Classifieds

PERSONAL

It is for general information that I,PAWAN KISHOR,S/o-Nand Kishor,R/o-B-6/344 Nand-Nagri,Delhi-110093,declare that name of mine and my-Father has been wrongly-written as Pawan Kishore and Nand Kishore in my Service-Record,The actual-name of mine and my-Father are Pawan Kishor and Nand Kishor,Which may be amended accordingly.

0040863170-13

"IMPORTANT"

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RAMSONS PROJECTS LIMITED

CIN: L68100DL1994PLC063708
Reg. Off.: 201, Empire Apartments, First Floor, Sultanpur, Gadaipur, Southwest Delhi, New Delhi – 110030, India
Corp. Off.: Unit 501, 5th Floor, Eleven Bay, Tower B, Sector-38, Gurugram – 122001, Haryana, India
Phone No. 0124 4834600, **Email:** corprelations@ramsonsprojects.com
Website: www.ramsonsprojects.com

NOTICE OF 32ND ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCING / OTHER AUDIO - VISUAL MEANS AND E-VOTING INFORMATION

Notice is hereby given that the 32nd (Thirty Second) Annual General Meeting ("AGM") of the Company, scheduled to be held in compliance with General Circular No. 03/2025 dated September 22, 2025, read with other applicable circulars issued earlier in this regard by the Ministry of Corporate Affairs and the Securities and Exchange Board of India ("SEBI"), through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") on Thursday, July 23, 2026 at 1:00 P.M. (IST), and the standalone audited financial statements for the financial year 2025-26, along with the Board's Report, Auditors' Report and other documents required to be attached thereto, have been sent on Monday, June 29, 2026, electronically, to the members of the Company. Further, a letter providing the web-link, QR Code including the navigation path, where the Annual Report and the Notice of the AGM for the financial year 2025-26 are available, is being sent to those members whose e-mail address is not registered with the Company / MUFG Intime India Private Limited ("MUFG"), the Company's Registrar to an Issue and Share Transfer Agent / Depository Participant(s) / Depositories. The Notice of the 32nd AGM and Annual Report for FY 2026 is also made available on the Company's website at https://ramsonsprojects.com/, on the website of BSE Limited at www.bseindia.com, on the website of RTA i.e. MUFG Intime India Private Limited at https://instavote.linkintime.co.in/.

The documents referred to in the Notice of the AGM are available electronically for inspection, on all working days, by the members from the date of circulation of the Notice of the AGM. Members seeking to inspect such documents can send an e-mail to corprelations@ramsonsprojects.com mentioning his / her / its folio number / DP ID and Client ID and the documents they wish to inspect latest by Tuesday, July 21, 2026, till 05:00 P.M. (IST).

Manner of casting vote(s) through Remote e-Voting:

In compliance with Section 108 of the Companies Act, 2013 ('the Act') read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the Secretarial Standard on General Meetings ('SS-2') issued by the Institute of Company Secretaries of India and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is pleased to provide remote e-voting facility to its Members enabling them to cast their vote electronically for all resolutions set out in the Notice of the AGM. The facility of remote e-voting shall be available before as well as during the AGM in respect of the business to be transacted at the AGM, and for this purpose, the Company has appointed its RTA i,e. MUFG Intime India Private Limited (MIIPL) for facilitating voting through electronic means. The Board of directors of the company has appointed M/s. K. K. Singh and Associates, Company Secretaries to scrutinize the remote e-voting and e-voting at the AGM in a fair and transparent manner.

The detailed instructions for remote e-voting are given in the Notice of the AGM. Members are requested to note the following:

a. The remote e-voting facility would be available during the following period:

Cut-off date [for determining the Members entitled to vote on the resolutions set forth in this notice]	Thursday, July 16, 2026
Remote e-voting period– Commencement of Remote E-Voting	Monday, July 20, 2026 from 9.00 A.M. (IST) onwards
Remote e-voting period – End of Remote E-Voting	Wednesday, July 22, 2026 till 5:00 P.M. (IST) [Remote e-voting module shall be disabled post this date]

b. The remote e-Voting module shall be disabled by MUFG for voting thereafter and Members will not be allowed to vote electronically beyond the said date and time.

