FORM NO.

[See Regulation 33(2)]

OFFICE OF THE RECOVERY OFFICER - I/II

DEBTS RECOVERY TRIBUNAL DELHI(DRT 1)

4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

SHOW CAUSE TO ATTACHMENT OF IMMOVABLE PROPERTY UNDERPROVISIONS OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961READ WITH RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

TRC/116/2022 — 13-02-2026

STATE BANK OF INDIA

Versus

NITESH DAHIYA

To,

(CD1) NITESH DAHIYA S/O LATE SHRI RAM CHARAN DAHIYA, WZ – 579, 2ND FLOOR, RISHI NAGAR, RANI BAGH, DELHI – 110034

ALSO AT: NITESH DAHIYA, PROP. OF M/S BABA HARDWARE & PAINTS, SHOP NO. 44, MAIN BUS STAND, NARELA ROAD, BAWANA, DELHI – 110039

Whereas the Recovery Certificate issued in passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL DELHI **(DRT 1)** an amount of **Rs 1236107.53 (Rupees Twelve Lakhs Thirty Six Thousands One Hundred Seven And Paise Fifty Three Only)** along with pendente lite and future interest **@ 10%** w.e.f. **13/10/2015** till realization and costs of **Rs 15000.00** has become due against you (Jointly and severally/ Fully/Limited), and whereas the said has not been paid.

2. You are directed to appear before the Recovery Officer, DEBTS RECOVERY TRIBUNAL DELHI **(DRT 1)** on **05/05/2026** at **10.30 A.M.** and to show cause why the below said property should not be attached. You are also restrained from creating any third-party interest in this property till further order(s).

PROPERTY DETAILS	
Property Type	Detail of Property
IMMOVABLE PROPERTY	PROPERTY BEARING NO. WZ-579, SECOND FLOOR, RISHI NAGAR, RANI BAGH, DELHI-110034

3. Take notice that in default, action as per law shall be taken.

Given under my hand and the seal of the Tribunal, on this date: **13.02.2026**

Sd/-

NIRANJAN SHARMA

Recovery Officer-II

DEBTS RECOVERY TRIBUNAL DELHI(DRT 1)

"IMPORTANT"

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TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 CIN No.: U67190MH2008PLC187552

DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Tata Capital Housing Finance Limited (TCHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notice dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to TCHFL, within 60 days from the date of the respective Notice/s, the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, **the following Secured Asset(s) have been mortgaged to TCHFL by the said Obligor(s) respectively.**

Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Due Rs. as on below Dates	Date of Demand Notice & NPA Date
10142987	**Mr. Deepak Sharma (Borrower) & Mrs. Sarita Sharma (Co-Borrower)**	**As on 22/04/2026, an amount of Rs. 3,51,98,573/-** (Rupees Three Crore Fifty One Lakh Ninety Eight Thousand Five Hundred Seventy Three Only)	**22-04-2026 & 10-05-2021**
Description of the Secured Assets / Immovable Properties / Mortgaged Properties: All Piece & Parcels of Membership No. 917, area admeasuring 3310 Sq. ft. (Super Built-Up Area) under 5-BHK (First Floor Category) Flat of the Building known as "Bhagwati Co-operative Group Housing Society Ltd." Situated at Plot No.1A, Sector 22, **Dwarka New Delhi-110075**			
TCHHL03 62000100 072345	**Mr. Vaibhav Nemani (Borrower) & Mrs. Madhu Nemani & Mr. Ashok Nemani (Co-Borrower)**	**As on 22/04/2026, an amount of Rs. 1,43,31,264/-** (Rupees One Crore Forty Three Lakh Thirty One Thousand Two Hundred Sixty Four Only)	**22-04-2026 & 04-12-2021**
Description of the Secured Assets / Immovable Properties / Mortgaged Properties: All Piece & Parcels of Membership No. 673, Admeasuring 2619.31 Sq Ft. (Super Built-Up Area) in the category of 4BHK Apartment of the building Known as "The Bhagwati co-operative Group Housing society Ltd. **Situate at Plot No. 1A, Sector-22, Dwarka Delhi-110075.**			

