SEPC LIMITED

SEPC Engineering the Future

CIN : L74210TN2000PLC045167

Registered Office: 3rd Floor, ASV Hansa Towers, No. 53/20, Greams Road, Thousand Lights, Chennai – 600006
Visit us at: www.sepc.in | E–mail: info@sepc.in

CORRIGENDUM / ERRATA

To the notice of the Postal Ballot Notice dated July 6, 2026 ("Notice") of the members of SEPC Limited (CIN: L74210TN2000PLC045167) to transact the agenda items as stated in the said Notice:

Members of the Company are requested to take note of the following:

1. **Resolution No.3** – On Page No. 4-5-The details of the proposed allottees and the maximum number of equity shares of the Company proposed to be allotted are outlined in the table below: to be read as:

Sr. No	Name of the Proposed Allottees	No. of Equity Shares to be swapped in Avenir	No. of Equity Shares to be Issued and Allotted by SEPC Limited against Swapping	Current Status / Category	Proposed Status / Category
1	Avenir Oil Field Equipment L.L.C, UAE	3	5,10,00,000	Non- Promoter	Non- Promoter
2	Tranvel Holidays Private Limited	44	74,80,00,000	Non- Promoter	Non- Promoter
3	Zoomstud Impex Private Limited	43	73,10,00,000	Non- Promoter	Non- Promoter
	Total		1,53,00,00,000		

2. **ITEM No: 3** of the Explanatory Statement – On Page No. 16, point no. "f" - Issue Price, Relevant Date and the Basis or justification on which the price has been arrived at, or the offer/invitation is being made and on Page No. 17, point no "g" - Name and Address of Valuer who performed Valuation – the weblink for the Valuation Report to be read as: https://www.sepc.in/CompaniesAct-and-SEBI-Compliances.aspx.
3. **ITEM No: 3** of the Explanatory Statement - On Page no. 18, point no. "k" and page no. 19, point no. "o" – Class or classes of persons to whom the allotment is proposed to be made and the current and proposed status of the allottees post the preferential issue, namely, promoter or non- promoter and Identity of proposed allottees (including natural persons who are the ultimate beneficial owners of equity shares proposed to be allotted and/ or who ultimately control), the percentage (%) of Post Preferential Issue Capital that may be held by them and Change in Control, if any, consequent to the Preferential issue and the Current and proposed status of the allottee(s) post preferential issues namely, promoter or non-promoter: under Explanatory statement to be read as:

Sr. No.	Name of the Proposed Allottees	Pre Issue Category	Name of the natural persons who are the ultimate beneficial owners	Pre issue Shareholding		No. of Shares to be allotted	Post Issue Shareholding		Post Issue Category
				No. of Shares	%		No. of Shares	%	
1	Avenir Oil Field Equipment L.L.C, UAE	Non-promoter	Uma Gunaseelan	0	0	51000000	51000000	1.47	Non-promoter
2	Tranvel Holidays Private Limited	Non-promoter	Abdulla Abdulrahman Yousuf Ahmed Al Nasser	0	0	748000000	748000000	21.52	Non-promoter
3	Zoomstud Impex Private Limited	Non-promoter	Sultan Yousef Naser Alhosani	0	0	731000000	731000000	21.03	Non-promoter

4. **ITEM No: 3** of the Explanatory Statement – On Page No. 19-20, point no. "p" - Percentage of post-preferential issue capital that may be held by the proposed allottee and change in control, if any, in the company that would occur consequent to the preferential offer—to be read as follows:

Name of the Proposed Allottees	Category	Pre issue Shareholding		Post Issue Shareholding	
		No. of Shares	%	No. of Shares	%
Avenir Oil Field Equipment L.L.C, UAE	Non- promoter	0	0	51000000	1.47
Tranvel Holidays Private Limited	Non- promoter	0	0	748000000	21.52
Zoomstud Impex Private Limited	Non- promoter	0	0	731000000	21.03

**assuming all partly paid shares converted into fully paid*

5. **ITEM No: 3** of the Explanatory Statement – On Page No. 21, point no. "w" - Certificate of a Practicing Company Secretary – the weblink for the Certificate to be read as: https://www.sepc.in/Companies-Act-and-SEBI-Compliances.aspx.