c. In case members have not registered / updated their PAN, Mobile No., Email address or Bank account details with the Company / RTA / DPs may follow the process detailed below:

Physical Holding	Kindly fill up ISR-1 for registering / updating the PAN and/or KYC details including present postal address, mobile no. Email address and Bank account details. Kindly fil ISR-2 for updating the signatures. The formats of ISR forms are available on the website of the Company as well as on the RTA.
Demat Holding	For registering / updating the PAN and/or KYC details including present postal address, mobile no. Email address and Bank account details, kindly contact your DPs and update the same.

d. Members attending the AGM through Video Conferencing ("VC") or Other Audio-Visual Means ("OAVM") who have not cast their vote through remote e-voting prior to the AGM shall be entitled to exercise their voting rights electronically during the Meeting through the e-voting system ("InstaVote") made available for this purpose.

e. Only those Members whose names appear in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on the Cut-off Date, i.e., Thursday, July 16, 2026, shall be entitled to avail the facility of remote e-voting or to cast their vote electronically during the AGM through the InstaVote e-voting system.

f. Information and instructions comprising manner of voting, including voting remotely by members holding shares in dematerialized mode, physical mode and for members who have not registered their e-mail address has been provided in the Notice of the AGM.

g. Members who have cast their vote by remote e-Voting prior to the meeting may also attend the meeting electronically but shall not be entitled to vote again.

h. Any person who acquires shares of the Company and becomes a Member after dispatch of the Notice and holds shares as on the Cut-off Date, i.e., July 16, 2026, may obtain the User ID and Password for remote e-voting by sending a request to enotices@in.mpms.mufg.com. However, if the Member is already registered with MUFG Intime India Private Limited ("MUFG") for remote e-voting, the existing User ID and Password may be used for casting the vote.

i. Members having any queries or grievances relating to remote e-voting may refer to the Frequently Asked Questions ("FAQs") and Instavote E-voting Manual available at https://instavote.linkintime.co.in under the 'Help' section or may contact MIIPL by e-mail at enotices@in.mpms.mufg.com or by telephone at 022-49186000 / 011-49411000 / 011-41410593. Members may also contact Mr. Rajiv Ranjan, Sr. Assistant Vice President, or Mr. Swapan Naskar, Associate Vice President & Head (North India), MUFG Intime India Private Limited, Noble Heights, 1st Floor, Plot No. NH-2, LSC, C-1 Block, Near Savitri Market, Janakpuri, New Delhi – 110058.

j. Members facing any technical issues relating to login or remote e-voting may contact the INSTAMEET Helpdesk by sending an e-mail to instameet@in.mpms.mufg.com or enotices@in.mpms.mufg.com, or by calling 022 4918 6000 / 022 4918 6175.

k. The results on resolutions shall be declared not later than 2 working days from the conclusion of the AGM. The results declared along with the Scrutinizer's Report will be made available on the website of the Company at www.ramsonsprojects.com, on the website of the Stock Exchange i.e. BSE Limited (BSE) at www.bseindia.com and also on the website of MUFG Intime India Private Limited at https://instavote.linkintime.co.in/.

For Ramsons Projects Limited
Sd/-
Ashwarya Maheshwari
Company Secretary & Compliance Officer
Mem. No: A71660

Date: June 29, 2026
Place: Gurugram, Haryana

Indian Overseas Bank

MAURYA ENCLAVE BRANCH NEW DELHI-110019
E-mail ID : iob2260@iob.in Phone No : 011-27345508

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules]

E-Auction Sale Notice for Sale of immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provison to Rule 8(6) of Security Interest (Enforcement) Rules, 2002

