaries: On the North by: Gali No. 10 Ft. On the South by: Road 15 Ft. On the East by: Others Property, On the West by: Others Property	19.08.2023	Rs. 16,53,807/- (Rupees Sixteen Lakh Fifty Three Thousand Eight Hundred Seven Only) + Interest + All Other Charges
			18.01.2024 (Symbolic)	
2.	Mr. Ram Arav Verma and Mr. Deepak Verma Loan Account No. 00602320000014	All that part and parcel of the property consisting of 1/1080, Part of Plot No. 3, First Floor and Second Floor Village Chandrawali, Mansarovar-3, Shahdara, Near Mansingh ki Baitnah, Delhi-110032 Boundaries: On the North by: Property of Others, On the South by: Property of Others, On the East by: Lane 15 Wide, On the West by: Property of Others	19.08.2023	Rs. 22,47,927/- (Rupees Twenty Two Lakh Forty Seven Thousand Nine Hundred Twenty Seven Only) + Interest + All Other Charges
			18.01.2024 (Symbolic)	

Place: Delhi, Date: 23.01.2024 Authorised Officer: Cent Bank Home Finance Ltd., Delh

**CAPRI GLOBAL HOUSING FINANCE LIMITED**  
Registered & Corporate Office 502, Tower A, Peninsula Business Park, Senapati Bagat Marg, Lower Parel, Mumbai-400013  
Circle Office Address - 9B, 2nd Floor, Pusa Road, New Delhi - 110060

**DEMAND NOTICE**

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002. The undersigned as the Authorized Officer of Capri Global Housing Finance Limited (CGHFL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to CGHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGHFL by the said Borrower(s) respectively.

S. Name of the Borrower(s)/ N. Guarantor(s)	Demand Notice Date and Amount	Description of secured asset (immovable property)
1. (Loan Account No. LNCCGAZ01L000006683 Azadpur Branch) Dipan (Borrower), Mrs. Shashi Bala Rustogi (Co-Borrower)	16-Jan-24 Rs. 1334706/-	All that piece and parcel of Property No. 136, area measuring 46.5 Sq. Yards out of Khasra No. 642, Ward No. 17, situated in the residential Colony known as Jawahar Mohalla, Farsh Bazar, area of Village Chandrawali alias Shahdara, Ilaqa Shahdara, Delhi-110032. Bounded as under: North: Other's Property, South: Other's Property, East: Other's Property, West: Gali'

If the said Borrowers shall fail to make payment to CGHFL as aforesaid, CGHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of CGHFL. Any person who contravenes or abets contravention of the provisions of the said Act/ Rules made thereunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Place: Azadpur Date: 24/01/2024 Sd/- (Authorised Officer), For Capri Global Housing Finance Limited (CGHFL)

**COSMO FERRITES LIMITED**  
Regd. Off: P.O. Jabli, Distt. Solan, H.P. - 173 209  
CIN- L27106HP1985PLC006378  
Tel: 01792-277231-32/35/36 Fax: 01792-277234  
E-mail: [investorservices@cosmoferrites.com](mailto:investorservices@cosmoferrites.com), Website: [www.cosmoferrites.com](http://www.cosmoferrites.com)

**NOTICE OF POSTAL BALLOT**

Notice is hereby given that pursuant to Section 110 of the Companies Act, 2013 (the "Act") and other applicable provisions, any of the Act and Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Rules") as amended from time to time read with General Circular No. 14/2020 dated April 8, 2020, General Circular No. 17/2020 dated April 13, 2020, General Circular No. 22/2020 dated June 15, 2020, General Circular No. 33/2020 dated September 28, 2020, General Circular No. 39/2020 dated December 31, 2020, General Circular No. 10/2021 dated June 23, 2021, General Circular No. 20/2021 dated December 08, 2021, General Circular No. 03/2022 dated May 05, 2022 and General Circular No. 09/2023 dated September 25, 2023 issued by the Ministry of Corporate Affairs ("MCA") (hereinafter collectively referred to as "MCA Circulars") and Secretarial Standard-2 issued by the Institute of Company Secretaries of India and pursuant to other applicable laws and regulations, the approval of members of the Company is being sought for the following resolution by way of postal ballot through remote e-voting process:

