KOTAK MAHINDRA BANK LIMITED

Registered Office : - Kotak Mahindra Bank Ltd , 27 BKC, C 27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051
Branch: 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313

DEMAND NOTICE (Sec.13(2), SARFAESI ACT, 2002)

The below borrower(s) had availed loan from the lender mentioned hereunder which has been assigned to Kotak Mahindra Bank Ltd. Due to default, the loan is classified as NPA. Notice u/s 13(2) was issued at the last known address but unserved: thus published as alternate service under Rule 3(1) of the Security Interest (Enforcement) Rules, 2002

Borrower(s)/ Loan A/c No.	Mortgaged Property Description	Name of Lender, Date of Assignment, Demand Date & Amount
Mr. Dinesh Kumar Mrs. Gulshan A/c: 09700008844	All that piece and parcel of Khata Khatauni No. 1547 (Fasli 1420 to 1425) bearing Khasra No. 582, measuring 40.11 Sq. Mtrs. situated at Mauza Kargi Grant, Pargana Central Doon, Dehradun, Uttrakhand – 248001 Boundaries are : East: 12 Ft. Wide Road, Side Measuring 14.9 Ft. West: Pushlata Nala, Side Measuring 15.3 Ft. North: Land of Others, Side Measuring 31 Ft. South: Land of Seller, Side Measuring 26.7 Ft. Mortgagor Name: Mr. Dinesh Kumar	PCHFL MG (Dec-24), 28.12.2024 01.12.2025, Rs. 708408.16

You are called upon to pay the above dues with applicable interest within 60 days of this notice. Failing this, the Bank shall proceed under the SARFAESI Act to enforce the secured asset. Under Sec. 13 (8), you may redeem the secured asset within the permitted period. Under Sec.13 (13), you are prohibited from transferring the secured asset by sale, lease, or otherwise without Bank's prior consent.

Place: Uttarakhand
Date: 17.09.2026

Authorized Officer
For Kotak Mahindra Bank Ltd.

पंजाब एण्ड सिंध बैंक Punjab & Sind Bank

(A Govt. of India Undertaking)

Where service is a way of life

Branch - M-18, Kalkaji (D-0948) M-18, Kalkaji Main Road, New Delhi - 110019
Phone : 011-26238803, 26238799, Email: d0948@psb.bank.in

Notice under section 13(2) Of Securitization and Reconstruction of Financial Assets and Enforcement Of Security Interest Act 2002.

Date: 20/05/2026

To,

Borrower /Mortgagor/ Guarantors:

1. **Mr Prem Pal S/o Tuki Ram,** House No. 92 MD Apartment Association Gali No. 1, DPS School, Shanti Kunj, Bhondsi(168) PO: Bhondsi, Dist. Gurugram, Haryana 122102
2. **Mrs. Baby W/o Prem Pal**
House No. 92 MD Apartment Association Gali No. 1, Bhondsi Gurugram, Haryana 122102

REG: NOTICE UNDER SECTION 13(2) OF SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 [SARFAESI ACT, 2002]

Dear Sir[s] Madam,

3. That you addressee(S) No.1 MrPrem pal S/o Tuki Ram and addressee(s) No. 2 Mrs.Baby W/o Prem Pal requested the Bank for financial assistance of PSB E- ApnaVahan Loan request the Bank sanctioned facilities for Rs. 19,83,000.00(Nineteen Lac Eighty Three Thousand only) vide Account no. 09481200000838.
4. That you addressee No.1 and addressee No. 2 executed various loaning documents Digitally in respect of the above facilities on 02-08-2025 and also agreed to pay the interest at the rate of 8.15 % per annum at that time with monthly rests and guidelines of the Bank from time to time, in respect of the above said facilities.
5. That you addressees No. 1 and No. 2created hypothecation in respect of **Hyundai Creta SXO Diesel (Regn. NO. HR98X7917)** to secure the dues of the Bank, in consideration of the above said loan facilities to addressee No.1 and No. 2.
The details Of the assets hypothecated are as under:

(i) Name of hypothecator: Mr Prem Pal S/o Tuki Ram
(ii) Mortgagee: Punjab & Sind Bank
(iii) Sum Secured (For PSB E- Apna Vahan Loan): Rs. 19,83,000.00 (Nineteen Lac Eighty Three Thousand only)
(iv) Rate of Interest: 8.15% p.a as per sanction
(v) Details of the assets hypothecated: Hyundai Creta SXO Diesel (Regn No. HR98X7917)
(vi) Present sum Due: Rs. 21,26,042.00 on 20.05.2026