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

SL	NAMES OF BORROWERS / NAMES OF GUARANTORS	AMOUNT DUE TO INDIAN OVERSEAS BANK AS ON 31.05.2026	DESCRIPTION OF THE IMMOVABLE PROPERTY / KNOWN ENCUMBRANCES IF ANY : NOT KNOWN	TYPE OF POSSESSION	RESERVE PRICE / EARNEST MONEY DEPOSIT / BID INCREMENT	DATE OF AUCTION / LAST DATE FOR SUBMISSION OF EMD
1	**Mr. Om Prakash (Borrower/ Mortgager) and Co-Borrower Mrs. Shital Kumari Vashishth Residence Address (Last Known) :** D 237, Block-D, Inder Enclave, Phase-2 Kirari Suleman NagarDelhi-110086	**Rs.23,95,646.85 (RupeesTwenty Three Lakh Ninety Five Thousand Six Hundred Forty Six and Paise Eighty Five Only)** ***With further interest at contractual rates and rests, besides costs/ charges incurred till the date of repayment in full	Entire Ground Floor, without Roof Rights, A part of Free Hold Built up Property no 16 in Area meausuring 28.00 Sq Mtrs, situated at Pocket 16 , Sector 22, Rohini Delhi- 110086 **Boundaries of the Property: East: Property no 17 West: H no 15 North: H No 5 South: Road**	**PHYSICAL POSSESSION**	**Rs. 18,40,000/-** **Rs. 1,84,000/-** **Rs. 10,000/-**	**23.07.2026** between 11.00 am to 4.00 pm with auto extension of 10 minutes each till sale is completed. **22.07.2026 till 4.00 P.M.**

* For detailed terms and conditions of the sale, please refer to the link https://baanknet.com

** This may also be treated as a Notice under rule-8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above-mentioned date.*

* E-Auction will be held through web portal BAANKNET.com URL:https://baanknet.com

** Date of Inspection:* **15.07.2026** between 11.00 AM to 5.00 PM

Date : 25.06.2026 **Place :** New Delhi **Authorised Officer, Indian Overseas Bank**

E-AUCTION SALE NOTICE

M/s OSIL EXPORTS LIMITED (UNDER LIQUIDATION)

CIN: U18101HR2008PLC037781
(The Corporate debtor)
Reg. Off.: - 80TH MILES STONES, G.T. ROAD, JATTIPUR, PANIPAT, PANIPAT - 132103, Haryana, Email ID: liq.osilexports@gmail.com
Liquidator: Mohit Chawla
Liquidator Address: SCO 26, Level III, Shri Balaji Complex, Old-Ambala Road, Dhakauli, Zirakpur-140603, Email:- camohitchawla@gmail.com, Mobile-09888003303

NOTICE is hereby given for the sale of the assets of M/s OSIL Exports Limited (in Liquidation), forming part of the Liquidation Estate and in the possession of the Liquidator, by way of e-auction in accordance with Regulation 32(c) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, by the Liquidator appointed by the Hon'ble National Company Law Tribunal, Chandigarh Bench-II, vide order dated 31.10.2025. The sale will be done by the undersigned through the IBBI Designated E-auction platform **https://ibbi.baanknet.com/eauction-ibbi/home.**

S. No.	Description	Manner of Sale	Block No.	Reserve Price (INR)	Earnest Money Amount (INR)	Bid Incremental Amount
1	**Leasehold Rights of Factory Land in favour of the corporate debtor.** (Pursuant to the lease deed executed between the Promoter and the Corporate Debtor, out of the total lease period of 99 years, the remaining leasehold period is more than 83 years)	Under Regulation 32 (c) of the IBBI (Liquidation Process) Regulations, 2016	Block 1 (One Single Lot)	**Rs. 39,90,00,000/- (Rupees Thirty Nine Crore Ninety Lacs only)**	10% of the Reserve Price	**Rs. 50,00,000/-**
2.	**Building constructed thereupon** (RCC/Steel-framed constructed in the year 2010)	Under Regulation 32 (c) of the IBBI (Liquidation Process) Regulations, 2016		**Rs. 9,60,00,000/- (Rupees Nine Crore Sixty Lacs only)**		
	Total Reserve Price			**Rs. 49,50,00,000/- (Rupees Forty Nine Crore and Fifty Lacs only)**		

Note 1:- All the above assets will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS".**

Note 2:- Bidders are hereby informed that the freehold ownership rights in the underlying land measuring 114 Kanal 13 Marla in the name of Late Sh. Krishan Kumar Gupta (Now the legal heirs of said Krishan Kumar Gupta) are being separately auctioned by the Secured Creditors (Consortium) under the SARFAESI Act, 2002, on the same date. The land owned by the late Sh. Krishan Kumar Gupta is mortgaged with a consortium of Bank of India, Punjab National Bank, and RARE ARC (earlier State Bank of India) led by Bank of India, ARMB Sector 31, Chandigarh.