Sl. No.	Description of Resolution
1.	Extension of Redemption Period of Unlisted Non-Convertible 10% Cumulative Redeemable Preference Shares

In compliance with the above circulars, electronic copies of the Postal Ballot Notice have been sent on Tuesday, January 23, 2024 to all the shareholders whose email addresses are registered with the Company's Depository Participant(s) as on Friday, January 19, 2024 i.e. the cut-off date. The Postal Ballot Notice will also be available on the Company's website at [www.cosmoferrites.com](http://www.cosmoferrites.com), websites of the Stock Exchanges i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com) and on the website of CDCL at [www.evotingindia.com](http://www.evotingindia.com).

In accordance with the provisions of the MCA Circulars, shareholders can vote only through the remote e-voting process. Shareholders whose names appear on the Register of Members/Beneficial Owners as on Friday, January 19, 2024 will be considered for the purpose of e-voting.

The Company has provided e-voting facility to all its members on the platform of Central Depository Services (India) Limited (CDCL). The e-voting facility shall commence on Thursday, January 25, 2024 at 09:00 A.M. (IST) and will end on Friday, February 23, 2024 at 5:00 P.M. (IST). No e-voting shall be allowed beyond the said date and time.

The members of the Company holding equity shares of the Company in Demat and Physical Form and who have not registered their e-mail addresses may temporarily get their e-mail addresses registered with Alankit Assignments Limited by clicking the link: <https://mailupd.alankit.com> and follow the registration process as guided thereon. The members are requested to provide details such as DPID, Client ID/Folio NO/PAN, mobile number and e-mail id. In case of any query, a member may send an e-mail to Alankit at [rta@alankit.com](mailto:rta@alankit.com). It is clarified that for permanent registration of e-mail address, shareholders are requested to register their email addresses, in respect of electronic holdings with their concerned Depository Participants by following the procedure prescribed by the Depository Participant. The Members holding equity shares in the physical form are requested to submit request letter mentioning the Folio No. and Name, Mobile No., e-mail id along with scanned copy of the Share Certificate (front and back) and self-attested copy of PAN card to Alankit at [rta@alankit.com](mailto:rta@alankit.com). The instructions on the process of e-voting, including the manner in which members who are holding shares in physical or demat form can cast their vote through e-voting, are provided in the Postal Ballot Notice.

The result of Postal Ballot through e-voting will be declared by the Chairman of the Company on or before Sunday, February 25, 2024 and will also be displayed on the Company's website at [www.cosmoferrites.com](http://www.cosmoferrites.com) besides being communicated to the Stock Exchanges and Depository.

In case of any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at [www.evotingindia.com](http://www.evotingindia.com) under help section or write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or contact Mr. Rakesh Dalvi, Sr. Manager, CDCL at toll free No. 1800 22 55 33.

For Cosmo Ferrites Limited  
Sd/-  
Rajesh Kumar Gupta  
Director  
Place: New Delhi  
Date: 23.01.2024  
DIN: 08615199

**KVB Karur Vysya Bank**  
Asset Recovery Branch, No. 6, 3rd Floor, Opp: Metro Pillar No: 80, Pusa Road, Karol Bagh, New Delhi - 110 005, Mob: 7823919520

**E-AUCTION NOTICE E-AUCTION ON 15.02.2024**  
PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT, 2002  
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) along with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, The Karur Vysya Bank Ltd, physical possession has been taken by the Authorized Officer of The Karur Vysya Bank Ltd, "Secured Creditor, will be sold on "As is where is", "As is what is", "without recourse", and "Whatever there is" & "Without recourse" as per given details below:

S. No.	Name of Borrower	Lending Branch	Location of property	Nature of property	Reserve Price (in Rs.)	EMD amount (in Rs.)	Contact person / Ph.No. / Email
1.	M/s. Singh Communications	Gurugram	EP- 38/16, 635/13 Residential (New No 038/15), Nai Basti, Gurgoan	Built up	Rs. 42,00,000.00	Rs. 4,20,000.00	Mr. Rajesh Thakkar 9910972101 rajeshthakkar@kvbmail.com

Details of borrowers: Gurgoan Branch Name of Borrower - Mr. Singh Communications, per prop: Harpal Singh, having registered address 2320, Empire Tower, Old Delhi Road, Gurgoan-120011. The Total due As on 31.12.2023 is Rs.64,95,096.93 (Rupees Sixty Four Lakh/s Ninety five Thousand Ninety Six and Paise Ninety Three Only) with further interest, Costs, other charges and expenses thereon.

Mortgage Assets: Residential built-up on house bearing no.EP38/16, Municipal no.635/13 (New no.038/15), Nai Basti, Tehsil & Dist Gurgoan-120011, Haryana standing in the name of Mr. Harpal Singh, admeasuring 100 Sq.Yards. And bounded on: North: House of Sh. Ram Lal, South : 6.0 ft wide lane, East : Plot of Sh. Ram Lal, West : House of Sh Somnath & Sh Kishan Lal

Reserve Price - Rs. 42,00,000.00 EMD - Rs.4,20,000.00

Inspection of the Asset	All working Days - From 24.01.2024 to 13.02.2024 between 11.00 am to 5.00 pm
Last date and time for submitting online Tender & Application Forms	Date: 14.02.2024 Time: by 5 pm
Date and Time of E-Auction	The E-Auction will take place through portal on 15.02.2024 between 11.00 a.m to 11.30 a.m. with unlimited extensions of 5 minutes each till sale is concluded.
Nodal bank account Name	The Karur Vysya Bank Ltd, Central office in favour of above accounts Account No: 110135100000973, IFSC Code : KVB0001101.
Contact Person & Phone No	As mentioned above

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's/ Secured Creditor's website, i.e. [www.kvb.com](http://www.kvb.com) in Property Under Auction and also at the web portal <https://BankAuctions.IN> of our e-auction service provider M/s. 4Closure. Prior Encumbrance - Nil, (Brought to the knowledge of Bank).

Statutory 15 days' Notice under Rule 8(6) alongwith Rule 9(1) of the SARFAESI Act, 2002

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of E-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Place: Delhi  
Date: 24.01.2024

FOR THE KARUR VYSYA BANK LTD,  
CHIEF MANAGER & AUTHORISED OFFICER

**BANK OF MAHARASHTRA: Asset Recovery Branch**  
6-30/31, W.E.A., Karol Bagh, New Delhi 110005.  
PHONE - 91- 8929594461  
Email: [bom1933@mahabank.co.in](mailto:bom1933@mahabank.co.in); [brmgr1933@mahabank.co.in](mailto:brmgr1933@mahabank.co.in)

Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-411005

**AJTB/NPA/RajeevRanjanSingh/SARFAESI/2023-24** Date: 05.01.2024

1. Mr. Rajeev Ranjan Singh (Borrower) Flat No. D/328, Gali No. 11, Laxmi Nagar, New Delhi - 110092  
Also at: Flat No. 801, on 8th Floor, Block No. IV, Amrapali Grand, Plot no. GH-09, Zeta - 1, Greater Noida, U.P.

2. Mrs. Seema Singh (Co-Borrower) Flat No. D/328, Gali No. 11, Laxmi Nagar, New Delhi - 110092  
Also at: Flat No. 801, on 8th Floor, Block No. IV, Amrapali Grand, Plot no. GH-09, Zeta - 1, Greater Noida, U.P.

Dear Sir / Madam,

Sub: Notice U/S 13 (2) of Securitization & Reconstruction of Financial Assets and Enforcement of Security Act 2002.

