

### SHRIRAM HOUSING FINANCE LIMITED

Reg. Off.: Office No. 123, Angappa Naicken Street, Chennai-600011  
 Branch Office: Plot No. 245 & 246, 2nd Floor, Omkar Tower, Hanuman Nagar - D, Amarjail Marg, Vaishali Nagar, Jaipur Rajasthan - 302021 Website: www.shriramhousing.in

#### POSSESSION NOTICE

Whereas the undersigned being the authorised officer of Shriram Housing Finance Limited (SHFL) under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued a demand notice to the Borrower details of which are mentioned in the table below to repay the amount mentioned in the said demand notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned being the Authorized Officer of SHFL has taken the Symbolic possession of the mortgaged property described herein below under Section 13(4) of the said Act and Rules, on this 27th day of April of the Year 2023.

Borrower/Co-Borrower Name & Address	Amount due as per Demand Notice	Description of Property
<b>Mr. Mohan Lal Suthar S/o Mr. Uday Ram Suthar,</b> <b>Mr. Prakash Chandra Suthar S/o Mr. Mohan Lal Suthar,</b> <b>Mr. Mukesh Chand Suthar S/o Mr. Mohan Lal Suthar,</b> <b>Mrs. Redi Bai Suthar W/o Mr. Mohan Lal Suthar,</b> <b>Mrs. Lalita Devi W/o Mr. Prakash Chand,</b> <b>Mr. Shankar Lal Suthar S/o Mr. Devi Lal Suthar,</b> <b>Address:-Suthara ka Moahla, Pasooand Rajsamand-Raj,313324.</b> <b>Symbolic Possession date-27-04-2023</b>	Demand Notice Date: 13.02.2023  Rs.16,71,557/- in the loan account SLPHUDI0000079, And Rs.32,51,754/- in the loan account SLPHUDI0000080  (Total in both Account) Rs. 49, 23, 311 /- (Rupees forty Nine Lakh Twenty Three Thousand Three Hundred Eleven Only) due and payable as on 09.02.2023 with further interest as mentioned hitherto and incidental expenses, costs etc.	All that the Piece and Parcel of Property Missal No-36, Patta No-15 (Dated-15-03-1997) Gram Panchayat Pasooand, Panchayat Semeet Rajsamand, Dist- Rajsamand Rajasthan 313324  Admeasuring area- 3420.00 Sq. Ft. Bounded by: East: House Of Roop Lal Suthar West: Bada and House Of Roop Lal Suthar North: Aam Rasta South: House Of Roop Lal Suthar

This notice is also hereby to caution the general public at large that SHFL is in the lawful Symbolic possession of the immovable property mentioned above and the Borrower or any person shall not after receipt of this notice transfer by way of sale, lease or otherwise deal with/ alienate any of the above mentioned secured asset referred to in this notice, without prior written consent of SHFL.

Place: Rajsamand Sd/- Authorised Officer  
 Date: 27.04.2023 Shriram Housing Finance Limited

### Shriram Finance Ltd.

Registered Off.: Sri Towers, Plot No. 14A, South Phase Industrial Estate, Guindy, Chennai 600 032  
 Branch Off: 245-246, 2nd Floor Om Karan Tower, Hanuman Nagar-D, Amarjail Marg, Vaishali Nagar, Jaipur-302021 Website: www.shriramfinance.in

#### SYMBOLIC POSSESSION NOTICE

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

Whereas, the undersigned being the authorised officer of Shriram Finance Limited (SFL) under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued demand notices to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the said demand notices. The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Symbolic possession of the 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 27-April-2023.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Shriram Finance Ltd. for an amount as mentioned herein below with interest thereon.