Bank of India has also issued a separate Auction Notice for the said land in the same newspaper today. To be declared the successful bidder for the leasehold rights to the land and building as stated above, an interested bidder must simultaneously bid for the ownership rights to the land, as per the auction conducted by the Bank of India. Interested bidders are advised to participate in both auctions and be the highest bidder, and comply with the respective terms and conditions thereof to facilitate the acquisition of the complete property rights.

Note 3: The Hon'ble National Company Law Tribunal, Chandigarh Bench vide order dated 27.10.2025 in IA No. 1454/2023 has permitted the liquidator to proceed with the liquidation process with due disclosure with regard to the portion of land under litigation: measuring 2 Kanal (16 feet 6 Inch in Width and 660 Feet in Length), allegedly gifted to the gram panchayat and is pending for adjudication. It is clarified that the said parcel of land forms part of the larger land parcel described hereinabove.

NOTES TO AUCTION PROCESS

S. No.	Particulars	Details
1.	Date of Publication of Sale of Notice	30th June 2026
2.	Date and time of inspection or due diligence of assets	w.e.f. 1st July 2026 till 31st July 2026
3.	Date and time of EMD deposit on or before the date by the interested bidder on BaankNet through Wallet.	1st August 2026 upto 12:00 PM
4.	Date and time of E-Auction (with unlimited extension of 5 minutes each)	3rd August 2026 Between 12:00 PM to 04:00 PM

Important Note:

1. E-Auction will be conducted on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS"** AND **"WITHOUT RECOURSE BASIS".**

2. As per Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, Schedule I "Mode of sale" Clause 1(5A), bidders must declare they aren't disqualified under Section 29A or not fulfilling conditions of eligibility; any EMD will be forfeited if ineligibility is established later.

3. That the terms and conditions of this Auction Notice are intended to complement the statutory framework governing the liquidation process. However, notwithstanding anything contained anywhere else in this Auction Notice, E-Auction Process Document, or any associated communications, in case of any inconsistency or variance with the provisions of the Insolvency and Bankruptcy Code, 2016 and the IBBI (Liquidation Process) Regulations, 2016, the statutory provisions and regulations shall overridingly prevail. Any step taken or decision made by the Liquidator in adherence to the IBC and applicable regulations shall be final and binding, regardless of any contrary term herein.

Terms and Conditions of the E-auctions are as under:-

1. The intending bidders are required to register through the Baanknet Auction platform.

2. The complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and undertaking Form, General Terms and Conditions of online auction sale are available on the Baanknet Auction platform (formerly eBKray).

3. Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code, through the electronic auction platform Baanknet only.

4. The Bidder can read the Auction and registration guidelines on the BaankNet Platform. (https://d14q55p4nerl4m.cloudfront.net/Production/Application-Documents/IBBI-Instance/clientdocument/Bidders-Auction-guide.pdf).

5. The intending bidders are required to deposit the Earnest Money Deposit (EMD) amount on BaankNet through Wallet.

6. Identification of the highest bidder does not guarantee the status of a successful bidder. The Liquidator, with the approval of the Committee of Creditors (CoC) (Under Liquidation) retains the sole authority to declare the successful bidder as per **IBC Code read with Schedule 1 to the IBBI Liquidation Process Regulations, 2016.**

7. Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the e-Wallet and clicking "Participate" for the respective auction. The interested bidder shall create their User ID & Password in the auction portal and deposit their EMD amount in the E-Wallet of the portal. For any query regarding the e-auction portal, reach out to BAANKNET (Bank Asset Auction Network), Email ID - support.baanknet@psballiance.com, Mobile No: 8291220220.

8. The intending bidders, prior to submitting their bid, should make their independent inquiries and inspect the above-mentioned Assets at their own expenses and satisfy themselves. The Assets mentioned above can be inspected by the prospective bidders at the site between 1st July, 2026 to 31st July 2026, between 9:00 AM to 5:00 PM.

9. Composite and Inseparable Sale- The leasehold rights together with the building and structures forming part of the liquidation Estate of the Corporate Debtor ("Liquidation Assets") and the freehold land proposed to be sold by the Secured Creditor under the provisions of the SARFAESI Act, 2002 ("SARFAESI Assets") constitute a single integrated industrial unit and are commercially, physically, and functionally inseparable. Accordingly, both assets are being offered for sale through coordinated auction processes and are intended to be acquired by a single bidder.