The Members are requested to read the Postal Ballot Notice dated 06 July 2026 in conjunction with this corrigendum for modifications and/or insertions in the Explanatory Statement of the Postal Ballot Notice as mentioned above.

All other contents of the Postal Ballot Notice, save and except as modified and/or inserted by this Corrigendum, shall remain unchanged.

By order of the Board
For SEPC Limited
CS T Sriraman
Company Secretary and Compliance Officer
Mem No.: A68102

Date : 23.07.2026
Place : Chennai

बैंक ऑफ़ बड़ौदा **Bank of Baroda**

Bank of Baroda, Civil Lines, 89,C- Civil Lines, Ayub Khan Chauraha Bareilly, District Bareilly 243001 (U.P.) - India, Mobile: 8477009164, Email: bareil@bankofbaroda.com

PUBLIC NOTICE

This is to inform the general Public that Bank of Baroda, Civil Lines Main Branch, Bareilly, Uttar Pradesh has accepted the under mentioned property standing in the name of Mr. Saurabh& Smt. Sonal Mehrotra resident of H No. 253, Sahukara, Bareilly, Uttar Pradesh a security for a loan/credit facility sanctioned to M/s Juhi Sons and M/s MBS Books Private Limited.

In case anyone has got any Right/title/interest/claims over the Under mentioned property, they are advised to approach Bank within 10 days along with Necessary proof to substantiate their claim. If no response is received within 10 Days. It is presumed that the Property is free of any charge/claim/encumbrance and Bank shall continue its Mortgage till the currency of loan/s.

Details of Property: Property situated at old property No. 8 & new No. 933/8 & 935/8-A, Civil Lines, Bareilly, Uttar Pradesh admeasuring 1043.48 sq meter standing in the name of Mr. Saurabh Mehrotra & Smt. Sonal Mehrotra.

Boundaries of the premises are as under: North: Sadak Sarkari, **South:** Plot of Sellers, **East:** Plot of Seller Firm, **West:** Kothi of Mr. Pushpendra Prakash Goel.

Branch Manager

HIMACHAL PRADESH PUBLIC WORKS DEPARTMENT

INVITATION FOR BIDS (IFB)

The Executive Engineer Ghumarwin Division HP-PWD, Ghumarwin on behalf of Governor of H.P invites the Percentage Rate bids, in electronic tendering system, from the eligible class of contractors registered with HPPWD for the works as detailed in the table.

Sr. No	Name of Work	Estimated Cost (in lacs)	Starting Date for down-loading Bid	Deadline for submission of Bid	Eligible Class	Earnest money	Cost of Tender form	Time Period
1	Construction of way side amenities (WSA) at Auhar Phase-2 Distt- Bilaspur (HP)(SH:Heritage Haven & Retail Block I/C landscaping, Furniture work, Electrical work, Plumbing work and Fire fighting work etc.).	Rs. 679337454/- (Civil Component- Rs. 498771613/- and Electric Component- Rs. 180565841/-	23-07-2026	30-07-2026	A	Rs. 7800 000/-	Rs. 80000/-	12 Months (Twelve month)

The Technical Bid of the above tenders will be open on dated 31/07/2026 at 10:00AM.The bidders are advised to note other details of tenders from the department website www.hptenders.gov.in.

Executive Engineer,
Ghumarwin, Division.
HP.PWD. Ghumarwin.
On behalf of Governor of Himachal Pradesh

2096/2026-2027

Manipal Fincap Private Limited
[Formerly known as Simplepay Finance Private Limited]
CIN No. – U65990HR1995PTC122306
Regd Off: 10th Floor, Good Earth Business Bay 1, Sector 58, Behrampur, Gurgaon, Haryana – 122102

PUBLIC NOTICE

Notice is hereby given that, pursuant to the issuance of a fresh Certificate of Incorporation by the Registrar of Companies, CPC, the name of **Simplepay Finance Private Limited** has been changed to **Manipal Fincap Private Limited** with effect from **July 22, 2026.**

The public and all stakeholders are requested to note that all business operations of the Company shall henceforth be carried on in the name of **Manipal Fincap Private Limited.**

For any queries, please write to **info@manipalfincap.com.**

For Manipal Fincap Private Limited
Sd/-
Date: 23.07.2026

पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

CENTRALISED PROCUREMENT & PARTNERSHIP DIVISION, 5 SANSAD MARG, NEW DELHI-110001, Tel: (011) - 23724596

GeM Bid No : GEM/2026/B/7809223

TENDER NOTICE

Request for Proposal (RFP) for supply, implementation and maintenance of Identity and Access Management (IDAM) Solution (under CAPEX model)

Tenders are invited through GeM portal for Request for Proposal (RFP) for supply, implementation and maintenance of Identity and Access Management (IDAM) Solution (under CAPEX model). Submission of the Integrity Pact along with the Technical Bid is mandatory. Any bid submitted without the Integrity Pact shall be liable to rejection.

For further details, interested bidders may refer to the tender document (GeM bid no: GEM/2026/B/7809223) which can also be downloaded from Bank's e-procurement portal **https://etender.pnb.bank.in** or from Bank's website **www.pnb.bank.in**.

Date of Pre-bid meeting is 31.07.2026 at 12:00 PM.
Last date of Bid submission is 18.08.2026 up to 4:00 PM.

(Chief Manager)

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https://bankofbaroda.bank.in बैंक ऑफ़ बड़ौदा Bank of Baroda India's International Bank

TENDER NOTICE

Bank of Baroda, a leading Public Sector Bank, invites Request for Proposal (RFP) for Empanelment of Field Vendors for collection/recovery in SMA and NPA (Including Write-Off) accounts of Bank for Various States in India.

Interested bidders may log on to tender section of Bank of Baroda Website (**https://bankofbaroda.bank.in**) for detail state wise RFP and BID Application is to be done through GeM website (**https://gem.gov.in**) under Bids section.

Addendum/Corrigendum, if any, shall be issued on Banks and GeM website. Bidders are advised to refer the above websites before final submission of their bid.

Last date for bid submission: As per Bid.

Head - Receivables Management
Baroda Corporate Centre
BKC, Mumbai 400051

Date: 23.07.2026

(60/26-27)

FORM NO. INC-26
[Pursuant to Rule 30 and Rule 28 of the Companies (Incorporation) Rules, 2014]
Before the Central Government, Regional Director, Northern Region, New Delhi

In the matter of sub-section (5) of Section 12 of Companies Act, 2013 and Relevant Rules of the Companies (Incorporation) Rules, 2014.

AND

In the matter of **GURJAS EXPORTS PRIVATE LIMITED** (**CIN: U51909DL2003PTC122379**) having its Registered Office at **18, Pusa Road, Karol Bagh, New Delhi, India, 110005.**

....Applicant Company

NOTICE is hereby given to the General Public that the Company proposes to make an application to the Central Government, power delegated to Regional Director under Section 12 (5) of the Companies Act, 2013 seeking confirmation to shift the Registered Office of the Company from the Jurisdiction of ROC Delhi-II (Central Delhi) to ROC Delhi -I (South Delhi) in terms of the special resolution passed at the Extra-Ordinary General Meeting of the Company held on 20th June, 2026 to enable the Company to change its Registered Office.

Any person whose interest is likely to be affected by the proposed change of the Registered Office of the Company may deliver **either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form** or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the **Regional Director, Northern Region, Ministry of Corporate Affairs, B-2 Wing, 02nd Floor, Pt. Deendayal Antyodaya Bhawan, CGO Complex, New Delhi - 110003** within fourteen days (14 days) from the date of publication of this notice with a copy to the Applicant Company at its Registered Office at the address mentioned above.

For GURJAS EXPORTS PRIVATE LIMITED
SHUBHAM GUPTA
Director
DIN: 01164066
Date: 22/07/2026 Place: New Delhi

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pnb **punjab national bank** ...the name you can BANK upon !

Demand Notice

Demand Notice Under Section 13(2) of SARFAESI Act.

Demand Notice Under Section 13(2) Of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act 2002. (SARFAESI Act.)

All of you the under mentioned parties are hereby informed that the bank has initiated proceedings against each of you under the SARFAESI Act and the notice u/s 13(2) of the Act sent to each of you separately by registered ad post dated below inentioned date but the notice was returned un-served/undelivered. Hence each of you are hereby called upon to take notice to pay jointly and severally the outstanding amount, as detailed below, within 60 days from the date of this publication failing which bank will proceed against the below mentioned properties u/s 13(4) of the said Act. Needless to mention that this notice is addressed to you without prejudice to any other remedy available to the bank. The borrowers/guarantors in particular and public in general is hereby cautioned not to deal with the property mentioned below and any dealing with these properties will be subject to the charge of Punjab National Bank for the amounts and interest thereon.:

The borrower's/guarantor's /mortgagor'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.

S. N.	Name & Address of Borrowers/Guarantors	Description of Property	Date of Notice	Amt. of notice ₹
	Branch: G T Road, Etah			
1.	**Borrower-** Suresh Chand Yadav S/o Komal Singh, Co-Borrower- Urmila Devi W/o Suresh Chand Yadav, Add. of both- Chocha Van Gaon Etah	EQM of Residential Property situated at Chocha bongaon Nidhauli Road Etah Pargana Etah Sakeet Tehsil & Distt- Etah, Area: 169.49 Sqm, **Owner:** Suresh Chand Yadav S/o Komal & Urmila Devi W/o Suresh Chand Yadav., **Bounded as:** East- Land of Gopal yadram, West- Open Land House omveer, North- House of Shri Virendra Singh & Road, South- Chabutra and road	16.07.2026	11,86,281.21 as on 30-06-2026 + intt. & Other Expenses

You all are advised (1) After expiry of 60 Days bank will proceed for possession as per Sec 13(4) of SARFAESI Act. (2) To pay the balance outstanding amount interest and costs etc, within 60 days from the date of notice referred to above to avoid further action under the SARFEASI Act. (3) Pursuant to Section 13 (13) of the aforesaid Rules, you are hereby informed that the sale, transfer, or any other form of transaction involving the aforementioned mortgaged property shall be in contravention of the said Rules under the SARFAESI Act.

Place: Etah **Date: 16.07.2026** **Authorised Officer**

AARVI ENCON LIMITED

aarvi

CIN: L29290MH1987PLC045499
Regd. Office: 603, B1 Wing, Marathon Innova, Marathon Nextgen Complex, Lower Parel (W) Mumbai – 400 013. **Phone Nos.:** +91-22-4049 9999
Email Id: info@aarviencon.com **Website:** www.aarviencon.com

NOTICE OF 38th ANNUAL GENERAL MEETING OF THE COMPANY

In continuation to our newspaper advertisement dated July 21, 2026, **NOTICE** is hereby given that the **38th Annual General Meeting ('AGM')** of the members of Aarvi Encon Limited ('the Company') will be held through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM") on Friday, August 14, 2026 at 11.00 A.M. IST, in compliance with all the applicable provisions of the Companies Act, 2013 and the Rules made thereunder and the Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Circulars dated April 08, 2020, April 13, 2020, May 05, 2020, January 13, 2021, December 14, 2021 and May 05, 2022 and September 19, 2024 as issued from time to time and other applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and (collectively referred to as "relevant circulars") and the SEBI Circulars ("SEBI Circulars") as amended and issued by the Securities and Exchange Board of India ("SEBI") the latest Circular being Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 03, 2024 to transact the businesses as set forth in the Notice calling the AGM.

In compliance with the relevant circulars, the Notice of the **38th AGM** of the Company and the Standalone and Consolidated financial statements for the financial year 2025-26, along with Board's Report, Auditors' Report and other documents as required to be attached thereto, have been dispatched on July 22, 2026 only through electronic mode to all the Members of the Company whose email addresses are registered with the Company / Depository Participant(s) / Registrar & Share Transfer Agents viz. The Notice along with the aforesaid documents are also available on the Company's website at: **www.aarviencon.com** and the website of National Securities Depository Limited (NSDL) i.e. **https://www.evoting.nsdl.com** and on the website of the Stock Exchange i.e. National Stock Exchange of India Limited at **www.nseindia.com**.