1. That at your request, the following credit facilities have been sanctioned by Bank of Maharashtra to you no. 1 and 2.

2. That the details of the credit facilities, the securities charged in favour of the Bank and the present outstanding dues are as under -

Sr.No.	Nature & Amt of credit facilities	Security	Present outstanding (as on 04.01.2024)
1.	Housing Loan for Rs. 40.20 Lakhs (A/c- 60120900315)	Equitable Mortgage of - 1. Flat at Amrapali Grand, Block No. IV, Flat No. 801 on 8th Floor, on Plot No. GH-09, Zeta-1, Greater Noida, U.P.	Ledger Bal. Rs. 36,70,200.00 + Unapplied Interest Rs. 33,37,702.14 @ contractual rate per annum.
		Total	Rs. 70,07,902.14 (At Present)

3. That in consideration of the said credit facilities availed, you have executed the necessary documents in favour of the bank including the following documents and also created charges and securities in favour of the Bank as above mentioned.

Sr. No.	Document No.	Description
1.	RF 45	Request letter for making credit facility available dated 11.01.2013
2.	RF 46 & 47	Demand Promissory Note dated 11.01.2013
3.	HLS D2	Agreement for Housing Loan dated 11.01.2013
4.	Annexure	Agreement to create equitable mortgage to secure credit facilities dated 11.01.2013
5.	-	Tripartite agreement among the builder, borrower and the bank.

4. That you have failed to adhere to the terms and conditions of sanction and made defaults and accordingly your account has been classified by the Bank as NPA as on 01/10/2017 in accordance with the prescribed norms issued by Reserve Bank of India. In spite of our repeated demands, you have not paid the outstanding amount in your account.

5. You have still not repaid the dues of the Bank and hence in exercise of powers conferred on the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) and without prejudice to the rights of the Bank and to the pending proceedings mentioned above, the Bank hereby calls upon you to repay in full the amount of Rs. 70,07,902.14 (Rupees Seventy Lakhs Seven Thousand Nine Hundred Two and Fourteen Paise Only) upto 04.01.2024 + unapplied interest @ contractual rate w.e.f. 05.01.2024 within 60 days from the date of receipt of this notice; failing which, in addition to and without prejudice to the other rights available to the bank, the bank shall be entitled to exercise any or all of the powers under Sub-Sec. (4) of Sec. 13 of the aforesaid Act in respect of these securities / properties enforceable under the Act, in which case you shall also be liable to further pay all costs, charges and expenses or other incidental charges thereon.

The powers available under the Act inter alia include -

a) To take possession of the secured assets wherein the security interest has been created as above mentioned together with the right to transfer by way of lease, assignment or sale, for realizing the secured asset,

b) To take over the management of the business of the borrower including right to transfer by way of lease assignment or sale and realizing the security.

c) To appoint any person as Manager to manage the secured assets, the possession of which will be taken over by us and the Manager shall manage the secured assets and any transfer of secured assets shall vest in the transferee all rights in or in relation to, the secured assets, as if the transfer had been made by you.

d) To write to or issue notice in writing to any person, who has acquired any of the secured assets against which security interest has been created from whom any money is due or may be due to you to pay us the money.

6. Please take a note that as per Section 13 (13) of the Act, after receipt of this notice, you are restrained from disposing off or dealing with the securities without our prior written consent.

7. The borrower's attention is invited to the provisions of sub-section 8 of Sec 13 of the Act, in respect of time available, to redeem the secured assets.

For Bank of Maharashtra  
Chief Manager & Authorised Officer, ARB, Delhi

**Indian Overseas Bank**  
4th Floor, Rachna Building, 2, Pusa Road, New Delhi-110008.  
Ph.-011-25758214/25756479, Email [iob1997@iob.in](mailto:iob1997@iob.in)

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [Under Provision to Rule 8(6) of Security Interest (Enforcement) Rules] E-Auction Sale Notice for Sale of immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) Of Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/ charged to Indian Overseas Bank, the possession of which has been taken by the Authorized Officer of Indian Overseas Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" basis as per details mentioned hereunder:

Sr. No.	Names of Borrowers Names Of Guarantor(S)	AMOUNT DUE TO THE BANKS
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