बैंक ऑफ महाराष्ट्र Bank of Maharashtra

Zonal Office: B-192/A, Sector 52, Noida, Gautam Buddha Nagar, UP-201301
Email ID: recovery_noi@bankofmaharashtra.bank.in
Head Office: Lokmangal, 1501, Shivajinagar, Pune-5

[Rule 8(1)] POSSESSION NOTICE (For immovable properties)

Whereas, the undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated mentioned below calling upon the borrower and guarantor to repay outstanding amount (mentioned below) within 60 days from the dated of receipt of the said Notice. This Notice was sent by Regd. AD post and Speed Post.

The borrower having failed to repay the amount, the undersigned has taken **Symbolic Possession,** of the properties described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said rules on dates mentioned below.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the properties will be subject to the charge of Bank of Maharashtra, Branch for an amount herein above mentioned.

The borrower's attention is invited to the provisions of sub-section 8 of Sec. 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Branch / Name & Address of Borrowers & Guarantor(s)	Details of Property	Date of Demand / Date of Possession	Amount Due
1.	**Branch: Aligarh/** **1. M/s. Rashmi Ent Udyog** (Prop. Mr. Sanjay Mahajan S/o Vishambhar Dayal) Address: Dabhora Kaudiya Ganj Aligarh Uttar Pradesh 202129 Also at: 5/72 Ward No 05 Mohalla Brahmanpuri Kodiyaganj Aligarh Uttar Pradesh 202129 **2. Mr. Sanjay Mahajan S/o Vishambhar Dayal,** Address: 5/72 Ward No 05 Mohalla Brahmanpuri Kodiyaganj Aligarh Uttar Pradesh 202129	**Name of Owner: Mr. Sanjay Kumar Gupta S/o Vishambhar Dayal** **Details of Property :** Equitable Mortgage of Commercial Property situated on Part of Khata No 456 and Gata No. 1053, Mauza Kaudiya Ganj, Gagiri Road, Pargana Akrabad & Tehsil- Koil District Aligarh Uttar Pradesh 202001, admeasuring 1380 Square mtrs, which is under the ownership of Mr. Sanjay Kumar Gupta S/o Vishambhar Dayal and bounded as follows: East- Land of Malkhan Singh, Suraj Pal, Measurement 37 Meter; West- Property of Shyamveer, Measurement 26 Meter and 11 Meter; South- Aligarh Kasganj Road, Measurement 34 Meters; North- Link Road Then Bambi, Measurement 37 Meter **CERSAI Asset ID: 200077890383**	02.09.2026 12.11.2026	**Rs.35,05,931.00/-** (Rupees Thirty Five Lakhs Five Thousands Nine Hundred Thirty One Only) plus interest thereon at contractual rate in the account w.e.f. 02/09/2026 along with penal interest @ 2% and other charges/expenses
2.	**Branch: Aligarh/** **1. M/s Raj Ratan Motors** Prop. Mr. Deepak Raghav. Address: Infront of Udaya Farm House Dhanipur G T Road Aligarh Uttar Pradesh 202001 **2. Mr. Deepak Raghav S/o Rajpal Singh Raghav,** Address: Shiva Colony Near Gogaji Palace Dhanipur Koil Aligarh Uttar Pradesh 202001 **3. Mr. Anil Kumar Raghav S/o Rajpal Singh (Guarantor)** Address: H No 418 Gali No 3 Murari Nagar Khurja Bulandshahar Uttar Pradesh 203131	**Name of Owner: Mr. Deepak Raghav and Mr. Anil Kumar Raghav** **Details of Property :** Equitable Mortgage of Residential House built Plot no. 90, Part of Gata No. 348, Shiva Colony, Holi Chowk, Near Gogaji Palace, Mauza Dhanipur Pargana & Tehsil- Koil Aligarh Uttar Pradesh 202001, admeasuring 74.32 Square mtrs, which is under the ownership of Mr. Deepak Raghav and Mr. Anil Kumar Raghav and bounded as follows: East- Plot of Madhuri Gupta; West- Plot of Vimal Kumar North- Road 20 ft wide; South: House of Subhash Chandra. **CERSAI Asset ID No. 200054462326**	20.07.2026 12.11.2026	**Rs. 9,07,756.07/-** (Rupees Nine Lakhs Seven Thousand Seven Hundred Fifty Six and Paise Seven Only) plus interest thereon at contractual rate in the account w.e.f. 20/07/2026 along with penal interest @ 2% and other charges/expenses

Date: 14.11.2026, Place: Aligarh **Authorised Officer, Bank of Maharashtra**

बैंक ऑफ़ बड़ौदा Bank of Baroda

Regional Office Stressed Asset Recovery Branch (South Delhi),
16, Bank of Baroda Building, 1st Floor, Parliament Street, New Delhi - 110001
Mobile No: 8368609161 Email: SARDEL@bankofbaroda.bank.in

[See proviso to rule 6(2)] Sale notice for sale of Movable Properties

E-Auction Sale Notice for Sale of Movable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
Read with proviso to Rule 6(2) 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 movable property hypothecated to Bank of Baroda (the 'Secured Creditor'), the physical possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor on **03.11.2026,** will be sold on an "As is where is", "As is what is", and "Whatever there is" basis for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:

Lot No.	Name & address of Borrower/s / Guarantor/s	Vehicle Make & Model RTO Regd.	Total Dues as on 08.11.2026	Date of e-Auction/ Start Time to End Time.	Reserve Price / EMD / Minimum Bid increase Amount	Vehicle Inspection Date & Time:
1.	**Mr. Mohan S/o Bihari Lal** R/o WZ-1, Second Floor, Sant Nagar Extension, Ekta Park, Tilak Nagar, west Delhi - 110018	Registration no – DL4CBC6613, Chassis no – MA1NE2ZTFP6H11616 Engine no – ZTP4H48556, Make – Mahindra & Mahindra Limited Model – XUV 700 AX5 DSL 7-seater, Registration date – 08.11.2023 **Status of Possession: Physical**	**Rs. 28,66,765.14** (Rupees Twenty-Eight Lakh Sixty-Six Thousand Seven Hundred Sixty-Five and Paise Fourteen only) plus legal and other expenses as on 08.11.2026. (Plus, further interest and expenses till the date of realization)	**23.12.2026** **02:00 PM to 06:00 PM**	**Rs. 7,11,000/-** / **Rs. 71,100/-** / **Rs. 10,000/-**	**22.12.2026** 12:00 PM to 02:00 PM

For detailed terms and conditions of the sale, please refer to the link provided in Bank of Baroda's (the 'Secured Creditor') website i.e. https://www.bankofbaroda.bank.in/e-auction, service provider website https://baanknet.in and the intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on Operational part of e-Auction related to this e-Auction from https://www.bankofbaroda.bank.in/e-auction and https://baanknet.in & if any query/information may be contact Authorized officer Mr. Vineet Kapoor, Chief Manager/Branch Head, Bank of Baroda, Regional Office Stressed Asset Recovery Branch (South Delhi), Bank of Baroda Building, 1st Floor, 16, Sansad Marg, New Delhi –110001. **Mobile No: 8368609161** Email: SARDEL@bankofbaroda.com. ***Encumbrance if any: Not Known to Bank***

Statutory Notice under SARFAESI Act, 2002

The Borrower /Guarantor/Mortgagor are hereby given notice to pay the sum mentioned as above before the date of auction, falling which the asset will be auctioned and balance if any will be recovered with interest and cost from then by legal avenues.

Date: 11.11.2026, Place: New Delhi **Authorised Officer, Bank of Baroda**

PUBLIC NOTICE

(Pursuant to Paragraph 8 of the Reserve Bank of India (Non-Banking Financial Companies-Acquisition of Shareholding or Control) Directions, 2025)

Notice is hereby given to the general public that SAMRAAT FINLEASE PRIVATE LIMITED ("Company"), an RBI-registered Non-Banking Financial Company (NBFC), registered as a Non-Deposit Taking NBFC (Base Layer), bearing Certificate of Registration No. N-14.02563 and CIN U65921DL1997PTC084988, having its registered office at Cottage 13A, Flat No. G5, West Patel Nagar, New Delhi-110008 proposes to undertake a change in its shareholding, control in accordance with the provisions of the Reserve Bank of India (Non-Banking Financial Companies – Acquisition of Shareholding or Control) Directions, 2025 as amended from time to time. In this regard, **Ms. Gunjan Budhiraja, Mr. Kaushik Ghosh, Mr. Sujit Debnath, Mr. Sumon Paul, Gupta Sons and HUF** ("Proposed Investors") propose to acquire equity shares of the Company from the existing shareholders ("Transferors"). The proposed transaction will result in a change of more than 26% in the shareholding of the Company. The Reserve Bank of India has granted its prior approval for the proposed transaction vide its letter dated 4th November 2026, bearing Reference No. DEL.DOR.NBFCBL.No.S986/24-03-412/2026-2027. The proposed transaction shall be completed only after the expiry of 30 days from the date of publication of this notice, subject to the fulfilment of the applicable terms and conditions and other regulatory requirements. Any person having any objection to or seeking any clarification in respect of the proposed transaction may submit the same in writing within 30 days from the date of publication of this notice, at the registered office of the Company or through email at compliance@samraatfinlease.com.

For SAMRAAT FINLEASE PRIVATE LIMITED
Sd/-
Proposed Investors & Transferors

RAUNAQ INTERNATIONAL LIMITED

Registered Office: 20 K.M. Mathura Road, P.O. Amar Nagar, Faridabad - 121003 (Haryana)
E-mail: secretarial@raunaqintl.com **Website:** www.raunaqinternational.com
CIN: L51909HR1965PLC034315

STATEMENT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30 SEPTEMBER, 2026

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2026 (Unaudited)	30.06.2026 (Unaudited)	30.09.2025 (Unaudited)	30.09.2026 (Unaudited)	30.09.2025 (Unaudited)	31.03.2026 (Audited)
1.	Total Income from Operations	**834.28**	1,098.28	1,059.11	**1,853.76**	2,072.53	3,689.37
2.	Net profit/(Loss) for the Period before tax (before Exceptional and/or Extraordinary items)	**(93.30)**	15.29	92.63	**(78.01)**	223.17	21.78
3.	Net profit/(Loss) for the Period before tax (after Exceptional and/or Extraordinary Items)	**(93.30)**	15.29	92.63	**(78.01)**	223.17	21.78
4.	Net profit/(Loss) for the Period after Tax (after Exceptional and/or Extraordinary Items)	**(72.17)**	(34.12)	83.24	**(106.29)**	172.22	9.15
5.	Total Comprehensive Income for the Period [Comprising Profit/(Loss) for the Period (after Tax) and Other Comprehensive Income (after Tax)]	**(71.82)**	(33.77)	83.11	**(105.59)**	171.96	12.43
6.	Equity Share Capital	**334.32**	334.32	334.32	**334.32**	334.32	334.32
7.	Other Equity						451.89
8.	Earnings Per Share of ₹ 10/- each (*Not Annualised) Basic and Diluted	***(2.16)**	*(1.02)	*2.49	***(3.18)**	*5.15	0.27

NOTES:

1. The above is an extract of the detailed format of the Quarter and Half Year ended 30 September, 2026 Unaudited Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarter and Half Year ended 30 September, 2026 Unaudited Financial Results is available on the Stock Exchange website www.bseindia.com and on the Company's website www.raunaqinternational.com.
2. The above results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company in their meeting held on 13 November, 2026.

Date : 13 November, 2026

For and on behalf of the Board of Directors
Sd/-
SURINDER PAUL KANWAR
Chairman & Managing Director
DIN : 00033524

NIRAJ ISPAT INDUSTRIES LIMITED

CIN No. L27106DL1985PLC021811

Regd. Off.: 5140/41/34 CHAUDHARY MARKET GALI PETI WALI, RUI MANDI, SADAR BAZAR, DELHI-110006
Corporate Office: Chaudhary Cinema Building, 19, G.T. ROAD GHAZIABAD, UTTAR PRADESH- 201002
Email ID: nirajispatindustries@gmail.com, Website: www.nirajispat.in
Phone no. 011-23551821, 011-64581675

Statement of Un-Audited Results for the Quarter and Half Year Ended 30th September, 2026

Part I (Lacs.)

Particulars (Refer Notes Below)	Quarter Ended (30/09/2026) (Un-Audited)	Year to date Figures (30/09/2026) (Un-Audited)	Corresponding 3 Months Ended in the Previous Year (30/09/2025) (Un-Audited)	Previous Year Ended (31/03/2026) (Audited)
1. Total Income from Operations	157.24	285.05	134.16	508.21
2. Net Profit/(Loss) for the period (before Tax, Exceptional and/or Extra Ordinary items*)	59.25	99.07	58.89	219.73
3. Net Profit/(Loss) for the period before tax(after Exceptional and/or Extra Ordinary items*)	59.25	99.07	58.89	219.73
4. Net Profit/(Loss) for the period after tax (after Exceptional and/or Extra Ordinary items)	43.64	73.44	43.37	162.44
5. Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and other Comprehensive Income(after tax)]	43.64	73.44	43.37	162.44
6. Equity Share Capital	60.00	60.00	60.00	60.00
7. Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	-	-	-
8. Earning Per Share (of Rs.10/- each) (for continuing and discontinued operations) 1. Basic : 2. Diluted :	7.27 7.27	12.24 12.24	7.23 7.23	27.07 27.07

Notes

1. The above Financial Results have been reviewed by Audit Committee and approved by the Board of Directors in their meeting held on 12.11.2026
2. Financial Results are in compliance with the Indian Accounting Standard (Ind-AS) prescribed under section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder.
3. The company is engaged in the business of "Manufaclunng of Poly Buttons" and therefore has only one reportable segment in accordance with Ind AS 108 "Operating segments"
4. Previous period figures have been regrouped/reclassified wherever necessary.
5. The Statutory Audilor have carried out a Limited Review of the result of the Company.

For Niraj Ispat Industries Limited
Sd/-
CHAITANYA CHAUDHRY
Director Cum CEO
DIN : 06813394

Date : 12.11.2026
Place : Delhi

BONOXI AI LLP (LLPIN: ADA-7577)

G-23, Manesar, Farrukh Nagar, Gurgaon-122506

PUBLIC NOTICE

(Pursuant to Rule 17(3) of the LLP Rules, 2009)

Notice is hereby given that **BONOXI AI LLP (LLPIN: ADA-7577)** having its registered office at G-23, Manesar, Farrukh Nagar, Gurgaon, Haryana, India, 122506, proposes to shift its registered office from the State of Haryana to the State of Uttar Pradesh at H. No. 66, Ganga Vatika, Meerut, UP, 250001 pursuant to the resolution passed by its partners on 12th Nov, 2026.

Any person or creditor whose interest is likely to be affected by this proposed change may submit their written objection, supported by an affidavit stating the nature of interest and grounds of opposition, to the Registrar of Companies, [ROC Haryana] at Registrar of Companies, Haryana, Corporate Bhawan, Plot No.4-B, Sector 27-B, Chandigarh, PIN- 160019, with a copy to the LLP at its existing registered office within 21 days from the date of this publication.

Date: 12-11-2026; For **BONOXI AI LLP**
Place: Manesar Sd/-
Jyoti, Designated Partner; DPIN: 11864214

UFSL

We Support Your Goals

USHA FINANCIAL SERVICES LIMITED

CIN: L74899DL1995PLC068604
Regd. Office: Plot No. 73, First Floor, Patparganj Industrial Area, Delhi - 110092
Corp. Office: 3rd Floor, Plot No. 40, Near Wave Cinema, Kaushambi, Ghaziabad, UP-201012
Phone: 01204320775; **E-mail:** compliance@ushafinancial.com; **Website:** www.ushafinancial.com

NOTICE FOR THE ATTENTION OF THE SHAREHOLDERS OF USHA FINANCIAL SERVICES LIMITED REGARDING THE 3RD EXTRA-ORDINARY GENERAL MEETING OF THE FINANCIAL YEAR 2026-27 TO BE HELD THROUGH VIDEO CONFERENCING (VC) /OTHER AUDIO-VISUAL MEANS (OAVM) AND EVOTING INSTRUCTIONS

NOTICE is hereby given to all the Shareholders of Usha Financial Services Limited that pursuant to the provisions of the Companies Act, 2013 read with General Circular Nos No. 14/2020 dated April 8, 2020, General Circular No. 17/2020 dated April 13, 2020, General Circular No. 20/2020 dated May 5, 2020, General Circular no. 22/2020 dated June 15, 2020, General Circular no. 33/2020 dated September 28, 2020, General Circular no. 39/2020 dated December 31, 2020, General Circular no. 10/2021 dated June 23, 2021, General Circular no. 20/2021 dated December 08, 2021, General Circular no. 03/2022 dated May 05, 2022, General Circular 09/2024 dated September 19, 2024 and General Circular 03/2025 dated September 22, 2025 issued by the Ministry of Corporate Affairs (MCA) and all other applicable laws and circulars issued by MCA and Securities and Exchange Board of India (SEBI), the Company will be conducting its 3rd Extra-Ordinary General Meeting (EGM) on **Tuesday, December 08, 2026 at 4:00 P.M. IST through video conferencing (VC) or other audio visual means (OAVM')**, without the physical presence of members at a common venue, to transact the businesses that will be set forth in the Notice of EGM. The deemed venue for the 3rd Extra-Ordinary General Meetings shall be the registered office of the Company.

In compliance with the Relevant MCA Circulars, the electronic copies of Notice of the 3rd Extra-Ordinary General Meeting (EGM) along with explanatory statement and other information/ disclosures required to be provided therein, have been sent on Friday, November 13, 2026 in electronic mode via email to all the Members of the Company whose email addresses are registered with the Company and/or Depository Participant(s) as on the cut-off date i.e., Friday, November 06, 2026.

Members who have not registered their email addresses are requested to register their email addresses and mobile numbers with their respective depositories through their depository participants.

Members may note that the Notice of EGM along with Explanatory Statement is also available on the Company's website at www.ushafinancial.com , on the website of the stock exchange, i.e., National Stock Exchange of India Limited at www.nseindia.com and e-voting website of National Securities Depository Limited (NSDL) at www.evoting.nsdl.com .

Instruction for remote e-voting and e-voting during EGM:

1. The Company has engaged the services of National Securities Depository Limited (NSDL) to provide the remote e-voting facility, and Skyline Financial Services Private Limited to provide the Video Conferencing platform and to facilitate, manage, and supervise the entire process of conducting the meeting through Video Conferencing, including e-voting, participant management, and processing of data related to the meeting and voting etc.
2. The manner of remote e-voting and voting by Insta Poll by members holding shares in dematerialized mode, physical mode and for members who have not registered their email addresses is provided in the Notice of the EGM and is also available on the website of the company at www.ushafinancial.com , on the website of the stock exchange, i.e., National Stock Exchange of India Limited at www.nseindia.com and website of National Securities Depository Limited ("NSDL") at www.evoting.nsdl.com.
3. Members holding shares in electronic mode are requested to register /update their email address with their respective DPs for receiving all communications from the Company electronically.
4. The members holding shares either in physical form or in dematerialized form as on the cut-off date i.e. