੧ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

पंजाब एण्ड सिंध बैंक (भारत सरकार का उपक्रम) **Punjab & Sind Bank** (A Govt. of India Undertaking)

Where service is a way of life

B.O. Indirapuram- 12A, AhinsaKhand, Jaipuria Sunrise Green, Indirapuram, Ghaziabad- 201014, Phone: 0120-2650404, E-mail: i0883@psb.bank.in

REF:0883/L And R/Redemption/2026/Oct/01 **Date: 14/10/2026**

1. **Smt Usha Pal W/o Shri Mahinder Singh** **(Borrower)**
   R/o Flat No FF 3, MIG Front Side at Plot No A8/21, DLF Ankur Vihar, Sadullabad, Loni 201102 Ghaziabad, Uttar Pradesh . **Also At:** R/o House No 7, 36 Garhi Ber Sarai Village, New Delhi 110016. **Also At:** 79, Phase I, Naraina Industrial Area, New Delhi 110028
2. **Shri Mahinder Singh S/o Shri Lal Singh** **(Co-Borrower)**
   R/o Flat No FF 3, MIG Front Side at Plot No A8/21, DLF Ankur Vihar, Sadullabad, Loni 201102 Ghaziabad, Uttar Pradesh . **Also At:** R/o House No 7, 36 Garhi Ber Sarai Village, New Delhi 110016. **Also At:** 79, Phase I, Naraina Industrial Area, New Delhi 110028
3. **Shri Manohar Lal S/o Shri Hukum Chand** **(Guarantor)**
   R/o 362-G ,Mayur Vihar New Delhi 110092

Dear Sir/Madam,

Reg.: Notice for redemption in terms of the right vested with you under Section 13(8) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") read with provison to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 in A/C of Smt Usha Pal and Shri Mahinder Singh 08831200631669 Branch Indirapuram

As you are aware that the Authorised Officer of the bank has issued a demand notice under section 13(2) of the SARFAESI ACT on 19/07/2014 as a measure for enforcement of security interest in the secured asset offered by you as security in the subject loan account.

Subsequently, the Authorised Officer while taking further measures under section 13(4) of the Act, took possession of the secured asset on 11/06/2015.

As you have failed to discharge your liabilities of the bank, therefore, the undersigned as authorized officer, in exercise of its power under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 has decided to sell the properties secured assets as described below through E-Auction for realization of debts due to the Bank from above mentioned Borrower & Guarantors.

Your attention is invited to the Section 13(8) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provison to rule 8(6) of the Security Interest (Enforcement) Rules, 2002, in respect of the time available (i.e. 30 days), to redeem the secured assets. Kindly note that your right under section 13(8) will cease from the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

Details of Sale Notice for sale of immovable property are as under:-

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 provison to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

E AUCTION Date & Time : **18/11/2026**, 11:00 AM to 1:00 PM
Date of inspection : **16/11/2026**, between 11:00 AM to 4:00 PM
Last date of BID Submission : **17/11/2026**, upto 4:00 PM

Name of Borrower & Guarantors :
Borrower: Smt Usha Pal and Shri Mahinder Singh
Guarantors: Shri Manohar Lal

Demand Notice Date and amount, Account details :
19/07/2014 for Rs. 13,33,008 /-. + future interest and costs from 30/06/2014.

Total O/s as on 30.09.2026 : Rs. 55,22,228.45/-

Details of Properties	MRP
1. Flat No FF 3 MIG first Floor without roof right a Plot no A 8/21 DLF Ankur Vihar Sadullabad Loni Ghaziabad in the name of Usha Pal Area 60.39 sq meter.	Rs. 14,64,600/-

Authorized Officer, Punjab & Sind Bank

੧ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

पंजाब एण्ड सिंध बैंक (भारत सरकार का उपक्रम) **Punjab & Sind Bank** (A Govt. of India Undertaking)

Where service is a way of life

B.O. Indirapuram; 12A, Ahinsa Khand, Jaipuria Sunrise Green, Indirapuram, Ghaziabad-201014 Phone: 0120-2650404 E-mail: i0883@psb.bank.in

APPENDIX IV-A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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 property mortgaged/charged to the secured Creditor, the physical possession of which has been taken by the Authorised Officer of Punjab & Sind Bank, Secured Creditor, shall be sold on "As is where is", "As is what is", and "Whatever there is" on **18.11.2026** , for recovery of Rs 55,22,228.45/- (as on 30.09.2026 plus future interest and cost from 31.10.2026) Due to the Punjab & Sind Bank, Secured Creditor from Usha Pal and Mahinder Singh (Borrowers) and Manhor Lal Guarantor(s). The Reserve price shall be Rs 14,64,600/-.. and the earnest money deposit shall be Rs 1,46,460/-

Short description of the immovable property with known encumbrances (if any):

Flat No FF 3 MIG first Floor without roof right a Plot no A 8/21 DLF Ankur Vihar Sadullabad Loni Ghaziabad in the name of Usha Pal Area 60.39 sq meter.