In terms of Section 108 of the Companies Act, 2013 read with Rule 20 of Companies (Management and Administration) Rules, 2014 and relevant provisions of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 the Company is pleased to provide its members with the remote e-voting facility to cast their vote electronically on the resolutions mentioned in AGM notice using the electronic voting platform provided by National Securities Depository Limited (NSDL). The facility of electronic voting shall also be made available during the meeting on the day of the AGM for those members who have not casted their vote by remote e-voting. The Board has appointed M/s. Amrita Nautiyal & Associates, Proprietor of ADCN & Company, Practising Company Secretaries, as Scrutinizer for conducting the voting process in a fair and transparent manner. The members may note the following:

a. Members holding shares either in physical form or dematerialized form, as on **Cut-off Date i.e. Friday, August 7, 2026** may cast their vote electronically or as on **Record Date i.e. Friday, August 7, 2026** shall be eligible for the Dividend subject to the approval of the shareholders in AGM.

b. The remote e-voting period commences from **Tuesday, August 11, 2026 at 09:00 A.M. (IST)** and ends on **Thursday, August 13, 2026 at 05.00 P.M. (IST)**. The remote e-voting module shall be disabled thereafter by NSDL. The remote e-voting shall not be allowed beyond the said date and time.

c. Any person, who acquires shares and becomes a member of the Company after sending the Notice and holding shares as on the cut-off date i.e. August 7, 2026 may obtain the login ID and password by sending an email to **cs@aarviencon.com** by mentioning his/her folio number/DP ID and client ID number. However, if you are already registered with NSDL for e-voting, then you can use your exiting user ID and password for casting your vote.

d. The facility of voting through electronic voting system shall also be made available at the AGM and the members participating in AGM through VC/OAVM, who have not cast their vote by remote e-voting shall be available to exercise their right in the meeting.

e. The members who have already cast their vote by remote e-voting prior to the AGM may also attend the AGM through VC/OAVM, but shall not be entitled to cast their vote again in the meeting.

f. Any person whose name is recorded in the register of members or in the register of beneficial owner maintained by the depository as on the cut-off date, only shall be entitled to avail the facility of remote e-voting or voting at the meeting.

g. The Company requests all the shareholders who have not yet registered their email addresses or have not updated their email addresses with the Depository to register the same within 3 days of service of this public advertisement.

The process of registration of email address is provided below:

- The shareholders who have not registered their email addresses can get the same registered by furnishing the details to their depository participant, in case the shares are held in demat form.

h. The Company has engaged the services of National Depository Services Limited to extend the e-Voting facility to all the shareholders to cast their votes in electronic way on all resolutions set forth in the Notice of the **38th AGM**. The instructions for casting the votes through remote e-voting for shareholders holding shares in demat and who have not registered their email IDs, shall form part of the Notice of the AGM and the details shall also be hosted at the website of the Company at **www.aarviencon.com** and also shall be available on the website of **https://www.evoting.nsdl.com**.

I. Members are requested to update their Electronic Bank Mandate with their respective DPs for receiving the dividends directly in their bank accounts through Electronic Clearing Service.

j. Members, who need assistance before or during the AGM, may send request at evoting@nsdl.co.in or call at 022 4886 7000 and 022 24997000 or may send an email Ms. Veena Suvarna on **veenas@nsdl.co.in**.

k. For any query/ clarification or assistance required with respect to Annual Report 2025-26 or Annual General Meeting, the Members may write to **cs@aarviencon.com**

By Order of the Board
For Aarvi Encon Limited
Sd/-
Leela S. Bisht
Company Secretary

Date : July 23, 2026
Place : Mumbai

बैंक ऑफ़ इंडिया Bank of India BOI

Asset Recovery Branch - Ghaziabad, E-52-B, 1st Floor, Sector-09, Noida-201301, Ph. No-0120-3295465 E-mail- arb.ghaziabad@bankofindia.bank.in

Sale Notice for sale of immovable properties. APPENDIX- IV-A Under the provisions of Rule 8(6) & 9(1)

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 Rule 8(6) & proviso of Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is given to the Public in general and in particular to the borrower (s) and Guarantors (s) that the below described immovable properties mortgaged/Hypothecated/charged to Bank of India, the constructive/Physical possession of which has been taken by the Authorized Officer of Bank of India, will be sold on "As is where is ""As is what is" and "Whatever there is" basis on **11.08.2026, (Time 11:00 AM to 5:00 PM).**

The Last date for submission of **EMD/Documents** online is **10.08.2026**. The Intended buyer shall get their names registered in the portal www.baanknet.com and submit EMD online to the Global EMD Wallet.

Description of the properties to be sold are given below: Amount to be recovered (secured debt) and particulars of possession are also mentioned in the table below.

Sr. No.	Name of the Branch & Name of Account / Borrower	Description & Owner of Property	Demand Notice Dated/ Dues and Type of Possession	Reserve Price / EMD / Bid Increase Amount	Date and time of e-auction	Name and Mobile No. of Authorized officer
1.	**1. M/s P. P. Metal Works** (Prop- Sumit Kumar Varshney S/o Shri Pradeep Kumar Varshney) 19/202-A, Part of Khasra No. 2261/2, Krishnapuri Mathiya, District- Aligarh, UP- 202001. **2. Mr. Sumit Kumar Varshney S/o Shri Pradeep Kumar Varshney** 15/50, Nandan Bhawan, Tamoli Para, District-Aligarh, UP- 202001.	All part & parcel of EQM of Residential Property situated at House no. 19/202, Part of Khasra No. 2261/2, Kasba- Koil, Near- Krishnapuri, Post & Tehsil - Koil, Aligarh in the name of Mr. Sumit Kumar Varshney S/o Shri Pradeep Kumar Varshney. **Area- 100.73 sq. mtrs** **Boundary** : North- Rasta 8 ft wide, South- Land of K. P. School, East- Arazi Rajendra Prasad at present H/o Krishna Kumar Sarswat, West- Land of K. P. School.	**Rs 1,00,50,881.35 +** Uncharged Interest & any dues as on 30.04.2021 [This Property is in **Physical Possession** to the Bank]	**Rs. 24.30 Lakhs** / **Rs. 2.43 Lakhs** / **Rs. 0.25 Lakhs**	**11.08.2026 11 a.m to 5 p.m**	**Kailash Kumar Sagar 9506722936**
2.	**1). Mrs. Poonam Yadav W/o Shri Kamal Yadav** 19/527, A7, Ved Nagar- Aligarh, Up-202001. **Also at: Mrs. Poonam Yadav W/o Shri Kamal Yadav** Part of Khet No-294/6, Situated at Gambhirpura Post & Tehshil Koil, Aligarh- 202001. **2). Mr.Kamal Yadav S/o Mr Prempal Singh Yadav,** 19/527, A7, Ved Nagar- Aligarh, Up- 202001. **Also at: Mr.Kamal Yadav S/o Mr Prempal Singh** Part of Khet No-294/6, Situated at Gambhirpura Post & Tehshil Koil, Aligarh- 202001	Residential plot measuring 237.50 Sq Yards situated at part of Khet No-294 at Gambhirpura Pargana & Tehshil Koil, Distt-: Aligarh-UP – 202001 in the name of Mrs. Poonam Yadav W/o Mr Kamal Yadav. **Bounded By-:** East: 12 ft wide road, West: House Of Smt Kumkum Devi, South: House of Neksaimal & Sompal Daroga, North: House of Asha Devi & Mr Shyam Varshney.	**Rs 58,89,302.18/+** Uncharged Interest & any dues since 01.05.2023 [This Property is in **Symbolic Possession** to the Bank]	**Rs. 78.85 Lakhs** / **Rs. 7.89 Lakhs** / **Rs. 1.00 Lakhs**	**11.08.2026 11 a.m to 5 p.m**	**Kailash Kumar Sagar 9506722936**
3.	**1.M/s Yadhu Enterprises Through its Partners Mrs Neeru Yadav & Mr. Vinod Kumar Adress-**21/127, Dhuliya ganj, Agra, UP- 282003. **2. Mrs Neeru Yadav W/o Mr. Vinod Kumar Address-:** 21/127, Dhuliya ganj, Agra, UP- 282003. **3. Mr.Vinod Kumar S/o Mr. Ram Prakash Address-:** 21/127, Dhuliya ganj, Agra, UP- 282003.	Non agriculture land bearing Khasra No-85, Khata No-45, Village- Sedariya, Teshil- Sadabad, District- Hathras, admeasuring 2.165 Hect (21,650 Sq.mtr) owned in the name of Mrs. Neeru Yadav W/o Mr Vinod Kumar. **Bounded By-:** East: Kacha Chak Road, West: Gata No-84/ other's Khet, South: Maharana Sedariya Link Road, North: Gata No-37/ Other's Khet.	**Rs 3,82,62,632.31/ +** Uncharged Interest & any dues since 05.12.2025 [This Property is in **Symbolic Possession** to the Bank]	**Rs. 531.94 Lakhs** / **Rs. 53.20 Lakhs** / **Rs. 1.00 Lakhs**	**11.08.2026 11 a.m to 5 p.m**	**Kailash Kumar Sagar 9506722936**
4.	**1). M/s Yadunath & Sons Through Proprietor- Mrs Neeru Yadav Adress-**21/127, Dhuliya ganj, Agra, UP- 282003. **2). Mrs Neeru Yadav W/o Mr. Vinod Kumar Address-:** 21/127, Dhuliya ganj, Agra, UP- 282003. **3). Mr.Vinod Kumar S/o Mr. Ram Prakash Address-:** 21/127, Dhuliya ganj, Agra, UP- 282003.		**Rs 3,90,11,651/+** Uncharged Interest & any dues since 05.12.2025 [This Property is in **Symbolic Possession** to the Bank]			