8. That you agreed to pay the additional interest at the rate of 3% percent per annum Over and above the normal agreed rate of interest with monthly rests, in case of default in terms and conditions of the sanction and loaning documents.
9. That you have defaulted in the repayment of the dues of the Bank which is and the accounts have been classified as NPA on 02.12.2025 as per RBI guidelines.
10. That my Bank maintains the regular books of account and now a sum of Rs.21,26,042 (Twenty One Lakhs Twenty Six Thousand forty two only)in your aforementioned Loan accounts inclusive of interest up to 30.04.2026 is legally due and recoverable from you above named addressees no. 1 to 2 and you all are jointly and severally liable to pay the above said dues to the Bank with interest cost and other usual Bank charges till the date of payment in full.
11. That the rate of interest varies from time to time as per internal guidelines of the Bank and the present rate of interest is 7.90 % p.a. in Loan no.09481200000838 with monthly rests.

I, therefore, by virtue of this legal notice, hereby call upon all of you i.e. addresses No.I to 2, jointly and severally to make the payment as per point no 10 and discharge in full the liabilities with interest w.e.f. 30.04.2026 with monthly rests, to the Bank within 60 days from the receipt of this notice, failing which the Bank shall be constrained to take measures under the provisions of SARFAESI Act, 2002, for recovery of above secured dues and in that case you will be jointly and severally liable to pay for all cost and other expenses arising there from.
Please note that the copy of this notice has been retained in my office.

Yours sincerely,
(Authorized Officer)

Karnataka Bank Ltd.

Your Family Bank. Across India.

Asset Recovery Management Branch 8-B, First Floor, Rajendra Park, Pusa Road New Delhi-110 060	Phone : 011-405915567 (Ext-231) E-Mail : delhiarm@ktk.bank.in Website : www.karnatakabank.bank.in CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTY

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 provision to rule 9(1) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **06.10.2023,** will be sold on **"As is Where is", "As is What is" and "Whatever there is"** basis on **15.10.2026**, for recovery of **Rs.1,98,47,714.57 [Rupees One Crore Ninety Eight Lakhs Forty Seven Thousand Seven Hundred Fourteen and Fifty Seven Paise Only]** under PSOD **Account No.5497000600013801** along with future interest from **01.07.2024, plus cost**, due to the **Karnataka Bank Ltd, Rohini Branch**, Plot No.6, Aggarwal Central Plaza, First Floor Community Centre, Dc Chowk, Sector 9, Rohini, Delhi, the Secured creditor from **(1) M/s Annapurna Enterprises, Represented by its proprietor: Mr. Brijendra Singh Pal addressed at Ground Floor, House No.457, KH No.347/87, Prahladpur Bangar Delhi- 110042 (2) Mr. Brijendra Singh Pal S/o Pragi Lal Pal, (3) Mr. Pragi Lal Pal S/o Hari Prasad Pal, (4) Mrs. Suman Singh W/o Mr.Brijendra Singh Pal, All No. (2) to (4) are addressed at A2/127, Third Floor, Sector 16, Rohini, New Delhi- 110085, (5) Mrs. Arti Sharma W/o Tarun addressed at G-2/126, Block-G, PKT-2, Sector 16, Rohini, New Delhi 110085 and (6) M/s Shivam Enterprises, Represented by its proprietor, Mr. Brijendra Singh Pal addressed at: WB-131, Ganesh Nagar- II Shakarpur, Delhi-110092, being borrowers/ guarantors/ co – obligants.**

DESCRIPTION OF THE IMMOVABLE PROPERTY:

All that part and parcel of Freehold Residential Property bearing No:127, with covered area 407.09 square feet or 37.82 square meters, situated at 3rd Floor with roof/ terrace rights, Block A, Pocket 2, Sector 16, Rohini, New Delhi-110085, **belonging to Mr.Brijendra Singh Pal.**

Boundaries: East : Property No. 128 **West :** Property No. 126 **North :** Entry to the property 9 mtrs wide road **South :** 4.5 mtrs wide service lane

Reserve Price / Upset Price below which the property may not be sold: Rs.34,10,000.00 (Rupees Thirty Four Lakhs Ten Thousand only) **Earnest money to be deposited/tendered:** Rs.3,41,000.00 (Rupees Three Lakhs Forty One Thousand Only)

(The borrower's / mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset).

(This Notice shall also serve as Notice under Sub Rule (1) of Rule (9) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors)

For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website i.e., www.karnatakabank.bank.in under the head "Mortgaged Asset For Sale.".

The E-auction will be conducted through portal **https://bankauctions.in/ on 15.10.2026 from 11:30 A.M to 12:30 P.M** with unlimited extension of 05 minutes. The intending bidder is required to register their name at https://bankauctions.in/ and get the user Id and password free of cost and get online training on E-auction (**tentatively on 14.10.2026**) from M/s.4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038, **Contact No.040-23836405, Mobile: 8142000809, E-mail:info@bankauctions.in.**

Date: 17.09.2026 **For Karnataka Bank Ltd**
Place: New Delhi **Chief Manager & Authorised Officer**

बैंक ऑफ इंडिया Bank of India BOI

Ghaziabad Zone ; B-32, Sector 62, Noida-201307
Phone: 0120-2404135
E-mail- Ghaziabad.Ard@bankofindia.bank.in

Subsequent Sale Notice for sale of Immovable Properties
APPENDIX- IV-A
Under the provisions of Rule 8(6)

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) and read with proviso to 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 /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 **09.10.2026** (Time 10:00 AM to 5:00 PM).

The Last date for submission of EMD/Documents online is **08.10.2026** (Upto 4:00PM). The Intended buyer shall get their names registered in the portal **https://www.baanknet.com/eauction-psb/bidder-registration** and submit EMD online to the Global EMD Wallet.

Short 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	Outstanding Amount (Secured debt) Date and Type of Possession	Reserve Price / EMD / Bid Increase Amount	Date and time of e-auction	Name and Mobile No. of Authorized officer /BM to whom bidder may contact
1.	Bank of India –Sanjay Vihar Branch Account-i) **Mr. Khushi Mohammad S/O Late Islammuddin** **Address1 :** Khasra no. 496mi, Vill- Chamri Inside Delhi road, opp. Pawan Telecom Hapur, UP-245101. **Address2:** 190, Delhi Road, Chamri Hapur, U.P.-245101 Mr. Nafees Ali S/O Fakruddin Address : H. No. 183, Vill-Chamri Hapur, U.P.-245101.	**Property :** All that part & parcel of Eqm of property situated at part of Khasra no. 496mi, Vill- Chamri, Inside Delhi road, opp. Pawan Telecom, Hapur, UP admeasuring 80.00sq.yards (66.912 sq.mtr) in the name of Mr. Khushi Mohd S/O Islamuddin. **Boundary :** North-Talab ki Bhumi, South-Raasta 15'wide road, East- House of Hanif, West –House of Yusuf	Rs. 11,44,545.78 + Intt. W.e.f. date of interest ceased (Less amount if any deposited thereafter) **Symbolic Possession**	**Rs. 22.61 Lakh** **Rs. 2,26,100/-** **Rs. 0.23 Lakh**	**09.10.2026** 11 a.m to 5 p.m	**Mrs. Richa Singh**

TERMS AND CONDITIONS: 1. Auction sale /bidding would be only through "Online Bidding process" through the website https://www.baanknet.com/eauction-psb/bidder-registration **2.** Date and time of E-auction is **09.10.2026** (10.00 AM to 05.00 PM with Auto-Extensions of 10 minutes each). The last date for submission of EMD is **08.10.2026** (Upto 4:00PM). **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 all the properties 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 https://www.baanknet.com/eauction-psb/bidder-registration 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 https://baanknet.com. For Physical Inspection of the property Authorized Officer can be contacted during 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 on their own for refund of EMD. Authorized officers shall not be responsible for refund of EMD. **9.** The authorized 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 numbers OR at Ghaziabad Zonal Office in 0120-2404135. Sale will be done by the Authorized Officers through e-auction platform provided in the website https://www.baanknet.com/eauction-psb/bidder-registration

Note: All interested bidders may inspect the property and its related documents/visit the site after contacting the AO/Branch from 05.10.2026 to 07.10.2026 during 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.co.in

Date: 17.09.2026, Place: Ghaziabad **Authorized Officer, Bank of India**

OFFICE OF THE RECOVERY OFFICER-II DEBTS RECOVERY TRIBUNAL-II, DELHI

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

T.R.C. No. 90/2023 **Under the provisions of Second Schedule of Income Tax Act, 1961**

SALE PROCLAMATION

ORIENTAL BANK OF COMMERCE
VS
M/S TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD.

