

**APPENDIX IV**  
[See rule 8 (1)]  
**POSSESSION NOTICE**  
(for immovable property)

**Whereas,**  
The undersigned being the Authorized Officer of **INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PLC136029)** 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 Borrower(s) **ROSHAN SINGH ALIAS ROSHAN SINGH CHAUHAN PORPRIETOR LAXMI MAWA BHANDAR AND BEERI SINGH CHAUHAN** to repay the amount mentioned in the Notice being **Rs. 10,33,666.11 (Rupees Ten Lakhs Thirty Three Thousand Six Hundred Sixty Six and Paise Eleven Only)** against Loan Account No. **HHLGR00214658** as on **26.10.2021** and interest thereon 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 under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **04.03.2022**.

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 **INDIABULLS HOUSING FINANCE LIMITED** for an amount of **Rs. 10,33,666.11 (Rupees Ten Lakhs Thirty Three Thousand Six Hundred Sixty Six and Paise Eleven Only)** as on **26.10.2021** and interest thereon.

The Borrowers' 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	
<b>ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY BEARING PLOT NUMBER 37 ADMEASURING 50.16 SQUARE METER (16 X 33 FEET 9 INCH) AND BUILT UP AREA OF 48 SQUARE METER LOCATED IN INDRAPURI, MAUZA BAGDA, TEHSIL AND DISTRICT AGRA-282001, UTTAR PRADESH AND IS BOUNDED AS FOLLOWS :-</b>	
<b>EAST : OTHER'S PROPERTY</b>	<b>WEST : ROAD 6 METER WIDE</b>
<b>NORTH : PLOT NUMBER 38</b>	<b>SOUTH : PLOT NUMBER 36</b>
Date : 04.03.2022	Sd/- Authorised Officer
Place: AGRA	INDIABULLS HOUSING FINANCE LIMITED

**APPENDIX IV**  
[See rule 8 (1)]  
**POSSESSION NOTICE**  
(for immovable property)

**Whereas,**  
The undersigned being the Authorized Officer of **INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PLC136029)** 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 **13.10.2021** calling upon the Borrower(s) **DEVI CHARAN AND DEEPTI SINGH** to repay the amount mentioned in the Notice being **Rs.17,28,618.38 (Rupees Seventeen Lakhs Twenty Eight Thousand Six Hundred Eighteen and Paise Thirty Eight Only)** against Loan Account No. **HHLDMT00422685** as on **15.09.2021** and interest thereon 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 under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **04.03.2022**.

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 **INDIABULLS HOUSING FINANCE LIMITED** for an amount of **Rs.17,28,618.38 (Rupees Seventeen Lakhs Twenty Eight Thousand Six Hundred Eighteen and Paise Thirty Eight Only)** as on **15.09.2021** and interest thereon.

The Borrowers' 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	
<b>FLAT NO. - UGF - 2 (MIG), UPPER GROUND FLOOR (RHS) HAVING COVERED AREA 550 SQUARE FEET EQUIVALENT TO 51.09 SQUARE METRES CONSTRUCTED UPON PLOT NO. F - 94, KHASRA NO. 181, SITUATED IN SLF VED VIHAR, PARGANA AND TEHSIL LONI, GHAZIABAD - 201102, UTTAR PRADESH AND WHICH IS BOUNDED AS UNDER:</b>	
<b>EAST : OTHER'S LAND</b>	<b>WEST : ROAD 9 METERS WIDE</b>
<b>NORTH : FLAT NO. UGF -1 (MIG)</b>	<b>SOUTH : PLOT NO. F-95</b>
Date : 04.03.2022	Sd/- Authorised Officer
Place: GHAZIABAD	INDIABULLS HOUSING FINANCE LIMITED

**KOTAK MAHINDRA BANK LTD.**  
Corporate Identity No. L65110MH1985PLC038137. www.kotak.com  
Registered Office: - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051. Branch Office: 1/11, First Floor, East Patel Nagar, New Delhi-110008