TERMS AND CONDITIONS:

1. Auction sale /bidding would be only through "Online Bidding process" through the website **https://baanknet.com/eauction-psb/bidder-registration**
2. Date and time of E-auction is **11.08.2026 (11.00 AM to 05.00 PM with Auto-Extensions** of 10 minutes each). The last date for submission of EMD is **10.08.2026**.
3. Auction would commence on the Reserve Price plus first incremental value as mentioned in bank's website. Bidders shall improve their offers in multiples/incremental value mentioned in the above table for the property simultaneously. The properties shall not be sold below the Reserve Price plus first incremental value.
4. The intending bidders shall get their names registered on the portal www.baanknet.com. and submit EMD online to the Global EMD Wallet and thereupon they would be allowed to participate in the online auction through the said portal. Buyers shall submit their KYC documents, phone number and email id to the website.
5. The property shall be sold with all existing or future encumbrances (if any). The authorized Officer shall not be responsible for any third party rights /claims or dues on the properties.
6. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. The intending bidders should make their own independent inquiries regarding encumbrances/ title of properties, statutory liability /tax liability /arrears of property tax etc. The Properties can be viewed by login to the website www.baanknet.com. For Physical Inspection of the property Authorized Officer can be contacted during banking working hours.
7. The successful bidder / purchaser would bear all taxes including **TDS @ 1%** of sale price payable on purchase of property (if sale price is **Rs. 50 lakhs/- &above)** and the taxes payable to service provider for conducting online sale. Also the fees payable for execution of sale certificate such as stamp duty, registration fee, etc. shall be borne by the successful bidder.
8. Unsuccessful bidder shall take up with **EBKRAY/ baanknet** on their own for refund of EMD. Authorized officers shall not be responsible for refund of EMD.
9. The Authorised Officers/Bank is not bound to accept the highest offer and has the absolute right 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 of .
10. The Sale certificate will be issued in the name of purchasers /applicants only and will not be issued in any other names.
11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration. The Earnest money Deposit shall not bear any interest. The Successful bidders shall have to deposit 25% of the sale price including **EMD** already paid, immediately /before the end of next working days on acceptance of Bid price by the authorized officer & the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidders would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidders shall have no claim/right in respect of property /amount.

The intended bidders who wants to get registered with the website and to submit the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact the customer care at **8291220220** or support.baanknet@psballiance.com and for any property related query may contact Authorized Officers at their respective phone number. Sale will be done by the Authorized Officers through e-auction platform provided in the website www.baanknet.com.

Note: All interested bidders may inspect the property and its related documents/visit the site after contacting the AO/Branch from **23.07.2026 to 10.08.2026** during bank's working hours only and no request for site visit shall be entertained thereafter or prior to the date mentioned.

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

Date: 17.07.2026, Place: Noida **Authorized Officer, Bank of India**