*with further interest, additional Interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to TCHFL as aforesaid, then TCHFL shall proceed against the above Secured Asset(s)/ Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/ Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of TCHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

DATE :- 29-04-2026, **Sd/- Authorised Officer**

PLACE :- DELHI **For TATA CAPITAL HOUSING FINANCE LIMITED**

BHARAT GEARS LIMITED

Regd. Office & Works: 20 K.M. Mathura Road, P.O. Amar Nagar, Faridabad-121003 (Haryana)

Tel: +91 (129) 4288888

Website: www.bharatgears.com, **E-mail:** info@bglindia.com

CIN: L29130HR1971PLC034365

Second 100 Days Campaign – "Saksham Niveshak"

For KYC and Related Updations and Shareholder Engagement to Prevent Transfer of Unpaid/Unclaimed and Dividends to Investor Educational Protection Fund (IEPF)

Dear Shareholders,

In line with the Ministry of Corporate Affairs (MCA) communication dated 27th March 2026, your Company is pleased to launch a **Second 100 Days Campaign** titled **"Saksham Niveshak"**, running from 01st April 2026 to 09th July 2026.

Objectives of the Campaign -

- To reduce the amount of Unclaimed Dividend likely to be transferred to IEPF during the current year and going forward.
- To reach out to the security holders in whatever best possible manner to achieve the above.
- To guide and assist the security holders in updating KYC.
- To guide and provide assistance in direct filing of claims for dividend and shares which are already transferred and lying with IEPF Authorities without involving third parties.

Key Focus Areas of the Campaign -

1. **Proactive Engagement:** Reaching out to shareholders to update their KYC, bank mandates, and contact information.
2. **Timely Dividend Processing:** Ensuring swift processing of dividend claims and related requests.
3. **Prevent Unnecessary Transfers:** Avoiding the transfer of shares to IEPFA by ensuring all eligible shareholders make necessary claims.
4. **Direct Claim Settlement:** Enabling shareholders to receive their rightful claims directly from the Company.

Action Required -

Shareholders who:

- Have unclaimed or unpaid dividend for the Financial Year 2018-19 are requested to claim the dividend by sending a request to the Company or Registrar and Transfer Agent (RTA). The information in respect of unpaid and unclaimed dividends is available on the website of Company i.e. www.bharatgears.com under the link: http://bharatgears.com/details-of-unclaimed-dividend-and-iepf.php.
- Have not updated their KYC details, including bank account details, contact information, or nominee records are requested to write to the Company or RTA of the Company. The relevant formats for Nomination and Updation of KYC details viz; Forms ISR-1, ISR-2, ISR-3, SH-13, SH-14, are available on the website of Company i.e. www.bharatgears.com under the link http://bharatgears.com/formats-for-kyc.php.

Contact for Assistance and Submission -

Registrar and Transfer Agent (RTA):

MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited)

Noble Heights, 1st Floor, Plot No NH-2, LSC, C-1 Block, Near Savitri Market, Janakpuri, New Delhi - 110058, Tel: 011 - 49411000

Email Id: investor.helpdesk@in.mpms.mufg.com ; Website: www.in.mpms.mufg.com

We strongly encourage all shareholders to act promptly and participate in this initiative to secure their entitlements and help maintain up-to-date shareholder records.

Act Now - Stay Informed - Stay Empowered

For **Bharat Gears Limited**

Sd/-

Prashant Khattry

Corporate Head (Legal) and Company Secretary

Dated: 28th April, 2026

Place: Faridabad

Canara Bank

केनरा बैंक Canara Bank

भारत सरकार का उपक्रम A Government of India Undertaking

सिंडिकेट Syndicate

RECOVERY & LEGAL SECTION, REGIONAL OFFICE: GHAZIABAD, C-2, First Floor, Migsun Biz Park, RDC Rajnagar, Ghaziabad, U.P.-201002

E-AUCTION SALE NOTICE

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/charged to the Secured Creditors, the Possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on below mention dates & time through E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in provider **https://baanknet.com (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email: support.baanknet@psballiance.com).**

EMD Amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (https://baanknet.com) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the Account details as mentioned in the said Challan.

Sr. No.	Branch Office/ Borrower / Guarantors / Mortgagor Name & Address	Details of Immovable Property and Status of Possession	Total Dues	a. Reserve Price (Rs.) b. EMD (Rs.) c. Incremental Bid (Rs.) d. Date of Notice	Date & Time of Auction (With unlimited extensions of 5 minutes duration each)	Last Date & Time of submission of EMD	The Property Can be Inspected, with prior Appointment with Authorised Officer & Contact Person
1.	**Branch: Govindpuram, Ghaziabad (DP Code: 18909).** **Mr. Sumit Kumar Sharma** S/o Mr. Devendra Kumar Sharma, First Floor, Plot No C-10, Govindpuram, Ghaziabad -201013, **Mrs. Ruchi Sharma** W/o Mr. Sumit Kumar Sharma, First Floor, Plot No C-10, Govindpuram, Ghaziabad- 201013, **Mr. Sumit Kumar Sharma** S/o Mr. Devendra Kumar Sharma, Mohalla- Navrangpuri, Pilkhuwa, Hapur- 245304, **Mrs. Ruchi Sharma** W/o Mr. Sumit Kumar Sharma, R/o Mohalla Navrangpuri, Pilkhuwa, Hapur - 245304, **Mr. Sumit Kumar Sharma** S/o Mr. Devendra Kumar Sharma, FF-2, C 17/18, Krishna Garden, Govindpuram, Ghaziabad- 201013, **Mrs. Ruchi Sharma** W/o Mr. Sumit Kumar Sharma, FF-2, C 17/18, Krishna Garden, Govindpuram, Ghaziabad- 201013.	All the part and parcel of the Property consisting of First Floor, Plot No-C-10, Govindpuram, District- Ghaziabad within the registration sub-district Ghaziabad and District- Ghaziabad In name of Mr. Sumit Kumar Sharma and Mrs. Ruchi Sharma, Admeasuring 81.47 Sq. meters, **Boundaries: East:** Plot No. C-11, **West:** Plot No. C-9, **North:** Mazaar, **South:** 9 Meters wide Road. **(This Property is in symbolic Possession of the Bank).**	Rs. 78,22,822.45 as on date and further interest at applicable rate along with expenses, other charges etc.	a. Rs. 40.30 Lakh b. Rs. 4,03,000/- c. Rs. 10,000/- d. 24.04.2026	30.05.2026 from 12.30 p.m. to 01.30 p.m.	29.05.2026 up to 05.00 p.m.	28.05.2026 between 10:00 A.M. to 05:00 P.M. Sh. Rakesh Kumar, Mob. No. 7428093522

Place: Ghaziabad **Notice Date: 24.04.2026** **Authorised Officer, Canara Bank**

Bank of India

Relationship beyond banking

E-AUCTION SALE NOTICE

Date of E-Auction : 16.05.2026

BANK OF INDIA, NEW DELHI ASSET RECOVERY BRANCH 3rd Floor, Star House, Behind PVR Plaza, Connaught Circus, New Delhi - 110001

Phone: 011-23755605 E-mail: assetrecovery.newdelhi@bankofindia.bank.in

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) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Bank of India (Secured Creditor), the possession of which has been taken by the Authorised Officer of the Bank of India, will be sold on "As is where is", "As is what is" and "Whatever there is" on **16.05.2026 from 11.00 A.M. to 5.00 P.M.** through E-Auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest(Enforcement) Rules, 2002.

S. No.	Name of Borrower / Guarantors	Description of the immovable properties	Possession Status	Nature of property	Reserve Price (in Rs.)	Earnest Money Deposite (EMD) (In Rs.)	Incremental Bid Amount (In Rs.)
1.	Borrower : M/s Shree Raj Mahal Jewellers Pvt. Ltd. (under NCLT – liquidation process) Guarantors : 1. Mr. Ashok Goel s/o Mr. Jai Singh Goel 2. Mr. Pradeep Goel s/o Mr. Jai Singh Goel 3. Mr. Praveen Gupta s/o Mr. Jai Singh Goel 4. Mr. Jai Singh Goel s/o Late Sh. Jagan Nath 5. Mrs. Ginni Devi w/o Mr. Jai Singh Goel 6. M/s PLB Infrastructure Pvt Ltd. 7. M/s Bhavya Gold Pvt. Ltd. 8. M/s Shree Ganpati Gold Projects Pvt. Ltd.	1. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2608-13 & 2637 at IIIrd Floor, in Block –M, Plot no. 252-253, Khasra no. 252 & 253, Gurudwara road, BeadonPura Karol Bagh, New Delhi-110005 measuring 2400 sq ft. with roof rights in the name of PLB Infrastructure Pvt. Ltd.	Physical	Freehold	Rs. 11,38,00,000.00 (Rupees Eleven Crore Thirty Eight Lakh Only)	Rs 1,13,80,000.00 (Rupees One Crore Thirteen Lakh Eighty Thousand Only)	Rs. 1,00,000.00 (Rupees One Lakh Only)
		2. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2679-80, 2678/1-4 at Ground Floor, Shop No. 16, Plot no 23 & 24, Khasra no 213 & 214 in Block–L, Gurudwara road, Naiwala, Karol Bagh, New Delhi-110005 measuring 340.94 sq. ft. in the name of PLB Infrastructure Pvt. Ltd.	Physical	Leasehold	Rs. 8,94,00,000.00 (Rupees Eight Crore Ninety Four Lakh Only) Combined Price of Property at S No 2 & 3.	Rs. 89,40,000.00 (Rupees Eighty Nine Lakh Forty Thousand Only)	Rs. 1,00,000.00 (Rupees One Lakh Only)
		3. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2679-80, 2678/1-4 at Ground, Shop No. 17,18, Plot no 23 & 24, Khasra no 213 & 214 in Block–L, Gurudwara road, Naiwala, Karol Bagh, New Delhi-110005 measuring 898.87 sq. ft. in the name of PLB Infrastructure Pvt. Ltd.	Physical	Leasehold			
		4. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2679-80, 2678/1-4 at Basement, Shop No. 17, Plot no 23 & 24, Khasra no 213 & 214 in Block–L, Gurudwara road, Naiwala, Karol Bagh, New Delhi-110005 measuring 330.79 sq. ft. in the name of PLB Infrastructure Pvt. Ltd.	Physical	Leasehold	Rs. 3,85,00,000.00 (Rupees Three Crore Eighty Five Lakh Only) Combined Price of Property at S No 4,5,6 & 7.	Rs. 38,50,000.00 (Rupees Thirty Eight Lakh Fifty Thousand Only	Rs. 1,00,000.00 (Rupees One Lakh Only)
		5. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2679-80, 2678/1-4 at Basement, Shop No. 18, Plot no 23 & 24, Khasra no 213 & 214 in Block–L, Gurudwara road, Naiwala, Karol Bagh, New Delhi-110005 measuring 205.15 sq. ft. in the name of PLB Infrastructure Pvt. Ltd.	Physical	Leasehold			
		6. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2679-80, 2678/1-4 at Basement, Shop No. 19, Plot no 23 & 24, Khasra no 213 & 214 in Block–L, Gurudwara road, Naiwala, Karol Bagh, New Delhi-110005 measuring 208 sq. ft. in the name of PLB Infrastructure Pvt. Ltd.	Physical	Leasehold			
		7. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2679-80, 2678/1-4 at Basement, Shop No. 20, Plot no 23 & 24, Khasra no 213 & 214 in Block–L, Gurudwara road, Naiwala, Karol Bagh, New Delhi-110005 measuring 479.90 sq. ft. in the name of PLB Infrastructure Pvt. Ltd.	Physical	Leasehold			