**E - AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES**

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.**

1. Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Mortgage (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 "WHATSOEVER THERE IS BASIS" on 29th March 2022 for recovery of **Rs. 30,93,08,393/-** (Rupees Thirty One Crore Ninety Three Lac Eight Thousand Three Hundred Ninety Three only) as on 31.10.2021 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower's namely **M/s SHIV SHANKAR AND CO. GRAINS PVT. LTD. (Borrowers)** and **1. SH. SHIV SHANKAR BANSAL, 2. SH. GAURI SHANKAR BANSAL, 3. SMT. NEELAM BANSAL, 4. M/S H G AGRO FOODS PVT. LTD. (Guarantors and/or Mortgageors)**. The details / description of Immovable Properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgageors	Details Of Immovable Property put for E-Auction	Reserve Price (INR)	Earnest Money Deposit (EMD) (INR)
Mr. Shiv Shankar Bansal and Mr. Gauri Shankar Bansal	Entire First and Second Floor with roof rights forming part of property No. 23 in Block-A admeasuring total area of 300 square yards together with undivided proportionate share of land underneath, situated at Ashok Vihar, Phase-1, Delhi-110092 and the whole property is bounded as North: Road 6' wide, South: Service Lane, East: Plot No. 22, West: Plot No. 24.	<b>Rs. 6,80,00,000</b> (Rupees Six Crore Eighty Lakhs Only)	<b>Rs 68,00,000/-</b> (Rupees Sixty Eight Lakh only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 17th March 2022 between 3:00 PM to 04.30 PM through his authorised representative/agent.

**Important Terms and Conditions:**

- The E - Auction shall be conducted only through "On Line Electronic Bidding" through website <https://kotakbank.auctiontiger.net> on 29th March 2022 between 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 M/s E-Procurement Technologies Ltd., B-704-5, Wall Street-II, Opp. Orient Club, Nr. Gujarat College Road, Ellis Bridge, Ahmedabad, contact person Mr. Ram Sharma- 06351896834, Email: delhi@auctiontiger.net; ramprasad@auctiontiger.net, Helpline No. 079-61200595/520/548. Helpline email id-support@auctiontiger.net.
- 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://kotakbank.auctiontiger.net> and the said terms and conditions shall be binding on the bidders who participate in the bidding process.
- It is requested that the interested Bidders are required to generate the login ID and password from the portal <https://kotakbank.auctiontiger.net> before uploading the bid and other documents.
- 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://kotakbank.auctiontiger.net> on or before 28th March 2022 upto 4.00 PM. and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to [Viswanadhak.akondi@kotak.com](mailto:Viswanadhak.akondi@kotak.com) and [vikram.sharma@kotak.com](mailto:vikram.sharma@kotak.com). The Bidder shall write the subject of the email "For purchase of Property in the account of 'M/s SHIV SHANKAR AND CO. GRAINS PVT. LTD'".
- Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. E - Procurement Technologies Limited (Auction Tiger) on above mentioned contact numbers.
- 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 28th March-2022 upto 4.00 P.M. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not 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. 1,00,000/- (Rupees One Lakhs Only)
- 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.
- 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 of offer 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 the successful auction purchaser will not have any right to claim FORCE MAJURE, in the event he fail to make the payment within stipulated timelines for any reason whatsoever.
- The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his 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.
- 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 properties/ies.
- 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.
- 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.
- The EMD amount, to the successful bidder, 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 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.
- If any bidder intends to bid for more than 1 property under auction, then the bidders has to submit separate bids for each of the properties following the process as mentioned above.
- 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.
- Any other encumbrances are not known to the Bank except the pendency of Securitisation Application (S.A.) No.126 of 2019 before Honble DRT-1 Delhi. The intending bidder is 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 Authorised 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 enquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- All statutory dues other than registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- All outgoing 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 / 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.
- 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 the applicable TDS in favour of Kotak Mahindra Bank Ltd., from the sale price and deposit the same with Income Tax Department and submit challan evidencing the deposit of TDS and Form 26QB / TDS Certificate to Kotak Mahindra Bank Ltd.
- Sale will strictly be on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATSOEVER 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 enquiries 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, lien, 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/titl of the property/ies/assets under auction. Sale/auction will be strictly on no recourse basis.
- 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/Mortgageor/s, at any time on or before the date 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- For further details kindly contact Mr Vipul Oberoi Mr. Viswanadhak Akondi (Mobile no. +91-9667221548) or Officer of Bank Mr. Vinod Bharami (Mobile No: 9910004107) and Mr Arjun Dubey (Mobile No. +91-9377905113)

**STATUTORY 15 DAYS SALE NOTICE UNDER RULES (2), (8), (9) & (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002:** The borrower/guarantors/mortgageors 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	Sd/- Authorised Officer,
Date: 04.03.2022	For Kotak Mahindra Bank Ltd.

**ROHA HOUSING FINANCE PVT. LTD.**  
Corporate Office : Unit No. 1117 & 1118, 11th Floor, World Trade Tower, Sector 16, Noida, Uttar Pradesh - 201 301.