For detailed terms and conditions of the sale, please refer to the link provided in Punjab & Sind Bank, Secured Creditor's website i.e. www.punjabandsind.bank.in

Date : 14.10.2026, Place : Ghaziabad **Authorized Officer, Punjab & Sind Bank**

੧ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

पंजाब एण्ड सिंध बैंक (भारत सरकार का उपक्रम) **Punjab & Sind Bank** (A Govt. of India Undertaking)

Where service is a way of life

B.O. Indirapuram- 12A, AhinsaKhand, Jaipuria Sunrise Green, Indirapuram, Ghaziabad- 201014, Phone: 0120-2650404, E-mail: i0883@psb.bank.in

Date: 14/10/2026

To,

1. **Shri Prem Chand S/o Shri Ram Dev** **(Borrower)**
   R/o FF 4, First Floor LIG Plot No C 62, Ganga Vihar, Sabdullabad, Loni, Ghaziabad 201102
   Also At: R/o 25/341, Block No 25, Trilokpuri, Delhi 110091
2. **Smt Devki W/o Shri Prem Chand** **(Co borrower)**
   R/o FF 4, First Floor LIG Plot No C 62, Ganga Vihar, Sabdullabad, Loni, Ghaziabad 201102.
   Also At: R/o 25/341, Block No 25, Trilokpuri, Delhi 110091
3. **Shri Kailash Kumar S/o Shri Ranjeet Singh** **(Guarantor)**
   R/o House No 192 Street No 10 Gulab Vatika, Loni, Ghaziabad 201102

Dear Sir/Madam,

Reg.: Notice for redemption in terms of the right vested with you under Section 13(8) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") read with provison to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 in A/C of Shri Prem Chand and Smt Devki 08831200631808 Branch Indirapuram

As you are aware that the Authorised Officer of the bank has issued a demand notice under section 13(2) of the SARFAESI ACT on 20/10/2014 as a measure for enforcement of security interest in the secured asset offered by you as security in the subject loan account.

Subsequently, the Authorised Officer while taking further measures under section 13(4) of the Act, took possession of the secured asset on 31/08/2015.

As you have failed to discharge your liabilities of the bank, therefore, the undersigned as authorized officer, in exercise of its power under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 has decided to sell the properties secured assets as described below through E-Auction for realization of debts due to the Bank from above mentioned Borrower & Guarantors.

Your attention is invited to the Section 13(8) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provison to rule 8(6) of the Security Interest (Enforcement) Rules, 2002, in respect of the time available (i.e. 30 days), to redeem the secured assets. Kindly note that your right under section 13(8) will cease from the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

Details of Sale Notice for sale of immovable property are as under:-

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 provison to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

E AUCTION Date & Time : **18.11.2026**, 11:00 AM to 1:00 PM
Date of inspection : **16.11.2026**, between 11:00 AM to 4:00 PM
Last date of BID Submission : **17.11.2026**, upto 4:00 PM

Name of Borrower & Guarantors :
Borrower: Shri Prem Chand And Smt Devki
Guarantors: Shri Kailash Kumar

Demand Notice Date and amount, Account details :
20/10/2014 for Rs 10,27,502/-. + future interest and costs from 30/09/2014.