		8. Equitable Mortgage of Commercial Property bearing Municipal no. 10409 (16-A/8), Plot no. 8, Block 16-A, WEA Karol Bagh, New Delhi, Khasra No. 1741/1147, Private No. 3A, measuring 900 sq. ft approx. on ground floor in the name of Bhavya Gold Pvt. Ltd.	Physical	Freehold	Rs. 21,32,00,000.00 (Rupees Twenty One Crore Thirty Two Lakh Only) Combined Price of Property at S No 8 & 9.	Rs. 2,13,20,000.00 (Rupees Two Crore Thirteen Lakh Twenty Thousand Only)	Rs. 1,00,000.00 (Rupees One Lakh Only)
		9. Equitable Mortgage of Commercial Property bearing Municipal no. 10409 (16-A/8), Plot no. 8, Block 16-A, WEA Karol Bagh, New Delhi, Khasra No. 1741/1147, Private No.4, measuring 1950 sq. ft approx on ground floor in the name of Bhavya Gold Pvt. Ltd.	Physical	Freehold			
		10. Equitable Mortgage of Commercial Property bearing Municipal no. 10409 (16-A/8), Plot no. 8, Block 16-A, WEA Karol Bagh, New Delhi, Khasra No. 1741/1147, Private No. 301, measuring 1950 sq. ft approx. on third floor with terrace roof and above in the name of Bhavya Gold Pvt. Ltd.	Symbolic	Freehold	Rs. 19,30,00,000.00 (Rupees Nineteen Crore Thirty Lakh Only) Combined Price of Property at S No 10, 11 & 12.	Rs. 1,93,00,000.00 (Rupees One Crore Ninety Three Lakh Only)	Rs. 1,00,000.00 (Rupees One Lakh Only)
		11. Equitable Mortgage of Commercial Property bearing Municipal no. 10409 (16-A/8), Plot no. 8, Block 16-A, WEA Karol Bagh, New Delhi, Khasra No. 1741/1147, Private No.302, measuring 1950 sq. ft. approx on third floor with terrace roof and above in the name of Bhavya Gold Pvt. Ltd.	Symbolic	Freehold			
		12. Equitable Mortgage of Commercial Property bearing Municipal no. 10409 (16-A/8), Plot no. 8, Block 16-A, WEA Karol Bagh, New Delhi, Khasra No. 1741/1147, Private No. 303, measuring 1950 sq. ft approx. on third floor with terrace roof and above in the name of Bhavya Gold Pvt. Ltd.	Symbolic	Freehold			
		13. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2679-80, 2678/1-4 at Ist Floor, Shop No. 117, Plot no 22, Khasra no 213 & 214 in Block- L, BeadonPura, Diamond Mall, Gurudwara Road, Karol Bagh, New Delhi-110005 measuring 293 sq. ft. (super area) in the name of Mr. Pradeep Goel.	Physical	Leasehold	Rs. 5,38,00,000.00 (Rupees Five Crore Thirty Eight Lakh Only) Combined Price of Property at S No 13, 14 & 15.	Rs. 53,80,000.00 (Rupees Fifty Three Lakh Eighty Thousand Only)	Rs. 1,00,000.00 (Rupees One Lakh Only)
		14. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2679-80, 2678/1-4, Gali no. 1-2, at Ist Floor, Shop No. 118, Plot no 23 & 24, Khasra no 213 & 214 in Block–L, BeadonPura, Diamond Mall, Gurudwara Road, Karol Bagh, New Delhi-110005 measuring 403.60 sq. ft. (super area) in the name of Mr. Pradeep Goel.	Physical	Leasehold			
		15. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2679-80, 2678/1-4, Gali no. 1-2, at Ist Floor, Shop No. 118 A, Plot no 23 & 24, Khasra no 213 & 214 in Block–L, BeadonPura, Diamond Mall, Gurudwara Road, Karol Bagh, New Delhi-110005 measuring 403.60 sq. ft. (super area) in the name of Mr. Pradeep Goel.	Physical	Leasehold			
		16. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2608-13 & 2637 at Lower Ground Floor/Basement, in Block –M, Plot no. 252-253, Khasra no 252 & 253, Gurudwara road, BeadonPura, Karol Bagh, New Delhi-110005 measuring 1300 sq. ft without roof/terrace rights In the name of Mr. Praveen Gupta.	Symbolic	Freehold	Rs. 20,35,00,000.00 (Rupees Twenty Crore Thirty Five Lakh Only) Combined Price of Property at S No 16, 17, 18 & 19.	Rs. 2,03,50,000.00 (Rupees Two Crore Three Lakh Fifty Thousand Only)	Rs. 1,00,000.00 (Rupees One Lakh Only)
		17. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2608-13 & 2637 at Lower Ground Floor/Basement, in Block –M, Plot no. 252-253, Khasra no 252 & 253, Gurudwara road, BeadonPura Karol Bagh, New Delhi-110005 measuring 1300 sq ft without roof/terrace rights in the name of Mr. Praveen Gupta.	Symbolic	Freehold			
		18. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2608-13 & 2637 at Lower Ground Floor/Basement, in Block –M, Plot no 252-253, Khasra no 252 & 253, Gurudwara road, BeadonPura Karol Bagh, New Delhi-110005 measuring 1300 sq ft without roof/terrace rights in the name of Mr. Jai Singh Goel.	Symbolic	Freehold			
		19. Equitable Mortgage of Commercial Property bearing municipal no. XVI/2608-13 & 2637 at Lower Ground Floor/Basement, in Block –M, Plot no 252-253, Khasra no 252 & 253, Gurudwara road, BeadonPura Karol Bagh, New Delhi-110005 measuring 1300 sq ft without roof/ terrace rights in the name of Mr. Jai Singh Goel.	Symbolic	Freehold			
		20 EQM of the property situated at IInd Floor without Toof/Terrace rights of property No.2202 on Plot No. / Khasra No.548, Block-J, Gali No.63-64 situated at Naiwala, Karol bagh, New Delhi-110005 in the name of Mr. Pradeep Goel measuring 1200 sq. ft (exclusively charged to Bank of India)	Physical	Freehold	Rs. 2,44,00,000.00 (Rupees Two Crore Forty Four Lakh Only)	Rs. 24,40,000.00 (Rupees Twenty Four Lakh Forty Thousand Only)	Rs. 1,00,000.00 (Rupees One Lakh Only)
2.	Borrower : M/s Real Time Systems Ltd Directors : 1. Mr. Sanjay Modi (CMD) 2. Mr. Hemant Chaddha (MD) 3. Mrs. Nina Modi (Director) 4. Mr. Prithpal Singh (Director) Guarantor-1-Mr Sanjay Mody Guarantor-2-Mr Hemant K Chadha Guarantor-3-M/s Distinctive Devices India Pvt Ltd	Pari Passu charge on Industrial property situated at A 194-C, Phase -I, Eldeco, SIDCUL Industrial Park, Khasra No.141,145, Sitarganj, Dist.- Udham Singh Nagar, Uttarakhand admeasuring 3994.80 Sq. Metres owned by Real Time System Pvt Ltd. Original EQM at Technology Development Board (TDB) along with Movable assets including Plant & Machinery kept at Plot No. A 194-C, Phase- I, Eldeco Industrial Park, Sitarganj, District Udham Singh Nagar, Uttarakhand PROPERTY ID: BKID6102REALTIMESYSTEM (This property is under Physical Possession) Note: Property shall be sold under one Property ID as mentioned above along with Plant & Machinery. Hence, bid needs to be made jointly of the cumulative reserve price amount. Bank shall issue two sale certificates i.e. one for Land & Building and another one for Plant & Machinery along with GST invoice (GST@18%) in favour of successful bidder.	Physical	Leasehold	(i) Land & Building: Rs. 3,69,00,000/- (ii) P&M: Rs. 11,25,000/- plus GST Total : Rs. 3,80,25,000/- plus GST (on P&M)	Rs. 38,02,500/- (Rupees Thirty Eight Lakh Two Thousand Five Hundred Only)	Rs. 1,00,000.00 (Rupees One Lakh Only)
3.	Borrower: Mr. Khurshaid s/o Kasim Ali Co-Borrower: Mrs. Shabnam w/o Mr. Khurshaid Guarantor: Mr. Ummed Ali s/o Jamshed, Mr. Salman Khan s/o Kasim Ali	Residential property at 2nd Floor (without roof & terrace rights), Plot No. 123, Block C-12, situated in the layout plan of residential colony Yamuna Vihar, Illaqa Shahdra, Delhi – 110053 having area of 70 Sq. Mtrs. Owner of the Property: Mr. Khurshaid s/o Kasim Ali	Symbolic	Freehold	Rs.60,00,000/- (Rupees Sixty Lakh Only)	Rs. 6,00,000/- (Rupees Six Lakh Only)	Rs. 1,00,000.00 (Rupees One Lakh Only)