**CORRIGENDUM**  
With reference to advertisement Published in this Newspaper on dated 05.03.2022 Regarding **PUBLIC NOTICE FOR AUCTION CUM SALE**, Please Read Corrected Timing for Auction **12:30 PM to 3:00 PM** in place of **12:30 AM to 3:00 PM**. All other details shall remain the same. Sd/-  
Authorised Officer

**INVITATION TO BID**

IRRF Holdings III Limited ("IRRF"), a company incorporated in Mauritius, invites bids for purchase of its stake in Kakade Construction Company Private Limited ("KCCPL"), CIN : U45202PN2001PTCO16236), a company engaged in real estate development.

As per the approved layout, i) KCCPL has development rights on a 22.9-acre land parcel and ii) Available FAR of the property is in excess of 3.5 mn sqft, including applicable TDR, at 3th rd in Pune ("KCCPL Land"). The land parcel is around 400 meters from the Mumbai - Bangalore Highway and has frontage of over 200 meters on Karve Road. The neighborhood is well-established with fully developed social and physical infrastructure and is ideally suited for retail and residential development.

On account of certain disputes, inter alia, IRRF initiated arbitration proceedings against KCCPL and its promoters in 2011. A consent award came to be passed in these proceedings on July 14, 2014 ("Consent Award"). Further, a consent order was passed by the Honble High Court on February 22, 2018 ("Consent Order") in the execution proceedings filed by IRRF. IRRF is currently executing the Consent Award read with the Consent Order, before the Honble Bombay High Court to recover approximately Rs 591 Crores due under the Consent Award read with the Consent Order, as on date. As part of the execution proceedings, the Honble Bombay High Court has appointed Court Receiver in respect of the KCCPL Land and various personal assets of the promoters.

Parties interested in acquiring IRRF's stake in KCCPL along with transfer/assignment of the rights, entitlements and obligations of IRRF under the Consent Award read with the Consent Terms are hereby requested to send their bids, along with a letter from their bankers confirming availability of requisite funds, in a sealed envelope addressed to Mr. Jatin Pare, Partner, DSK Legal, Advocates & Solicitors, C-16, Dhanraj Mahal, Chhatrapati Shivaji Marg, Apollo Bunder, Mumbai 400001, [jatin.pare@dslegal.com](mailto:jatin.pare@dslegal.com), +91 22 6152 6000.

- Bids must be received no later than 5 p.m. on 31 March 2022.
- Submission of the bid will not result in any legally binding obligation whatsoever whether in relation to sale and purchase of shares of KCCPL between the bidder and IRRF or otherwise. Any such legally binding obligation shall only arise if and when definitive legal documents are executed between IRRF and any successful bidder.
- IRRF reserves the right to cancel the bidding process or modify terms and/or cancel this process and/ or extend the deadline for submission of bids at its sole discretion. IRRF may accept any/all bids, at its sole and absolute discretion, without assigning any reason whatsoever and IRRF's decision in this regard shall be final. IRRF reserves the right to terminate negotiations and discussions at any time without being obliged to give reasons therefor, with any or all entities and to negotiate with any party in a manner.
- Bidders are required to do their independent enquiries, due diligence and assessment, at their cost and satisfy themselves. This is not an offer document, and nothing contained herein shall be construed as representations or warranties of any kind whatsoever by IRRF regarding any facts, details or information set out herein.
- Any acquisition of IRRF's stake in KCCPL will be on an "as is where is basis".

**Jaipur Road Dausa Branch**

**CORRIGENDUM** Notice to Borrower under section 13 sub-section (2) of the SARFAESI Act 2002 published in this newspaper on dated 04.03.2022, the property of the Borrower- Mrs. Asha Sharma and Mr. Rajendra Sharma was wrongly published in the ownership of Mr. Manta Devi Sharma, read this the property owned by Mrs. Asha Sharma. Rest matter will be same and unchanged. Chief Manager & Authorised Officer

**HDFC BANK** Department For Special Operations - 5th Floor, Plot No. 1, Ansal Classique Tower, Block J, Rajouri Garden, New Delhi-110027

**POSSESSION NOTICE (for immovable property) [rule 8(1)]**

Whereas, The undersigned being authorized officer of **HDFC BANK LIMITED** having its Registered Office at Bank House, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013 and having one of its office at 5th Floor, Ansal Classique Tower, Plot No. 1, J Block, Near Community Centre, Rajouri Garden, New Delhi - 110027 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 a Demand Notice on **08-Sep-2021** u/s 13(2) of the captioned Act, calling upon the Borrower **M/s Dashmesh Footwears, A Proprietorship Firm of Mr. Sanjeet Singh**, having office at Building No. 2333/15, Shop No.114, Beadon Pura, Karol Bagh, New Delhi-110005 and the Guarantors namely **Mr. Sanjeet Singh & Mrs. Maninder Kaur**; to repay the amount mentioned in the notice being **Rs.47,10,337.92 (Rupees Forty Seven Lakh Ten Thousand Three Hundred Thirty Seven and Paise Ninety Two Only)** as on **31-Aug-2021** together with interest thereon within 60 days from the date of receipt of the said notice. The borrower, guarantor(s) and mortgageor(s) having failed to repay the amount, notice is hereby given to the borrower, guarantor(s) and mortgageor(s) and the public in general that the undersigned being the Authorised Officer of HDFC Bank Limited has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 9 of the said rule on the date and time as mentioned herein below. The borrower, guarantor(s) & mortgageor(s) in particular and the public in general are hereby cautioned not to deal with the below mentioned property and any dealings with the property will be subject to the charge of the HDFC Bank Limited for an amount mentioned above together with interest thereon. The Borrower / Guarantor(s) / Mortgageor(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.

Sl.No.	Description of property	Date & Time of Possession
1.	Property bearing no. 22, admeasuring 31.69 meters, Block -A, Pocket -2, Sector 8, Rohini, New Delhi-110085	05-Mar-2022 at 02:00 P.M

Place: New Delhi  
Date: 05-Mar-2022  
Authorised Officer  
HDFC Bank Ltd.

**INDIAN OVERSEAS BANK** Rajiv Circle Branch, M-5A, Mythri House, Connaught Place, New Delhi-110001, Tel: 011-23415421, 23416241, Email: iob1205@iob.in

**POSSESSION NOTICE (For Immovable Property) [(Rule 8(1)) (Under section 8(1) of Security Interest (Enforcement) Rules, 2002.)**

**Whereas**  
The undersigned being the Authorised Officer of the Indian Overseas Bank 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 a demand notice calling upon the borrowers / mortgageors / guarantors to repay the amount mentioned in the notice with further interest at contractual rates and rests, charges etc till date of realization within 60 days from the date of receipt of the said notice.

The borrower/ mortgageor/guarantor having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken 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 this **1st day of March of the year 2022**.

The borrowers /mortgageor/guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be Subject to the charge of Indian Overseas Bank for amount mentioned below with interest thereon at contractual rates & rests as agreed, charges etc., from the aforesaid date mentioned in the demand notice till date of payment less repayments, if any, made after issuance of Demand notice

Note.- The dues payable as on the date of taking possession mention below + Interest payable with further interest at contractual rates & rests, charges etc., till date of payment.

The borrower/ mortgageor/guarantor attention is invited to provisions of Sub-section(8) of the Section 13 of the Act, in respect of time available to them, to redeem the secured assets.