Total O/s as on 30.09.2026 : Rs. 39,88,503.88/-

Details of Properties	MRP
1. Flat No FF 4 First Floor Back Side without roof right at Plot No C 62 Ganga Vihar Loni Ghaziabad Uttar Pradesh in the name of Prem Chand Area 37.16 sq meter.	Rs 10,00,000/-

Authorized Officer, Punjab & Sind Bank

੧ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

पंजाब एण्ड सिंध बैंक (भारत सरकार का उपक्रम) **Punjab & Sind Bank** (A Govt. of India Undertaking)

Where service is a way of life

B.O. Indirapuram; 12A, Ahinsa Khand, Jaipuria Sunrise Green, Indirapuram, Ghaziabad-201014 Phone: 0120-2650404 E-mail: i0883@psb.bank.in

APPENDIX IV-A

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 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 property mortgaged/charged to the secured Creditor, the physical possession of which has been taken by the Authorised Officer of Punjab & Sind Bank, Secured Creditor, shall be sold on "As is where is", "As is what is", and "Whatever there is" on **18.11.2026** Due for recovery of Rs 39,88,503.88/- (as on 30.09.2026 plus future interest and cost from 01.10.2026) Due to the Punjab & Sind Bank, Secured Creditor from Prem Chand and Devki and Kailash Kumar. The Reserve price shall be Rs. 10,00,000/- and the earnest money deposit shall be Rs 1,00,00/-

Short description of the immovable property with known encumbrances (if any):

Flat No FF 4 First Floor Back Side without roof right at Plot No C 62 Ganga Vihar Loni Ghaziabad Uttar Pradesh in the name of Prem Chand Area 34.16 sq meter.

For detailed terms and conditions of the sale, please refer to the link provided in Punjab & Sind Bank, Secured Creditor's website i.e. www.punjabandsind.bank.in

Date : 14.10.2026, Place : Ghaziabad **Authorized Officer, Punjab & Sind Bank**

HDFC BANK We understand your world

Department for Special Operations :
HDFC Bank Ltd., Ground Floor, Gulab Bhawan, 6, Bahadur Shah Zafar Marg, ITO, New Delhi 110002

SYMBOLIC POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of HDFC Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated **07.08.2026** calling upon the **M. J. Software Pvt. Ltd. through its Directors (Borrower/Hypothecator), Mr. Kamlesh Kumar Jha S/o Ram Chandra Jha (Director/ Guarantor/Mortgagor), Mr. Pallav Rajesh S/o Shiv Chander Jha (Director/Guarantor/ Mortgagor), Ms. Shushma Jha D/o Shambhunath Thakur (Guarantor/Mortgagor), Mrs. Manju Jha w/o Satyan and Kumar (Guarantor), (a) Ms. Pooja Jha, (b) Avin Anoop Jha, (c) Atin Anoop Jha (Through his Legal heirs of Mortgagor Late Shri Shailesh Kumar Jha)** to repay the amount mentioned in the notice being **Rs. 7,03,58,289.00 (Rupees Seven Crore Three Lakh Fifty-Eight Thousand Two Hundred Eighty-Nine only)** due as on **18.05.2026** together with future interest and charges thereon within 60 days of the receipt of the said notice. The borrower(s)/Guarantor(s)/ Mortgagor(s), having failed to repay the amount, notice is hereby given to the borrower(s)/Guarantor(s) /Mortgagor(s), and the public in general, that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules, on this **12th day of Oct. 2026.** The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower(s)/Mortgagor, in particular, and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of HDFC Bank Ltd, for an amount of **Rs. 7,03,58,289.00 (Rupees Seven Crore Three Lakh Fifty-Eight Thousand Two Hundred Eighty-Nine only)** due as on **18.05.2026** together with future interest and charges thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of the Property	Mortgagor
Location- Entire basement and upper ground floor without roof rights of property bearing No. 100. sector 8, DDA Park, Dwarka, Delhi. Area- 175 Sq. Mts	1.Kamlesh Kumar Jha, 2. Sushma Jha 3. (a) Ms. Pooja Jha (b) Avin Anoop Jha (C) Atin Anoop Jha Legal heirs of Late Mr. Shailesh Jha Parkash
Residential property bearing No. D-142, First Floor (Upper Ground Floor), Block D, Sector-8, Near Safal Academy, Dwarka, Delhi-110077. Area- 175 Sq. Mtr.	Sushmajha

Date- 12th Oct 2026,
Place - Delhi

Authorised Officer,
HDFC Bank Ltd

HDFC BANK We understand your world

Department for Special Operations :
HDFC Bank Ltd., Ground Floor, Gulab Bhawan, 6, Bahadur Shah Zafar Marg, ITO, New Delhi 110002