PROCLAMATION OF SALE UNDER RULE 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

CD#1 **M/S Triveni Infrastructure Dev. Co. Ltd.**, A- 27, 2nd Floor, Mohan Cooperative Industrial Area, Phase- I, Mathura Road, New Delhi. Through Official Liquidator (High Court of Delhi), Lok Nayak Bhawan, 8th Floor, Khan Market, New Delhi- 110003.
CD#2 **Shri Sumit Mittal,** C- 691, New Friends Colony, New Delhi- 110 065.
CD#3 **Mr. Madhur Mittal,** C- 691, New Friends Colony, New Delhi- 110 065.
CD#4 **Mrs. Raj Kumari Mittal,** C- 691, New Friends Colony, New Delhi- 110 065.
CD#5 **M/S R M.S. Club and Resorts Pvt. Ltd.,** 29, GDX House, IV, 2nd Floor, Sant Nagar, New Delhi. - Tenax **Also at:** - A-27,, 2nd Floor, Mohan Co- operative Industrial Area, Phase- I, Mathura Road, New Delhi.
CD#6 **M/S Chahat Garments Pvtl. Ltd.,** C- 691, New Friends Colony, New Delhi-110 065.**Also at:**- A- 27, 2nd Floor, Mohan Co- operative Industrial Area, Phase- 1 Mathura Road, New Delhi

Whereas as per Transfer Recovery Certificate No. 90/2023 drawn by the Presiding Officer, Debts Recovery Tribunal-II mentioning a sum of Rs. **32,97,69,852/- (RUPEES THIRTY TWO CRORES NINETY SEVEN LAC SIXTY NINE THOUSAND EIGHT HUNDRED FIFTY TWO ONLY)**, CDs are jointly and / or severally liable to pay the amount alongwith future interest @14.25% p.a. per annum until recovery with cost.

2. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said Recovery Certificate.
3. Notice is hereby given that in absence of any order of postponement, the said property shall be sold by **E-auction through BAANKNET (Bank Asset Auction Network) E-Auction portal, operated by PSB alliance private limited, website: https://baanknet.com, Email id: support.baanknet@psballiance.com, Contact Person: Sh. Kashyap Patel; Mobile No. 9327493060 Support Contact No. M: +918291220220 having address M/s. PSB Alliance Pvt Ltd at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala, East Mumbai-400034 on 22.10.2026 between 11.00 AM to 12.00 AM (with auto extension clause in case of bid in last 5 minutes before closing, if required).** Intending bidders shall have registered on the BAANKNET PORTAL well in advance, complete the digital KYC process and other formalities and obtain a user id and password.
4. EMD shall be deposited through the BAANKNET portal as per the prescribed mode by **04:00 pm on 20.10.2026.** BAANKNET portal, in coordination with the CH bank shall forward a list of all the intending bidders alongwith the requisite details to the Recovery Officer for necessary approval by **10:00 AM on 21.10.2026**. In all matters pertaining to the conduct of the auction, the provisions of the Second Schedule to the Income Tax Act, 1961 and the directions of the Recovery Officer shall prevail over the terms and conditions of the BAANKNET portal. For operational details regarding registration, user ID, and bidding procedures, intending bidders may consult the BAANKNET portal or contact the portal at the helpline numbers mentioned herein.
5. In case of any query & inspection of the property, intending bidder may contact **Sh. Rajesh Kumar, Chief Manager, CH Bank, Mobile No. 8451880664.**
6. The sale shall be of the property of the CD(s) above-named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.
7. The property shall be put up for the sale as specified in the schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before auction is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.
8. No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.
9. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:-

9.1 The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

9.2 The reserve price below which the properties shall not be sold and the Earnest Money Deposit (EMD) are as under:-

S. No.	PROPERTY DESCRIPTION	Reserve Price	EMD
1.	Land admeasuring 4.385 Hectare bearing Khasra no. 788,789,701,702A, 776,777,780,794,785 village Mauza Raipura Jat, Tehsil & Distt. Mathura, U.P.-282007	Rs. 26,10,00,000/-	Rs. 2,61,00,000/-