Borrower Name and address	Amount due as per Demand Notice	Description of Property
<b>Loan Number JAPR11TF190400001 &amp; JAPR11TF2102240001</b> <b>M/S MAHESH BARTAN BHANDAR</b> <b>1152, SAKDI GALLI, NATANIYO KA RASTA, CHOURA RASTA, JAIPUR-302001</b> <b>MRS. NEETA DEVI W/O LT. MAHESH CHAND</b> <b>MRS. NEETA DEVI (Deceased Co-borrower/Guarantor through Legal heir)</b> <b>MR. MAHESH CHAND S/O RAMESH CHAND</b> <b>MRS. NEETA DEVI (Deceased Co-borrower/Guarantor through Legal heir)</b> <b>MR. MAHESH CHAND S/O FAKIR CHAND</b> <b>All having Address -1492, LUHARO KI GALLI, THATHERA SAMAJ MANDIR, CHAURA RASTA, JAIPUR-302003</b> <b>Symbolic Possession-27-04-2023 NPA Date-03-08-2022</b> <b>Demand Notice date- 26-12-2022</b>	26-12-2022  Rs. 3989088/- (Rupees Thirty Nine lacs Eighty Nine Thousands and Eighty Eight Only) as per Fore closure amount on dated 20-12-2022 with further interest and charges as per terms and conditions	
<b>Branch CHITTORGARH, LAN No. H5E4RLP0570008</b> <b>1. PUNAM CHOUDHARY (Borrower), At Sawa Road, Shambhupura, Jeevan Motors Chittorgarh, Rajasthan-312001.</b> <b>2. RAMILA WO PUNAM CHOUDHARY (Co-Borrower), At Sawa Road, Shambhupura, Jeevan Motors Chittorgarh, Rajasthan-312001. Also At Plot No. 11, Village Shambhupura, Tehsil &amp; District: Chittorgarh (raj) 312001, Chittorgarh, Rajasthan-312001.</b>		All that piece and parcel of the Non-agricultural Property described as: Plot No.-11, VILLAGE ADMEASURING 236.50 SQFT Shambhupura, Tehsil & District-CHITTORGARH, RAJASTHAN-312001. East - Plot No.10, North - Plot No.12, West - Plot No.10, South - Plot No.10, North - Plot No.36 parking South - Road
<b>Branch BANSWARA, LAN No. 475RML0410064, 475RML0404212 and H475FLP0366472</b> <b>1. RASHID MOHAMMAD (Borrower), At 70 Indira Colony Banarswara -327001. 2. NURAJAHAN KHAN (Co-Borrower), At 70 Indira Colony BANSWARA-327001. Also At Bhoonchand No.-12, Villi, Kevalpara, Indrapur, The-Banswara, Dist.-Banswara(Raj).</b>		All That Piece And Parcel Of The Non-agricultural Property Described As: Residential Plot No 12 Admeasuring 1200 Sq. Ft. Moja Village Kevalpara, Gram Patwar Halka Thikriya, Tehsil And Dist. Banswara, Rajasthan-327001. East : Plot No. 11, West : Plot No. 13, North : Plot No. 4, South : Road 20.1FlWide

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

Place: Jaipur Sd/- Authorised Officer  
 Date: 27-04-2023 Shriram Finance Limited

### MAHINDRA RURAL HOUSING FINANCE LTD.

Corporate Office: Mahindra Rural Housing Finance Ltd. Sadhana House, 5th Floor, 570, P.B. Marg Ward, Mumbai 400 018 India. Tel: +91 22 66523500 Fax: +91 22 24972741  
 RO Office/Lucknow Branch Address: 402, Ashoka Raj Tower, Plot no. CP-162, Sector D-1, LDA Colony, Near Power House Chorna, Aashiyana, Lucknow, UP-226012  
 Meerut Branch Office: 3rd Floor 139-141 Mangal Pandey Nagar Opposite CCS University, Meerut, Uttar Pradesh 250002

#### Disposal of Secured Assets Under Private Treaty, as provided under Rule 8(5)(d) of Security Interest (Enforcement) Rules, 2002 Particulars of which are given below:-

In exercise of powers conferred under section 13 (4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein referred to as "SARFAESI Act") and Rule 8 of Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "Rules") for the purpose of recovering the secured debts, the authorized officer of the secured creditor M/s Mahindra Rural Housing Finance Ltd. (hereinafter referred to as "MRHL") has decided to sell the secured assets (immovable property), the possession of which had been taken by the Authorized Officer of the Secured Creditor under S. 13 (4) of SARFAESI Act, described herein below as "AS IS WHERE IS BASIS" and "AS IS WHAT IT IS BASIS" and the public and all concerned including the concerned borrowers/mortgagors, their representatives, as the case may be are hereby informed that the secured asset listed below will be sold, particulars of which are given below:

Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the immovable property (Secured Assets)	Offer Amount Received
1. SANGITA 2. SURENDRA AR-942/13 SHAHABUDDINPUR ROAD RAMPURI, MUZAFFARNAGAR, UP-251002 Branch - MEERUT LOAN ACCOUNT NO. 761897	30-05-2022 Rs. 1340240/-  Physical Possession Date 21-01-2023	PART OF PLOT NO A-46 KHARSA NO 304, OM SAI VAIKTA MOHIDDINDPUR, MEERUT, UP-250103, Boundaries: East: PLOT NO A-45, West: PART OF PLOT NO A-46, North: RASTA 20 FT WIDE, South: PLOT NO. A-35	Rs. 15,00,000/- (Rupees Fifteen Lakh Only)

1. MRHL acting through its Authorized Officer has now received offers to buy the same (offer amount is tabulated in the table above), and we intend to accept it, insofar as considering the fact that the previous public auction held was unsuccessful.  
 2. To Participate in Auction intended bidder has to deposit 10% of the Reserve Price.  
 3. The date/terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available on www.mahindraruralhousingfinance.com as well as above branch office. The sale will be subject to terms and conditions mentioned in Tender Form.  
 4. For further details, contact the Authorized Officers, Akik Dubey 7000893433. Last date of submission of sealed offers in the prescribed tender form along with EMD is 13-05-2023 at the branch office address mentioned herein above. Tenders that are not filled up properly or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.  
 5. Date of opening of the offers for Property is 15/05/2023 at the above mentioned branch office address at 10 AM - 3 PM the tender will be opened in the presence of the Authorized Officer.  
 6. Date of inspection of the immovable property is 12-05-2023 between 10.00 AM to 5.00 PM.  
 7. The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002 to pay the sum mentioned as above before the date of Auction failing which the offer received will be accepted and the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Mahindra Rural Housing Finance Ltd., in full before the date of sale, auction is liable to be stopped.  
 8. The immovable property will be sold to the highest tendered. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary.  
 Place: Meerut, Date: 29/04/2023 Sd/- Authorised officer, Mahindra Rural Housing Finance Limited

### BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014  
 Branch Offices: Ward no 11 Old Bharat Gas offices, near Singh Sabha gurudwara, Padampur, Rajasthan 335041  
 Branch Offices: 2nd Floor, Manish Tower, Above Canara bank Opp. Krishna Ujja Mandi, Bansur Road, Kotpuli, Rajasthan-303108  
 Branch Offices: Circle, 1st Floor, Maruti Complex, Banswara Road Behind Collector Office, Mohan Colony, Banswara, Rajasthan 327001  
 Branch Offices: 1st Floor Diwaker Complex Above Bank of India, Collectorate Circle, near C K Honda, Chittorgarh, Rajasthan 312001.  
 Branch Offices: 1st Floor, Bachraj unilom ka upper, Nehar Road, Bapu Nagar Vistar, Pali - 306401

#### Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s)/Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Home Loans against Property advanced to them by Bajaj Housing Finance Limited, and as a consequence the loan(s) have become Non Performing Assets. Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-on, on their last known addresses, however the same have been returned un-served/un-delivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/ Co-Borrower(s)/Guarantor(s) & Addresses	Address of the Secured/Mortgaged Immovable Asset/ Property to be enforced	Demand Notice Date & Amount
<b>Branch PADAMPUR</b> <b>LAN No. T12RMS91812622</b> <b>1. DARSHAN LAI (Borrower)</b> <b>2. LAXMI DEVI (Co-Borrower)</b> (Since Deceased through legal heir) <b>BOTH AT WARD NO 17 PADAMPUR-335041</b>	All That Piece And Parcel Of The Non-agricultural Property Described As: Anata No 83, Ward No 17, North Side B, Padampur, Admeasuring 74.349 Sq. Met. Harjan Ward, Padampur Dist. Shri Ganganagar Padampur Rajasthan-335041. East - Road, West - Bansri Ram Property, North - Madan Lal Property, South - Sourbh Kumar Ram Chand Property	18 <sup>th</sup> April 2023 & Rs. 6,03,760/- (Rupees Six Lac Three Thousand Seven Hundred Sixty Only)
<b>Branch KOTPULI</b> <b>LAN No. H6Y7ECN0368336 and H6Y7LP0189662</b> <b>1. DEEPAK YADAV (Borrower), At Sarai Bahadur Nagar, 161, Sarai, Namaul, Haryana-123021</b> <b>2. DHARMCHAND JAINARAYAN YADAV (Co-Borrower)</b> (Since Deceased Through Legal Heirs) At Sarai Bahadur Nagar, 161, Sarai Bahadur, Namaul, Haryana-123021	All that piece and parcel of the Non-agricultural Property described as: Unit No. A1-S1, Ground Floor, Edoeco Hillside, CONSTRUCTED ON GH-1238, HAVING BUILT UP AREA OF 269 SQ. FT., (24-990 Sq. Mt.) CARPET AREA OF 227.22 SQ. FT., Tehsil- Neemrana, Dist- Alwar, 301207, East: Adjoining S-2, West: Road, North: Road, South: Adjoining S-15	18 <sup>th</sup> April 2023 & Rs. 15,34,084/- (Rupees Fifteen Lac Thirty Four Thousand Eighty Four Only)
<b>Branch BANSWARA</b> <b>LAN No. H475RMS9249067</b> <b>1. HAKIM KHAN (Borrower), At Rajlalab Sargarwada Banswara Banswara-327001. 2. GULNAAZ BEE (Co-Borrower), At Three Ram Colony Dahod Road Banswara Banswara-327001 Also At Plot 32X30 Foot Area 960 Sqft Vake Gram Bhavapura Patwar Halka Thikriya Tehsil And Dist. Banswara Rajasthan-327001</b>	All that piece and parcel of the Non-agricultural Property described as: PLOT 32X30 FEAT AREA 960 SQFT VAKE GRAM BHAVANPURA PATWAR HALKA THIKARIYA TEHSIL AND DISTT BANSWARA RAJASTHAN-327001. East - Plot of their own, West - Part of plot sold to Smt. Vaesha Tirgar, North - Road -15 feet, South - Rest Part of Plot	18 <sup>th</sup> April 2023 & Rs. 6,14,890/- (Rupees Six Lac Fourteen Thousand Eight Hundred Ninety Only)
<b>Branch KOTPULI</b> <b>LAN No. H6Y7LP0110887 and H6Y7LP0119682</b> <b>1. JITENDRA PAL SINGH KHURANA (Borrower), At Shubhash Chowk, Patta, Kotpuli, Rajasthan-303108</b> <b>2. NARENDRA SINGH KHURANA (Co-Borrower), At 615-2, Sabe Ke Samne, Puvata, Kotpuli, Rajasthan-303108. Also At Shop No 5 Bhagwati Complex, Patta No 22, Bhagwati Complex Gram Patta, Kotpuli, Dist Jaipur Rajasthan-303108</b>	All that piece and parcel of the Non-agricultural Property described as: SHOP NO 5 A AREA ADMEASURING 10.86 SQYRD BHAGWATI COMPLEX, PATTAN NO 22, BHAGWATI COMPLEX GRAM PACTA, KOTPULI, DIST JAIPUR RAJASTHAN-303108 Dist.- shyam Sundaer Shop West.- Om Singh Shop North.- Prem Katla South.- Aam Rasta katka	18 <sup>th</sup> April 2023 & Rs. 23,34,108/- (Rupees Twenty Three Lac Thirty Four Thousand One Hundred Eight Only)
<b>Branch SIROHI</b> <b>LAN No. H6Y5FLP0345718</b> <b>1. MUKESH KUMAR J PRAJAPAT (Borrower), AT 217, SARGARA VAS, HADMATIYA NAGAR, SIROHI: 307001. 2. BHURI DEVI (Co-Borrower), AT 217, SARGARA VAS, HADMATIYA NAGAR, SIROHI: 307001. ALSO AT Plot No 153 &amp; 154 AREA ADMEASURING 2015 SQFT Hadmatiya Nagar, Padiv Teh &amp; Dist SIROHI RAJASTHAN-307001.</b>	All That Piece And Parcel Of The Non-agricultural Property Described As: Property No 1 Plot No 153 Area Admeasuring 2015 Sqft Hadmatiya Nagar, Padiv Teh & Dist Sirohi Rajasthan-307001. East - Public Rasta, West - Plot No 127, North - Plot No 152, South - Agriculture Land. Property No 2 Plot No 154 Area Admeasuring 1625 Sqft Hadmatiya Nagar, Padiv Teh & Dist Sirohi Rajasthan-307001. East : Plot No 179, West : Public Rasta North - Plot No 155, South - Agriculture Land	20 <sup>th</sup> April 2023 & Rs. 23,41,768/- (Rupees Twenty Three Lac Forty One Thousand Seven Hundred Sixty Eight Only)
<b>Branch CHITTORGARH, LAN No. H5E4RLP0570008</b> <b>1. PUNAM CHOUDHARY (Borrower), At Sawa Road, Shambhupura, Jeevan Motors Chittorgarh, Rajasthan-312001.</b> <b>2. RAMILA WO PUNAM CHOUDHARY (Co-Borrower), At Sawa Road, Shambhupura, Jeevan Motors Chittorgarh, Rajasthan-312001. Also At Plot No. 11, Village Shambhupura, Tehsil &amp; District: Chittorgarh (raj) 312001, Chittorgarh, Rajasthan-312001.</b>	All that piece and parcel of the Non-agricultural Property described as: Plot No.-11, VILLAGE ADMEASURING 236.50 SQFT Shambhupura, Tehsil & District-CHITTORGARH, RAJASTHAN-312001. East - Plot No.10, North - Plot No.12, West - Plot No.10, South - Plot No.10, North - Plot No.36 parking South - Road	21 <sup>st</sup> April 2023 & Rs. 5,94,005/- (Rupees Five Lac Ninety Four Thousand Five Only)
<b>Branch BANSWARA, LAN No. 475RML0410064, 475RML0404212 and H475FLP0366472</b> <b>1. RASHID MOHAMMAD (Borrower), At 70 Indira Colony Banarswara -327001. 2. NURAJAHAN KHAN (Co-Borrower), At 70 Indira Colony BANSWARA-327001. Also At Bhoonchand No.-12, Villi, Kevalpara, Indrapur, The-Banswara, Dist.-Banswara(Raj).</b>	All That Piece And Parcel Of The Non-agricultural Property Described As: Residential Plot No 12 Admeasuring 1200 Sq. Ft. Moja Village Kevalpara, Gram Patwar Halka Thikriya, Tehsil And Dist. Banswara, Rajasthan-327001. East : Plot No. 11, West : Plot No. 13, North : Plot No. 4, South : Road 20.1FlWide	21 <sup>st</sup> April 2023 & Rs. 16,47,985/- (Rupees Eighteen Lac Forty Seven Thousand Nine Hundred Eighty Five Only)