SYMBOLIC POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of HDFC Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated **18.07.2026** calling upon the **M/s. Singhal Oil Mill, Shri Jayesh Singhal, Shri Naveen Kumar Singhal, Mrs. Kusum Singhal, Mr. Rajesh Singhal (Mortgagor)** to repay the amount mentioned in the notice being **Rs. 5,27,86,388.4/- (Rupees Five Crore Twenty Seven lacs Eighty-Six thousand Three hundred Eighty-Eight and Four Paisa Only)** due as on **29.01.2026** together with future interest and charges thereon within 60 days of the receipt of the said notice. The borrower(s)/Guarantor(s)/Mortgagor(s), having failed to repay the amount, notice is hereby given to the borrower(s)/Guarantor(s)/Mortgagor(s), and the public in general, that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules, on this **13th day of Oct., 2026.** The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower(s)/Mortgagor, in particular, and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of HDFC Bank Ltd, for an amount of **Rs. 5,27,86,388.4/- (Rupees Five Crore Twenty Seven lacs Eighty-Six thousand Three hundred Eighty-Eight and Four Paisa Only) due as on 29.01.2026** together with future interest and charges thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of the Property	Mortgagor
Location-Commercial Property, Gata No. 2643, Adam Pur Road, Soudhan Mohammadpur, Sambhal, UP-244302 Area-3037.84 sq yard. Boundaries-East-Property of Rajesh Singhal, West-Property of Rajesh Singhal, North-Road, South-Property of Rohtas Singhal	Mr. Rajesh Singhal

Place: Sambhal
Date: 13.10.2026

Authorised Officer,
HDFC Bank Ltd

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL
ALLAHABAD BENCH, PRAYAGRAJ
(ORIGINAL JURISDICTION)

COMPANY APPLICATION NO. (CAA) 17/ALD OF 2026
IN THE MATTER OF THE COMPANIES ACT, 2013 (18 OF 2013) SECTIONS 230 & 232
AND
IN THE MATTER OF SCHEME OF ARRANGEMENT
AND
IN THE MATTER OF MAGNUM VENTURES LIMITED
APPLICANT NO. 1/DEMERGED COMPANY
AND
MAGNUM PAPERZ LIMITED
APPLICANT NO. 2/RESULTING COMPANY

NOTICE CONVENING SEPARATE MEETINGS

Notice is hereby given that by the Order dated 22nd September, 2026 (date of pronouncement), the Hon'ble National Company Law Tribunal, Allahabad Bench, Prayagraj has, inter alia, directed for convening of separate meetings of Equity Shareholders, Secured Non-Convertible debenture Holder, Secured Creditor and Unsecured Creditors of Magnum Ventures Limited (the Demerged Company), through Video Conferencing with facility of remote e-voting, for the purpose of considering and, if thought fit, approving, the proposed Scheme of Arrangement among Magnum Ventures Limited and Magnum Paperz Limited.

In pursuance of the said Order and as directed therein, further notice is hereby given that separate meetings of Equity Shareholders, Secured Non-Convertible debenture Holder, Secured Creditor and Unsecured Creditors of Magnum Ventures Limited are scheduled to be convened and held as per the following schedule, for the purpose of considering and, if thought fit, approving, the proposed Scheme of Arrangement, at which time the said stakeholders are requested to attend:

Schedule of the Meeting through VC

Day	Friday
Date	20th November, 2026
Mode	Through Video Conferencing
Venue	Since the meetings are proposed to be held through Video Conferencing, physical venue of the meetings is not relevant/applicable

Sl. No.	Meeting of	Time
1.	Equity Shareholders of the Demerged Company-Magnum Ventures Limited	11:30 A.M.
2.	Secured Non-Convertible Debenture Holder of the Demerged Company-Magnum Ventures Limited	2:00 P.M.
3.	Secured Creditor of the Demerged Company-Magnum Ventures Limited	3:00 P.M.
4.	Unsecured Creditors of the Demerged Company-Magnum Ventures Limited	4:00 P.M.