Name of Borrower/Guarantor	Description of the Immovable Property	Outstanding Amt.	Date of Demand Notice
(i) Mrs. Teena W/o Mr. Avinash Tatwariya, and/or (ii) Mrs. Laxmi Tatwariya W/o Mr. Kamal Jeet Tatwariya, and/or (iii) Mr. Avinash Tatwariya S/o Mr. Kamal Jeet Tatwariya, all R/o (1) S-4/90, Sector-4, Old Mahavir Nagar, Tilak Nagar, Near Janakpuri East Metro Station, New Delhi-110018, (2) 1369-B, Shiv Mandir Block, Tirthankar Nagar, Jain Nagar, Village Karala, Delhi-110081, (3) D-14/180, Second Floor, Sec-8, Rohini, Delhi-110085, (4) T-1/52, Budh Vihar, Phase-I, Nithari, Delhi-110086	Entire First Floor, without Roof/Terrace rights, out of Built up Free Hold Property Bearing No. S-4/90 (Old No. WZ-144 B), Built on Plot No. 30, Land Area Measuring 200 Sq. Yards, out of Khadra No. 1 Etc. 64(0/351/1/64), situated in the area of Village Mangli Jalib, Old Mahavir Nagar, Gali No. 4, Near Tilak Nagar, New Delhi-110018, with common rights to use Entrance/Gate, Passage & Staircase & all other common facilities of the building along with the Proportionate Free Hold Rights of the land under the said property. <b>Boundaries of the property: East:</b> Property No S-4/91, <b>West:</b> Property No S-4/89, <b>North:</b> Entry/Gali, <b>South:</b> Gali	<b>Rs. 85,65,132/- as on 30.11.2021</b> with further interest at contractual rates and rests, charges etc.	<b>10.12.2021</b>
(i) Mrs. Komal Verma W/o Mr. Ravinder Verma, and/or (ii) Mr. Ravinder Verma S/o Late Gyan Chand Verma both R/o (1) S-4/90, Sector-4, Old Mahavir Nagar, Tilak Nagar, Near Janakpuri East Metro Station, New Delhi-110018, (2) S-4/95, Old Maghvir Nagar, Near Janakpuri East Metro Station, New Delhi-110018	Entire Third Floor, without Roof/Terrace rights, out of Built up Free Hold Property Bearing No. S-4/90 (Old No. WZ-144 B), Built on Plot No. 30, Land Area Measuring 200 Sq. Yards, out of Khadra No. 1 Etc. 64(0/351/1/64), situated in the area of Village Mangli Jalib, Old Mahavir Nagar, Gali No. 4, Near Tilak Nagar, New Delhi-110018, with common rights to use Entrance/Gate, Passage & Staircase & all other common facilities of the building along with the Proportionate Free Hold Rights of the land under the said property. <b>Boundaries of the property: East:</b> Property No S-4/91, <b>West:</b> Property No S-4/89, <b>North:</b> Entry/Gali, <b>South:</b> Gali	<b>Rs 85,19,528/- as on 03.12.2021</b> with further interest at contractual rates and rests, charges etc.	<b>16.12.2021</b>
(i) Mrs. Lajwanti W/o Late Gyan Chand Verma, and/or (ii) Mrs. Bharti Verma W/o Mr. Rajesh Kumar Verma, and/or (iii) Mrs. Komal Verma W/o Mr. Ravinder Verma, and/or (iv) Mr. Rajesh Kumar Verma S/o Late Gyan Chand Verma, and/or (v) Mr. Ravinder Verma S/o Late Gyan Chand Verma, all R/o (1) S-4/90, Sector-4, Old Mahavir Nagar, Tilak Nagar, Near Janakpuri East Metro Station, New Delhi-110018, (2) S-4/95, Sector-4, Old Maghvir Nagar, Near Janakpuri East Metro Station, New Delhi-110018, (3) Shop No. 6, Bazar Bani Side, Mandir Marg, Near Pushp Vihar, Saket, New Delhi-110017, (4) Shop No. 5, Teh Bazari Side, Mandir Marg, Near Pushp Vihar, Saket, New Delhi-110017	Entire Second Floor, without Roof/Terrace rights, out of Built up Free Hold Property Bearing No. S-4/90 (Old No. WZ-144 B), Built on Plot No. 30, Land Area Measuring 200 Sq. Yards, out of Khadra No. 1 Etc. 64(0/351/1/64), situated in the area of Village Mangli Jalib, Old Mahavir Nagar, Gali No. 4, Near Tilak Nagar, New Delhi-110018, with common rights to use Entrance/Gate, Passage & Staircase & all other common facilities of the building along with the Proportionate Free Hold Rights of the land under the said property. <b>Boundaries of the property: East:</b> Property No S-4/91, <b>West:</b> Property No S-4/89, <b>North:</b> Entry/Gali, <b>South:</b> Gali	<b>Rs 89,24,753/40 as on 31.03.2021</b> with further interest at contractual rates and rests, charges etc.	<b>23.04.2021</b>

Authorized Officer,  
Indian Overseas Bank

**AXIS BANK LTD.** STRUCTURED ASSETS GROUP, PLOT I-14, TOWER 4, 4th FLOOR, SECTOR 128, NOIDA (U.P.)-201304

**E-AUCTION SALE NOTICE**

Whereas, The Authorized Officer of Axis Bank Limited (hereinafter referred to as "the Bank") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act") and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 06.11.2019, calling upon the Borrower / Guarantor(s) / Mortgageor(s) to repay the amount along with interest mentioned in the notice. However, as the Borrower / Guarantor (s) / Mortgageor (s) failed to repay the amount, the bank has taken physical possession of the property on 11.02.2021 mentioned herein below under section 13 (4) of the SARFAESI Act with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of e-auction on "As Is Where Is Basis", "As Is What is Basis", "Whatever There is Basis" and "No Recourse Basis".