9.3 The interested bidders, who have submitted their bids not below the reserve price, alongwith documents including PAN card, identity proof, address proof, etc., in the case of company, copy of resolution passed by the board members of the company or any other document regarding representation/attorney of the company also, latest by **20.10.2026 before 4.00 PM** in the Office of the Recovery Officer-II, DRT-II, Delhi, shall be eligible to participate in the e-auction to be held from **11.00 AM to 12.00 Noon on 22.10.2026.** In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

9.4 The bidder(s) shall improve their offer in multiples of **Rs.5,00,000/-** (Rupees Five Lacs Only).

9.5 The Successful / highest bidder shall have to prepare and deposit Demand Draft/Pay Order for 25% of the bid/sale amount, after adjustment of EMD already deposited with the BAANKNET portal, favouring Recovery Officer-II, DRT-II, Delhi, A/c **T.R.C. No. 90/2023 by next bank working day i.e. by 04.00 PM** with this Tribunal, failing which the EMD shall be forfeited.

9.6 The successful/highest bidder shall deposit, through Demand Draft/Pay Order favouring Recovery Officer-II, DRT-II, Delhi, A/c **T.R.C. No. 90/2023,** the balance 75% of the sale proceeds before the Recovery Officer, DRT-II, Delhi on or before 15th day from the date of auction of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day thereafter alongwith the poundage fee @ 2% upto Rs.1,000 and @1% on the excess of such gross amount over Rs.1000/- in favour of Registrar, DRT-II, Delhi. In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above.

9.7 In case of default of payment within the prescribed period, the property shall be re-sold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

8. The property is being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".**
9. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE OF PROPERTY

Lot No.	Description of the Property to be sold	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1.	Land admeasuring 4.385 Hectare bearing Khasra no. 788,789,701,702A, 776,777,780,794,785 village Mauza Raipura Jat, Tehsil & Distt. Mathura, U.P.-282007	Not Known	Not Known	Not Known

Given under my hand and seal on 10.09.2026.

Sd/- (Vaatsalya Kumar)
Recovery Officer,II
DRT - II, Delhi

OFFICE OF THE RECOVERY OFFICER-II DEBTS RECOVERY TRIBUNAL-II, DELHI

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

T.R.C. No. 90/2023 **Under the provisions of Second Schedule of Income Tax Act, 1961** Dated: 10.09.2026

E-AUCTION SALE NOTICE

ORIENTAL BANK OF COMMERCE
VS
M/S TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD.

"ORDER"

As per my order dated 10.09.2026, the under mentioned property will be sold by public e-auction sale on 22.10.2026 in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website https://baanknet.com
Date and Time of Auction: 22.10.2026 between 03.00 pm and 04.00 pm
(With extensions of 5 minutes duration after 04.00 pm, if required)

DESCRIPTION OF PROPERTY

Lot No.	DESCRIPTION OF PROPERTY	Reserve Price (in Rs.)	Earnest Mondy Deposit (EMD) (In Rs.)
1.	Land admeasuring 4.385 Hectare bearing Khasra no. 788,789,701,702A, 776,777,780,794,785 village Mauza Raipura Jat, Tehsil & Distt. Mathura, U.P.-282007	Rs. 26,10,00,000/-	Rs. 2,61,00,000/-