10. Eligibility for Participation- Any person intending to participate in the auction of the Liquidation Assets shall also register and participate in the auction of the SARFAESI Assets. A bidder shall be considered eligible for the auction of the Liquidation Estate Assets only upon registration and participation in the corresponding SARFAESI auction.

11. Condition of Successful Bid- The successful bidder for the Liquidation Assets shall necessarily be the same person/entity who is declared the successful bidder for the SARFAESI Assets. The sale of the Liquidation Assets shall remain subject to and contingent upon the bidder being declared successful in both auction processes.

12. Failure in Parallel Auction- In the event a bidder is declared successful in respect of the Liquidation Assets but fails to emerge as the successful bidder for the SARFAESI Assets, or subsequently defaults in completing the purchase of the SARFAESI Assets, the sale of the Liquidation Assets shall automatically stand cancelled and the Liquidator shall be entitled to take such action, including forfeiture of EMD and other amounts, in accordance with the Bid Process Document and applicable law.

13. Issuance of Sale Certificate- The Sale Certificate and transfer of possession of the Liquidation Assets shall be issued only upon receipt of confirmation that the successful bidder has completed the acquisition of the SARFAESI Assets and complied with all payment obligations under the SARFAESI auction process.

14. No Severability- Participation in the auction shall constitute an unconditional acknowledgment by the bidder that the acquisition of the Liquidation Assets and the SARFAESI Assets form a single and indivisible transaction. No bidder shall be entitled to seek separate transfer, partial performance, severance of rights, or any claim arising from failure to complete either component of the transaction.

15. As per Paragraph 12 of Schedule I of IBBI (Liquidation Process), Regulations, 2016, on the close of the auction, the highest bidder (Will it be the successful bidder) shall be invited to provide balance sale consideration within 90 days of the date of such demand. Provided that payments made after thirty days shall attract interest at the rate of 12%. Provided further that the sale shall be cancelled if the payment is not received within 90 days. As per Schedule I of IBBI (Liquidation Process), Regulations, within three days of declaring the highest bidder, the liquidator shall conduct due diligence and verify the eligibility of the highest bidder. The liquidator shall present the auction results, details of the highest bidder, and the due diligence conducted on it to the Committee. The liquidator shall declare the highest bidder as the successful bidder or reject such bid, with the approval of the Committee. If a bidder is found ineligible, the earnest money deposited by him shall be forfeited. In case the highest bidder is found ineligible, the liquidator may, with the approval of committee, declare the next highest bidder as the successful bidder after following the same process as provided under clause (12A) to clause (12E) of the Schedule I of IBBI (Liquidation Process), Regulations.

16. On payment of the full amount, the sale shall stand completed, the liquidator shall execute certificate of sale or sale deed to transfer such assets and the assets shall be delivered to him in the manner specified in the terms of sale and in accordance with provisions of IBC, 2016 or as the case may be with the approval of the Committee.

Date: 30.06.2026 **Sd/-**
Place: Chandigarh **Mohit Chawla**

बैंक ऑफ़ इंडिया Bank of India BOI

ASSET RECOVERY BRANCH, CHANDIGARH ZONE
STAR HOUSE, SCO. 76-82, 3rd FLOOR, SECTOR 31-A, CHANDIGARH- 160030, Phone: 0172-2671551,
E-mail: arb.chandigarh@bankofindia.bank.in

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 TO THE BORROWER/S & GUARANTOR/S

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 rule 8(6) for immovable properties of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general & in particular to the Borrower(s) & Guarantor(s) that the below described immovable property(ies), mortgaged / hypothecated / pledged / charged to the Secured Creditor, **the possession of the property has been taken by the Authorized Officer of Bank of India on behalf of Consortium Bank's (State Bank of India Mid Corporate Panipat, State Bank of Bikaner and Jaipur Chandni Chowk , State Bank of Patiala Mid Corporate Panipat Now merged with State Bank of India & Oriential Bank of Commerce, Gurugram now merged Punjab National Bank). (Now under PHYSICAL POSSESSION of Liquidator appointed by the Consortium Bank under IBC 2016)**, will be sold on **"As is Where is", "As is What is"** and **"Whatever there is" on 03.08.2026,** for recovery of rupees mentioned below against the relevant account due to Bank of India and Secured Creditor from the Borrower(s) & Guarantor(s). The reserve price and the earnest money deposit has been mentioned against each account / properties. The sale will be done by the undersigned through e-auction platform provided at the web BAANKNET portal: **https://baanknet.com**

Name of Branch/ Remaining Amount Deposit Account No.	Name of Account/ Borrower/ Guarantor/ Mortgagor	Details of the property	Amount as per Possession Notice / Possession Notice Date	Reserve Price / EMD / Bid Increase Amount	Name of the Authorised Officer	Date/ Time of e-Auction
BRANCH: ARB CHANDIGARH Ph: 0172-2671551 **Account No. 621290200000033, IFSC: BKID0006212, Account Name: DISBURSEMENT)**	**M/s OSIL Exports Limited,** 80th Mile Stone, G T Road Jhattipur, Panipat. **Smt. Kanta Gupta** (Legal Heir of Late Krishan Kumar Gupta/ Guarantor), House No. 134, Sector-12, HUDA, Panipat. **Sh. Sumit Gupta** (Legal Heir of Krishan Kumar Gupta), House No. 134, Sector-12, HUDA, Panipat, **Sh. Amit Gupta** (LH of late Krishan Kumar Gupta/Guarantor), House No. 134, Sector -12 ,HUDA, Panipat, M/s Northways Formulation Pvt Ltd. 1567, Shiv Nagar, Shivpuri, Krishanpura, Panipat, M/s Northways Mercantile Pvt Ltd. 1567, Shiv Nagar, Shivpuri, Krishanpura, Panipat, M/s Northways Commerce Pvt. Ltd. 1567, Shiv Nagar, Shivpuri, Krishanpura, Panipat, M/s Northways Origins Pvt Ltd. 1567, Shiv Nagar, Shivpuri, Krishanpura, Panipat, M/s Northways Enterprises Pvt. Ltd. 1567, Shiv Nagar, Shivpuri, Krishanpura, Panipat, M/s Northways Constrain Pvt. Ltd. 1567, Shiv Nagar, Shivpuri, Krishanpura, Panipat, M/s Northways Dealcom Pvt. Ltd. 1567, Shiv Nagar, Shivpuri, Krishanpura, Panipat, M/s Northways Fabricators Pvt. Ltd. 1567, Shiv Nagar, Shivpuri, Krishanpura, Panipat, M/s Northways Creations Pvt. Ltd. 1567, Shiv Nagar, Shivpuri, Krishanpura, Panipat.	Under SARFAESI Act, 2002 **Block 2: Freehold ownership of the Land** All that part and parcel of the property consisting of land and building measuring 114K-13M situated at 80th Mile Stone, G.T Road, Village Jhattipur, Tehsil Samalkha, Panipat in the name of Late Shri Krishan Kumar Gupta.	**Rs. 2,40,17,65,663.61** plus interest and other charges thereon **25.11.2019**	**Rs. 73.09 Crore** **Rs. 7.309 Crore** **Rs. 0.50 Crore**	**Mr. Rakesh Kumar Mobile No. 9987048267**	**03.08.2026 11.00 A.M. to 5.00 P.M.**

Apart from the aforesaid land, Lease hold rights of Land & Building constructed there on the said Land is part of Liquidation estate as per IBC 2016 & same is in possession of Liquidator.

Liquidator shall also put the auction of Liquidation estate through (Block 1) for sale through E-auction as per provisions of IBBI (Liquidation process regulations, 2016) by creating separate Property ID.

The Bidders have to place the bid for both the [Block 1 -under IBBI Liquidation process regulation, 2016 & Block 2 -under SARFAESI Act ,2002] simultaneously.

You will be held liable for any deficiencies after appropriation of sale proceeds in the account of M/s OSIL Exports Limited.

NOTE: All the above assets will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS"** AND **"NO RECOURSE BASIS".**

List of Encumbrances on the Property:

NOTE 1: There is an Appeal (case no. 294/2023) which is now pending before DRAT-New Delhi moved by Sumit Gupta who is one of the legal heir of the deceased Krishan Kumar Gupta challenging the order dated 18.03.2023 issued in SA case no. 59/2021 which was originally filed before DRT-II CHD for claiming relief to restrain the bank for initiating further action under SARFAESI Act 2002 and same was dismissed by DRT-II CHD as SA was without any merit.

NOTE 2: The Hon'ble National Company Law Tribunal, Chandigarh Bench vide order dated 27.10.2025 in IA No. 1454/2023 has permitted the liquidator to proceed with liquidation process with due disclosure with regards to the portion of land under litigation: measuring 2 Kanal (16 feet 6 Inch in Width and 660 Feet in Length) allegedly gifted to the gram panchayat and is pending for adjudication. **It is clarified that the said parcel of land forms part of the larger land parcel described hereinabove.**

NOTE 3: IA No. 594 of 2026 is pending for adjudication wherein the Liquidator is seeking directions against the Respondents i.e., alleged Mahabir Gaushala (illegal occupant) to vacate the unauthorised occupation of CD Premises and handover the open land having temporary structure facing Main G.T. Road comprising 12000Sq. Yds. (Approx. 2.5 Acres) out of 115 Kanal 01 Marla situated at Village Jhattipur, Tehsil Samalkha, District Panipat.

NOTE 4: Company Appeal (AT) (Insolvency) No. 1058 of 2026 is pending before the Hon'ble NCLAT, wherein the personal guarantor has challenged the order of the Hon'ble NCLT initiating the PIRP. The outcome of the said appeal may have a bearing on the moratorium applicable to the assets of the Corporate Debtor.

Terms and Conditions of the E-auction are as under:-

(1) The sale will be done on **"AS IS WHERE IS"** and **"AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS"** is will be conducted "On Line", through e-auction BAANKNET portal **https://baanknet.com.** **(2)** E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in websites (a) https://www.bankofindia.co.in; (b) https://baanknet.com Bidder may visit: **https://baanknet.com,** where "Guidelines" for bidder are available with educational videos. Bidders have to complete following formalities well in advance: Step 1: Bidder/purchaser Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number and email-id. Step 2: KYC verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take two working days.) Step 3: Transfer of EMD amount to Bidder Global EMD Wallet: On line/off-line transfer of fund using NEFT/Transfer using challan generated on eAuction Platform. Step 4: Bidder process and Auction Result: Interested registered bidder can bid online on e-Auction platform after completing step 1, 2, and 3. **(3)** To the best of knowledge and information of the Authorised Officer, there is some encumbrance on the property/ies mentioned in the notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The E- auction advertisement does not constitute and will not be deemed to constitute any Commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale. **(4)** The date of on line E-auction will be between **11:00 AM to 5:00 PM on 03.08.2026.** **(5)** Date of Inspection will be on or before **w.e.f. 1st July 2026 till 31st July 2026** with prior appointment with above mentioned branch. **(6)** Bid shall be submitted through online procedure only. **(7)** The Bid price to be submitted shall be above Reserve Price & bidders shall improve their further offer in multiple as mentioned above. **(8)** Bidders are advised to go through the website for detailed terms & conditions of auction sale before submitting their bids and taking part in E-Auction sale proceedings. **(9)** Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. **(10)** It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. **(11)** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. **(12)** The Earnest Money Deposit shall not bear any interest. **The successful bidder shall have to deposit 25% of the sale price including EMD already paid immediately or not later than next working day and the balance of the sale price on or before 15th day of sale/ or such extended period as agreed between purchaser and secured creditor not exceeding 3 months.** The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property / amount. **(13)** Neither the Authorised Officer/Bank nor e-Auction service provider will be held responsible for any Internet Network problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event. **(14)** The purchaser shall bear the applicable stamp duties / Registration fee/TDS on auction price/other charges, etc. and also all the statutory/ nonstatutory dues, taxes, assessment charges, etc. owing to anybody. (15) The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right a discretion to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for. **(16)** The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any othername(s). **(17)**The sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branch on the contact numbers given. **(18)** For more detailed term and conditions of the sale, please refer to the link provided in secured creditors website i.e. **https://www.bankofindia.co.in/ https://baanknet.com. For further detail please contact- Mr. Rakesh Kumar (Assistant General Manager), Mobile No. 99870-48267**

Date: 30.06.2026 **Place: Chandigarh** **Authorised Officer**