Sale of immovable properties by E auction under Section 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general & in particular to the Borrower / Guarantor (s) / Mortgageor (s) that the immovable properties described herein will be sold by the Authorized Officer by inviting public/holding an auction on the date and time mentioned in this notice on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS", "WHATSOEVER THERE IS BASIS" & "NO RECOURSE BASIS". Interested bidders may contact the Authorized Officer for further details/terms of sale, if required.

Name of the Borrower/ Guarantor(s)/ Mortgageor(s)	Description of property	Secured Debts	Reserve Price	Date & Time of E-Auction
1. Visual & Acoustics Corporation LLP (Borrower & Hypothecator) Khadra No. 93, 13/Min, Village Mundka Nangloi, New Delhi-110041 also at: WZ-158, Uggarsan Market, Ashok Nagar, New Delhi-110018. 2. Mr. Amarjit Singh Kalra (Partner, Mortgageor & Guarantor) C-130, Mansarovar Garden, New Delhi-110015. 3. Mrs. Surinder Kaur Kalra (Partner and Guarantor) C-130, Mansarovar Garden, New Delhi-110015. 4. Mrs. Surinder Singh Kalra (Partner and Guarantor) C-130, Mansarovar Garden, New Delhi-110015	Industrial property (Factory Land and building) constructed on plot under Khadra No. 93, 13/Min, Village Mundka, Nangloi, New Delhi-110041 admeasuring 824.81 sq. mt. owned by Amarjit Singh Kalra	<b>Rs. 18,23,80,063.81 (Rupees Eighteen Crore Twenty Three Lakhs Eighty Thousand Sixty Three and Paise Eighty One Only) being (this amount due as on 30.06.2019)</b>	<b>Rs 2.87 Crore EMD: Rs. 28.70 to Lacs 12:00 pm</b>	<b>25.03.2022, between 11:00 am to 12:00 pm</b>

The sealed bids can be submitted online through website <https://axisbank.auctiontiger.net> as per schedule given below

<b>Reserve Price</b>	<b>Rs. 2.87 Crores (Rupees Two Crores Eighty Seven Lacs only)</b>
<b>Earnest Money Deposit (EMD)</b>	<b>Rs. 28.70 Lacs (Rupees Twenty Eight Lacs Seventy Thousand Only)</b>
<b>EMD Remittance</b>	Demand Draft in the favour of "Axis Bank Ltd.", payable at Delhi, to be submitted on or before 23.03.2022 by 5.00 p.m. at either of the following address: Axis Bank Ltd, Structured Assets Group, Plot I-14, Tower 4, 4th Floor, Sector 128, Noida (U.P.)-201304 Phone No.: 8130891183. Axis Bank Ltd., Corporate Banking Branch, 3rd Floor, 25, Pusa Road, New Delhi 110005 or as may be mutually acceptable with prior discussion / permission from the Authorised Officer.
<b>Inspection of Property</b>	With prior intimation to the Authorised Officer (Mob. No. +91-8130891183/ Subhodip.mukherjee@axisbank.com) between 9:30 a.m. to 5:30 p.m. on any working day between 10.03.2022 to 21.03.2022.
<b>Date and time of e-auction</b>	25.03.2022 between 11:00 a.m. to 12:00 p.m. with unlimited extension of five minutes each in the event of bids placed in the last five
<b>Bid Increment Amount</b>	<b>Rs.1,00,000/- (Rupees One Lac Only) &amp; in such Multiples</b>
<b>Encumbrances Known to the Bank</b>	<b>Not Known</b>

**Note: The borrower/guarantors/mortgageors are given 15 days' Notice to repay the total dues with further interest and other charges within 15 days from the date of Publication of this Notice as per provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rule 2002, failing which the property shall be sold as per schedule mentioned in this Notice.**

**For any query Contact- No: 8130891183, subhodip.mukherjee@axisbank.com, n.bapirajai@axisbank.com; recoverycell.north@axisbank.com**

**Terms & Conditions:- 1.** The properties will be sold by e-auction through bank approved service provider M/s e-procurement Technologies Ltd. (Auction Tiger) Ahmedabad under the supervision of the Bank's Authorized Officer in conducting the online auction. 2. Bidding would be only through "Online Electronic Bidding" process through Auction sale the website <https://axisbank.auctiontiger.net> also on Auction Tiger mobile app on dates mentioned above with unlimited auto extension of 5 minute each. 3. Sale is strictly subject to the terms & conditions