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers/Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

Place: Rajasthan Date: 29/04/2023 Sd/- Authorised Officer, Bajaj Housing Finance Limited

### KOTAK MAHINDRA BANK LIMITED

Registered Office: 27, BKC, C-2, 6 Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051  
 Branch Office: 1/11, 1st Floor, East Patel Nagar, New Delhi - 110 008 Corporate Identity Number - L6510MH1985FLC038137

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

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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. 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 properties (mortgaged / charged to Kotak Mahindra Bank Limited ( "Secured Creditor"), the possession of which has been taken by the Authorized 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 15th May, 2023 for recovery of the secured debts. The Reserve Price is Rs. 22,45,90,168/- (Rupees Twenty Two Crores Forty Five Lakhs Ninety Thousand One Hundred And Sixty Eight Only) as on 31st August 2017 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, under the Borrower's name. Ms. Petrolube India Ltd Principal Borrower now in Liquidation - Represented through Liquidator Mr. A.K. Gupta and 1. Mr. Hari Ram Gupta (Ex Director), 2. Mr. Arpit Gupta (Ex Director), 3. Mr. Prateek Gupta (Ex Director). 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 Mortgagor/s	Details Of Immovable/ Movable Property put for E - Auction	Reserve Price (INR) Earnest Money Deposit
M/s Petrolube India Ltd. (under Liquidation)	All that piece and parcel of Industrial property No 19/3, out of Kharsra number 19/3 situated in the colony known as New Ram Nagar, in the village Karmundhi Nagar, Nangli, Delhi-110041 together with the superstructure built on the plot of land aggregate admeasuring 260 Square yards	Rs. 69,08,000 /- (Rupees Sixty Nine Lakh Eight thousand only)  Rs. 69,08,000 /- (Rupees Six Lacs Ninety thousand Eight hundred only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 12th May 2023 between 10:30 AM to 03:00 PM through his Authorized representative.