TERMS AND CONDITIONS

(1) Auction sale / bidding would be only through "Online Electronic Bidding" process through the website https://baanknet.com.

(2) The intending bidders should register at portal https://baanknet.com and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in BAANKNET EMD wallet through NEFT/RTGS/Transfer/Generation of challan form (https://baanknet.com).

(3) Date and time of Auction: 16.05.2026 from 11:00 AM to 05:00 PM with unlimited Auto-Extensions of 05 Minutes Each.

(4) Property can be inspected on 12.05.2026 between 11.00 A.M. to 04.00 P.M. with prior Appointment from Mr. Vaibhav Gupta Chief Manager +91-7982184595 Authorised Officer.

(5) E-Auction would commence on the Reserve Price plus first incremental value as mentioned above. Bidders shall improve their offers in multiples mentioned in the above table for all the properties simultaneously.

(6) The intending bidders should deposit EMD i.e. 10% of Reserve Price online in the BAANKNET EMD Wallet along with the required documents / details well before 16.05.2026 before 04.30 P.M. on the https://baanknet.com for smooth participation in e-auction.

(7) The highest / successful bidder shall deposit 25% of the amount of purchase money (including EMD already paid i.e. 10% of bid amount) immediately but not later than the next working day (during banking hours) of confirmation of the sale by the Authorized Officer after acceptance of bid by the Authorized Officer in respect of the sale, failing which the EMD shall be forfeited.

(8) The balance 75% of the purchase money shall be payable on or before 15th day (during banking hours) of confirmation of the sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of failure to deposit this balance amount within the prescribed period, the amount deposited shall be forfeited and the Authorized Officer / Bank will be at liberty to cancel the auction and conduct fresh auction.

(9) On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate and the sale shall be considered complete thereafter and that the Bank shall entertain no claims.

(10) 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.

(11) For detailed terms and conditions of the sale, please refer to the link - https://www.bankofindia.co.in/Dynamic/Tender?Type=3

(12) This publication is also 15 days' notice to the above borrowers/guarantors/mortgagors in advance.

(13) Needless to state that property listed for E-auction is being sold on "as is where is", "as is what is" and "whatever there is" there by all the dues related to the property will be borne by the auction purchaser (if any)

(14) In case of discrepancy between English version and any other vernacular version of this notice, the English version shall prevail.

Date: 29.04.2026, Place, New Delhi **Authorised Officer, Bank of India**