Please note the following:

- All the above-mentioned meetings will be held through video conferencing in terms of the Order passed by the Hon'ble National Company Law Tribunal, the Guidelines issued by the Ministry of Corporate Affairs and the relevant provisions of the Companies Act, 2013, and other applicable provisions, if any.
- Copies of the Notice of the respective meetings along with the Scheme of Arrangement, Explanatory Statement and other documents, if any, are being sent to all the of Equity Shareholders, Secured Non-Convertible debenture Holder, Secured Creditor and Unsecured Creditors of the Demerged Company, through approved mode(s).
- **In case of any difficulty in registering the e-mail id; e-voting or attending the meeting through Video Conferencing, etc., the following persons may be contacted:**

Mr Sharwan Mangla General Manager Mas Services Ltd	**+91 98117 42828, sm@masserv.com**
Ms. Aaina Gupta Company Secretary and Compliance Officer Magnum Ventures Limited	**+91 70425 93791, cs_mvl@cissahibabad.in**

- Notice of the meetings, Explanatory Statement and other documents are also being placed on the following websites:

Particulars	Website
Magnum Ventures Limited	www.magnumventures.in
BSE	www.bseindia.com
NSE	www.nseindia.com

- Voting may be made through remote e-voting which will be available during the prescribed time period before the meetings, as given below and through e-voting platform which will be available during the meetings:

Commencement of remote e-voting	Monday, 16th November, 2026 at 9:00 A.M. IST
End of remote e-voting	Thursday, 19th November, 2026 at 5:00 P.M. IST

- Instructions for attending the meetings through Video Conferencing, and to vote through remote e-voting, etc., are provided in the Notice of the meetings.
- Since all the meetings are proposed to be held through Video Conferencing, option of attending the meetings through proxy is not applicable/available.
- Copies of the Scheme of Arrangement, Explanatory Statement and other annexures may be obtained free of charge on any working day (except Saturday) prior to the date of meetings, from the registered office of the Demerged Company-Room No. 101, 64/6, Industrial Area, Site-IV, Sahibabad, Ghaziabad-201 010, Uttar Pradesh, with e-mail address: cs_mvl@cissahibabad.in, and Website: www.magnumventures.in or from the office of the Legal Counsel-M/s Rajeev Goel & Associates, Advocates and Solicitors, 785, Pocket-E, Mayur Vihar-II, Delhi Meerut Expressway/ NH-9, Delhi-110 091, India, Mobile: 88005 15597, e-mail: info@rgalegal.in; Website: www.rgalegal.in

Mr. Gaurav Mahajan, Advocate, has been appointed as the common Chairperson, Mr. Dhruv Saxena, Advocate, has been appointed as the common Alternate Chairperson and Mr. Ramesh Chandra Agarwal, Chartered Accountant, has been appointed as the common Scrutinizer for the aforesaid meetings.

The above-mentioned Scheme of Arrangement, if approved in the meetings, will be subject to the subsequent approval of the Hon'ble National Company Law Tribunal, Allahabad Bench, Prayagraj.

Dated this 30th day of September, 2026

Sd/-
Gaurav Mahajan, Advocate
Chairperson of the meetings

Through

Sd/-
Kartikeya Goel, Advocate
For Rajeev Goel & Associates Counsel for the Applicants
785, Pocket-E, Mayur Vihar II Delhi Meerut Expressway/NH-9 Delhi 110 091
e-mail: info@rgalegal.in | Website: www.rgalegal.in

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Department for Special Operations :
HDFC Bank Ltd., Ground Floor, Gulab Bhawan, 6, Bahadur Shah Zafar Marg, ITO, New Delhi 110002

SYMBOLIC POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of HDFC Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated **18.07.2026** calling upon the **M/s. Balwant Rai & Sons, Mr. Pramod Kumar Goel (Proprietor/Guarantor), Mr. Vikas Kumar Goel (Mortgagor/Guarantor)** to repay the amount mentioned in the notice being **Rs 2,03,26,164 (Rupees Two Crore Three Lakh Twenty-six Thousand One Hundred Sixty-four Only)** due as on **28.04.2026** together with future interest and charges as per contractual rate from **29.04.2026** onwards within 60 days of the receipt said notice. The borrower(s)/Guarantor(s)/Mortgagor(s), having failed to repay the amount, notice is hereby given to the borrower(s)/Guarantor(s)/Mortgagor(s), and the public in general, that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules, on this **12th day of Oct., 2026.** The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower(s)/Mortgagor, in particular, and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of HDFC Bank Ltd, for an amount of **Rs 2,03,26,164 (Rupees Two Crore Three Lakh Twenty-six Thousand One Hundred Sixty-four Only)** due as on **28.04.2026** together with future interest and charges as per contractual rate from 29.04.2026 onwards.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of the Property	Mortgagor
Entire Second Floor, with Roof Right of property No.113, measuring 84 sq meter Block AM Shalimar Bagh Delhi-110088) Boundaries: East-S Lane West-Road North-Plot No.114, South-S Lane, West -Road, North- Plot No. 114, South 0 S Lane	Mr. Vikas Kumar Goel

Place: Delhi, Date: 12.10.2026 **Authorised Officer, HDFC Bank Ltd**

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sidbi

SMALL INDUSTRIES DEVELOPMENT BANK OF INDIA

1st Floor, Atma Ram House, 1, Tolstoy Marg, New Delhi-110001.
Website – www.sidbi.in

SYMBOLIC POSSESSION NOTICE (For Immovable property)

[See Rule-8(1) of the Security Interest (Enforcement) Rules, 2002]

Whereas, the undersigned being the authorized officer of the Small Industries Development Bank of India (SIDBI), a corporation established under the Small Industries Development Bank of India Act, 39 of 1989 and having its Head Office at 'SIDBI Tower',15 Ashok Marg, Lucknow 226001 and a branch office at 1st Floor, Atma Ram House, 1, Tolstoy Marg, Delhi - 110001 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 54 of 2002 (the Act) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **07th October 2024** calling upon the borrower **M/s OM Packers through its partners Shri Kuldeep Kumar, Shri. Kaushal Kumar, Shri. Pankaj Chaudhary and Shri. Prikshit Lohan,** to repay the amount mentioned in the notice being **Rs. 1,80,01,118.89 (Rupees One Crore Eighty Lakhs One Thousand One Hundred Eighteen and Eighty-Nine paisa only) due as on 10/09/2024** together with interest within 60 days from-the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower/ Mortgagor/ Guarantor (1) M/s OM Packers (Borrower), Khasra No. 115, Kulchandi, Libberheri, PO Manglore, Roorkee, Haridwar-247656, (2) Shri Kuldeep Kumar (Partner/ Guarantor), Village Jhabiran Jat, Manglore, Haridwar-247656, (3) Shri. Kaushal Kumar (Partner/ Guarantor), House No. 52, Gali No. 1, Sinda Road, Patel Nagar, Modi Nagar, Ghaziabad-201204, (4) Shri Pankaj Chaudhary (Partner/ Guarantor), House No. 160, Chipyana Buzurg, Gautam Budh Nagar-201303 and (5) Shri Prikshit Lohan (Partner/ Guarantor), Village and post Libberheri, Haridwar-247656, and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him/ her under sub section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **13th October 2026.** The borrower/guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Small Industries Development Bank of India for an amount **Rs. 2,28,74,280.89 (Rupees Two crores Twenty-Eight Lakhs Seventy-Four Thousand Two Hundred Eighty and Eighty-Nine paisa only)** till 11.10.2026 and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

All those piece and parcel of freehold rights of land situated at Khasra No. 115, Village Kulchandi, Pargana Mangalur, Tehsil Roorkee, District Haridwar admeasuring 1366 Square meters in the name of Shri. Parikshit, butted and bounded by : North: Property of Om Corrugation, East: Property of Kalu Ram, West: Road, South: Property of Kalu Ram Together with all buildings and structures thereon and plant and machinery attached to earth or permanently fastened to anything attached to earth.

Date: 13th October 2026
Place: Haridwar

Sd/- Authorised Officer
Small Industries Development Bank Of India

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

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

R.C. No. 156/2025

SALE PROCLAMATION

STATE BANK OF INDIA VERSUS M/S TAKSHILA RETAIL PVT. 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. TAKSHILA RETAIL PVT. LTD.** G-9, SOUTH EXTENSION-I, NEW DELHI-110049. B-35, DEEWAN HOUSE AJAY ENCLAVE, NEW DELHI-110049.
CD#2 **MR. NITESH SEHGAL S/O DINESH SEHGAL-DIRECTOR** G-9, SOUTH EXTENSION-I, NEW DELHI-110049 **ALSO AT:** G-13, SOUTH EXTENSION-I, NEW DELHI-110049.
CD#3 **MR. DINESH SEHGAL S/O LATE SH. S.L. SEHGAL- MANAGING DIRECTOR GUARANTOR** G-9, SOUTH EXTENSION-I, NEW DELHI-110049 **ALSO AT:** G-13, SOUTH EXTENSION-I, NEW DELHI-110049.
CD#4 **MRS. HARISH SEHGAL W/O SH. DINESH SEHGAL** G-9, SOUTH EXTENSION-I, NEW DELHI-110049 **ALSO AT:** G-13, SOUTH EXTENSION-I, NEW DELHI-110049.
CD#5 **MR. UDIT SEHGAL S/O SH. DINESH SEHGAL- DIRECTOR & AMP; GUARANTOR** G-9, SOUTH EXTENSION-I, NEW DELHI-110049 **ALSO AT:** G-13, SOUTH EXTENSION-I, NEW DELHI-110049.
CD#6 **M/S BLUES LUXURY IMPEX PVT. LTD.- GUARANTOR** G-9, SOUTH EXTENSION-I, NEW DELHI-110049.
CD#7 **SMT. VEENA SEHGAL-W/O LT. SH. P.K. SEHGAL- GUARANTOR** A-1/234, SAFDARJUNG ENCLAVE, NEW DELHI-110049

Whereas as per Recovery Certificate No. **156/2025** dated **11.06.2025** drawn by the Presiding Officer, Debts Recovery Tribunal-II mentioning a sum of **Rs. 89,31,71,828.45/- (Rs. Eighty Nine Crore Thirty One Lacs Seventy One Thousand Eight Hundred Twenty Eight And Paise Forty Five Only),** CDs are jointly and / or severally liable to pay the amount alongwith future interest **@14 %** 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 & Sh. Uday Jadhav, Authorised officer BAANKNET Mobile No. 9820878255 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 19.11.2026 between 11.00 AM to 12.00 PM (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 18.11.2026.** 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 **04:00 PM on 17.11.2026**. 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 **Smt. Sharmila Kataria, Chief Manager, UBI, Mobile No. 8826309978**
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.	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit (EMD) In Rs.)
1.	**Property bearing Room no. 3 on First Floor being part of the property no: F38, NDSE, Part 1, New Delhi (Both front Half portion and rare half portion.)**	**Rs. 97,20,000/-**	**Rs. 9,72,000/-**

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 **18.11.2026 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 19.11.2026.** 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.1,00,000/- (Rupees One 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 **R.C. No. 156/2025 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 **R.C. No. 156/2025,** 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

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.
Property bearing Room no. 3 on First Floor being part of the property no: F38, NDSE, Part 1, New Delhi (Both front Half portion and rare half portion.)	**Not Known**	**dues of MCD amounting to Rs. 4,65,302/- as on 28.09.2026**	**Not Known**

Given under my hand and seal on 08.10.2026.

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

R.C. No. 156/2025 **Under the provisions of Second Schedule of Income Tax Act, 1961** **Dated: 08.10.2026**

E-AUCTION SALE NOTICE

STATE BANK OF INDIA VERSUS M/S TAKSHILA RETAIL PVT. LTD.

"ORDER"

As per my order dated 08.10.2026, the under mentioned property will be sold by public e-auction sale on 19.11.2026 in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website https://baanknet.com
Date and Time of Auction: 19.11.2026 between 11.00 am and 12.00 noon
(With extensions of 5 minutes duration after 12 noon, if required)

DESCRIPTION OF PROPERTY

SI No.	DESCRIPTION OF PROPERTY	Reserve Price (in Rs.)	Earnest Mondy Deposit (EMD) (In Rs.)
1.	**Property bearing Room no. 3 on First Floor being part of the property no: F38, NDSE, Part 1, New Delhi (Both front Half portion and rare half portion.)**	**Rs. 97,20,000/-**	**Rs. 9,72,000/-**

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 18.11.2026**. 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 **04:00 PM on 17.11.2026**. 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 **04:00 pm on 17.11.2026** and hard copy shall be submitted before the Recovery Officer-II, DRT-II, 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 & Sh. Uday Jadhav, Authorised officer BAANKNET Mobile No. 9820878255 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 **03.11.2026 and 04.11.2026 from 11.00 a.m. to 4.00 p.m.** In case of any query & inspection of the property, intending bidder may contact **Smt. Sharmila Kataria, Chief Manager, UBI, Mobile No. 8826309978**.
7. **The property shall not be sold below the reserve price.**
8. The bidder shall improve offer in multiple of **Rs.1,00,000/- (Rupees One 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-II 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

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.
Property bearing Room no. 3 on First Floor being part of the property no: F38, NDSE, Part 1, New Delhi (Both front Half portion and rare half portion.)	**Not Known**	**dues of MCD amounting to Rs. 4,65,302/- as on 28.09.2026**	**Not Known**

Matter be listed on **31.10.2026** 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