**Important Terms and Conditions:**  
 1. The E - Auction shall be conducted only through "On Line Electronic Bidding" through website www.banksauctions.com on 15th-May-2023 between 11:00 AM to 12:00 Noon with unlimited extensions of 5 minutes duration each. For details about E-Auction, the intending bidders may contact M/s C1 India Pvt. Ltd. 3rd Floor, Plot No. 68, Sector-44, Gurugram, Haryana, contact person Mr. Vinod Chouhan- 98138-87931, Email: delhi@ctindia.com and support@banksauctions.com. Helpline No. +91-124-4302020/2021/2022/2023/2024. Support Mobile No's +91-729190124/2526.  
 2. The intending bidders may visit the Bank's official website - https://www.kotak.com/bank-auctions.html and/or https://banksauctions.kotak.com for auction details and for the terms and conditions of sale.  
 3. For detailed terms and conditions of auction sale, the bidders are advised to go through the portal https://www.banksauctions.com and the said terms and conditions shall be binding on the bidders who participate in the bidding process.  
 4. The Authorized Officer reserves the right to accept or reject a bid or postpone/cancel the notified E - Auction Sale without assigning any reason and / or to disqualify any interested party / tendered investor / bidder without assigning any reason and without any liability.  
 5. 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.banksauctions.com on or before 11th May 2023 upto 4.00 PM, and the stamped copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to manu.shrotriya@kotak.com and vikram.sarma@kotak.com. The Bidder shall write the subject of the email "For purchase of Property in the account of "Ms Petrolube India Ltd"  
 6. Prospective bidders may avail on line training, for generating Login ID and password and for on line bidding process etc., from M/s C1 India Pvt. Ltd., on above mentioned contact numbers.  
 7. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of Account No. 0641012527001, Kotak Mahindra Bank Ltd, Nariman Point Branch, Mumbai. IFSC Code: KKBK0000958, on or before 11th May 2023 upto 4.00 PM in "NET BIDDING TRANSFER" shall only be done from the account of the intending bidders 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 Authorized Officer, may finalize 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.  
 8. 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 Lakh Only).  
 9. 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.  
 10. The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceeding on the following working days 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 Authorized 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 in the event of any delay in depositing the EMD and / or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, may finalize 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.

11. The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realization 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.  
 12. The successful bidder fails to deposit the entire bid 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 Authorized 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.  
 13. On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.  
 14. 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.  
 15. The EMD amount, if 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.  
 16. The Authorized 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 after submission of the bid, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty.  
 17. 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 by following the process as mentioned above.  
 18. The particulars of Secured Assets specified in the Schedule herenabove have been stated to the best of the information of the Authorized Officer / Secured Creditor but the Authorized 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 Authorized Officer or Kotak Mahindra Bank Ltd. to effectuate the Auction. The Authorized Officer reserves the right to cancel or modify the process and / or to accept and / or to disqualify any interested party / tendered investor / bidder without assigning any reason and without any liability.  
 19. Any other encumbrances are not known to the Bank except the pendency of a Comp Petition No. (18)-343(ND) of 2017 before Hon'ble NCLT Delhi (J) SA No: 396/2021 on the file Hon'ble Debts Recovery Tribunal - I, Delhi (J) SA No 20/2021 (G) SA No 14/2019 before Hon'ble DRT1, 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/Fees. 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. In the event, there is any order subsequent to auction proceedings, at any stage of the sale certificate registration and handing over of possession, including but not limited to restraining Bank from further proceedings, Bank on its discretion will refund the money deposited to it without any interest and/or damages and/or claims and no communication will be entertained whatsoever in the nature of 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 the nature.  
 20. 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 before.

21. 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 Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future.  
 22. As per Section 104-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 (15%) in favour of Mortgagor M/s PETROLUBE INDIA LTD PAN No AAACP7805M, 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 from 10B, Form 26DS and Challan evidencing the deposit of such TDS.  
 23. The Authorized Officer reserves the right to accept or reject a bid or postpone/cancel the notified E - Auction Sale without assigning any reason and / or to disqualify any interested party / tendered investor / bidder without assigning any reason and without any liability. 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.  
 24. 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.  
 25. 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.  
 30. Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the properties put for sale.  
 31. 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.  
 32. 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.  
 33. For further details kindly contact Authorized Officer Mr. Manu Shrotriya (Mobile no. +919857209201) or Officer Mr. Vinod Chouhan (Mobile No: 9810040710) or Mr. Vikram Sarma (Mobile No: +919667214465) and Mr. Dipanshu Singh (Mobile No: +91953965199).

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