TERMS AND CONDITIONS

1. The terms and conditions governing this sale are as set out herein and in the Sale Proclamation issued by the Recovery Officer. Auction and bidding shall only be through online electronic mode through the website https://baanknet.com. Prospective bidders are advised to consult the BAANKNET portal for operational details regarding registration, user ID, and bidding procedures.
2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite earnest money deposit be paid by prescribed mode.
3. EMD shall be deposited through the BAANKNET portal as per the prescribed mode by **04:00 pm on 20.10.2026.** BAANKNET portal, in coordination with the CH bank shall forward a list of all the intending bidders alongwith the requisite details to the Recovery Officer for necessary approval by **10:00 AM on 21.10.2026**. In all matters pertaining to the conduct of the auction, the provisions of the Second Schedule to the Income Tax Act, 1961 and the directions of the Recovery Officer shall prevail over the terms and conditions of the BAANKNET portal. For operational details regarding registration, user ID, and bidding procedures, intending bidders may consult the BAANKNET portal or contact the portal at the helpline numbers mentioned herein.
4. The copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and declaration if they are bidding on their own behalf or on behalf of their principals. In the latter case, they shall be required to deposit their authority, and in default their bids shall be rejected. In case of the company copy of resolution passed by the board members of the company or any other document confirming representation /attorney of the company and the receipt/counter file of such deposit should reach to the said service provider or CH Bank by e-mail or otherwise by **10:00 am on 21.10.2026** and hard copy shall be submitted before the Recovery Officer-II, DRT-III, Delhi.
5. **Prospective bidder may avail online training from service provider. E-auction and bidding shall take place by** E-auction through BAANKNET (Bank Asset Auction Network) E-Auction portal, **https://baanknet.com**, operated by PSB alliance private limited, website: **https://baanknet.com**, Email id: support.baanknet@psballiance.com, Contact Person: Sh. Kashyap Patel; Mobile No. 9327493060 Support Contact No. M: +918291220220 having address M/s. PSB Alliance Pvt Ltd at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala, East Mumbai-400034.
6. Property shall remain open for inspection by prospective bidders on **28.09.2026 and 29.09.2026 from 11.00 a.m. to 4.00 p.m.** In case of any query & inspection of the property, intending bidder may **Sh. Rajesh Kumar, Chief Manager, CH Bank, Mobile No. 8451880664.**
7. **The property shall not be sold below the reserve price.**
8. The bidder shall improve offer in multiple of **Rs.5,00,000/- (Rupees Five Lacs Only).**
9. The property shall be sold **"As Is Where Is Basis and as is What Is Basis".**
10. On being knocked down, the successful bidder shall have to pay 25% of the sale proceeds, after adjustment of EMD already deposited with the BAANKNET portal, by way of DD/pay order in favour Recovery Officer-II, DRT-II, Delhi to be deposited with Recovery Officer-II, DRT-II, Delhi in the sealed cover, by next day i.e. by 4:00 P.M.
11. The successful highest bidder shall deposit the balance 75% of final bid amount on or before 15th day from the date of sale of the property. If the 15th day is **Sunday or other Holiday**, then on the first bank working day after the 15th day by prescribed mode as stated in above para. In addition to the above the purchaser shall also deposit **poundage fee with Recovery Officer-II, DRT-II @2% upto Rs.1,000/- and @1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-II, Delhi, within the period of 15 days as stated above.**
12. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
13. The Recovery Officer retains the statutory power to accept or reject any bid, to decline to confirm the sale, or to postpone or cancel the e-auction at any time, in exercise of the powers vested under the Second Schedule to the Income Tax Act, 1961. The exercise of this power shall not be affected or limited by any action taken by the BAANKNET portal or the CH Bank in the conduct of the e-auction.
14. Unsuccessful bidder/s are directed to file an application along with identity proof in the Registry of DRT-III on or before the schedule date of hearing of the RC for refund of their EMD which shall be refunded on the schedule/subsequent date of hearing of the RC accordingly.
15. There is no other detail of revenue/encumbrance or other claim against the properties in the knowledge of undersigned at this stage. However, prospective bidders are advised to make their own due diligence w.r.t dues of electricity/water/house tax bills or any other encumbrance etc., in their own interest, before deposit of EMD.
16. CH Bank to publish the e-auction notice in English as well Vernacular language in the news papers widely circulates in the area / having sufficient circulation in the locality where the property situates and CDs reside or work for gain. CH Bank may also give wide publicity by way of circulating Pamphlets and Beat of Drum etc. till the date of auction and submit a report to this Tribunal.
17. The CH bank is directed to authenticate the veracity of the paras hereinabove and also to cross verify their consistency with the terms and conditions of BAANKNET portal so as to ensure the auction proceeds seamlessly and fairly.
18. No money received by the BAANKNET portal in the course of this auction process, whether on account of EMD or otherwise, shall be returned to any bidder or any other person without the express written order of the Recovery Officer. The CH Bank is directed to communicate this restriction to the concerned officials of BAANKNET and to ensure that the portal is configured accordingly, so that no refund or return of any amount is processed at the portal level without prior authorization from the Recovery Officer.

SCHEDULE OF PROPERTY

Lot No.	Description of the Property to be sold	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1.	Land admeasuring 4.385 Hectare bearing Khasra no. 788,789,701,702A, 776,777,780,794,785 village Mauza Raipura Jat, Tehsil & Distt. Mathura, U.P.-282007	Not Known	Not Known	Not Known

Matter be listed on **25.09.2026** for filing affidavit of service of E-auction sale notice with proofs of service (including track results qua speed post and courier) and dasti, original proofs of publication In newspapers and wider publicity including website for the purpose of e-auction.

Sd/- (Vaatsalya Kumar) Recovery Officer-II, DRT-II, Delhi

पंजाब नैशनल बैंक punjab national bank

.......भरोसे का प्रतीक ...the name you can BANK upon!
(A GOVERNMENT OF INDIA UNDERTAKING)

ASSET RECOVERY MANAGEMENT BRANCH SOUTH DELHI,
4TH FLOOR, 7, BHIKAJI CAMA PLACE NEW DELHI-110066 EMAIL: cs4168@pnb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the 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 the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by Authorized Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF SALE OF THE SECURED ASSETS

Sr. No.	Name of the Branch / Name of the Account / Name and Addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property)	E) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 / F) Balance outstanding as on date of NPA / G) Possession Date u/s 13(4) of SARFAESI Act 2002 / H) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) / B) EMD / C) Bid Increase Amount	DATE/ TIME OF E-AUCTION	Details of the encumbrances known to the secured creditors	Name & Contact No. of Authorized Officer/ nodal Officer
1.	BO: MCB Barakhamba Road (419600) And now dealt at ARMB South Delhi Bhikaji Cama Place **M/S Elroy Supercars Pvt Ltd (4196008700002306)** **Address: -** M/S Elroy Supercars Pvt Ltd, 9-A Shivaji Marg Moti Nagar, Najafgarh Road Industrial Area New Delhi 110015 **Also, at:** E-13, Ground Floor, Defence Colony New Delhi 110024 **Also, at: Mr. Ankit Yadav** 11, Maulsari Avenue Westend Greens, Rajokri NewDelhi110038 **Also, at: Mr. Virender Yadav & Ms. Mamata Yadav** 11, Maulsari Avenue Westend Greens, Rajokri NewDelhi110038 **Also, at: Ms. Bimla Yadav** House no 175, Street No 9 Libaspur Village Delhi 110042 **Also, at: Mr. Brahm Prakash** House no 175, Street No 9 Libaspur Village Delhi 110042 **Also, at: Ms. Laxmi Yadav** Plot No 128, Street No 10 Libaspur Village Samaipur Delhi 110042 **Also, at: Mr. Dharamveer Yadav** Plot No 128, Street No 10 Libaspur Village Samaipur Delhi 110042 **Also, at: Mr. Jitender Mehta & Ms. Indu Mehta** B-9/26, DLF Qutub Enclave Complex Ph1 Chakarpur Gurgaon Haryana 122002 **Also, at: Smt. Santosh Pandey** B-4/128 Safdarjung Enclave, New Delhi 11029 **Also, at : Smt. Santosh Pandey** A-122 Ground Floor Safdarjung Enclave, New Delhi 11029	**Property bearing Khasra No 29/15(4-09), situated in revenue estate of Village Libaspur Tehsil Alipur Dist. North Delhi 110042, having a land area admeasuring 1 bigha 2 Biswa (1108.80 Sq yards)** **Owner: Ms. Bimla Yadav & Mr. Barham Prakash** House no 175, Street No 9 Libaspur Village Delhi 110042 **And Mrs. Laxmi Yadav & Mr. Dharamveer Yadav** Plot No 128, Street No 10 Libaspur Village Samaipur Delhi 110042	E) 02.06.2021 F) Rs. 26.68 Crore G) 28.12.2021 H) Symbolic	A) Rs.6.16 Crore B) Rs.0.616 Crore C) Rs. 10.00 Lakhs	**06.10.2026** 11.00 am to 04.00 pm	SA NO 78/2020 pending at DRT II / BUT NO stay on sale of property	Sh. Sunil Kr. Dash 9437322902

BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
1.The auction sale will be "online through e-auction" portal **https://baanknet.com, 2.** Platform **(https://baanknet.com)** for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East Mumbai-400037 (Helpdesk Number +91 8291220220). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 3.The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. **(1) https://baanknet.com (2) www.pnbindia.in,** 4.Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be paid by the successful bidder only at the time of deposit of remaining 75 % of the bid amount / full deposit of BID amount., 5.The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".** 6.The particulars of Secured Assets specified in the Schedule herein above stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation., 7.Notice under Section 13(8) of the SARFAESI Act, and with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 has been issued in all the above cases, 8. For detailed term and conditions of the sale, please refer **https://baanknet.com & www.pnbindia.in.**

Date: 17.09.2026, Place : New Delhi **AUTHORIZED OFFICER, PUNJAB NATIONAL BANK**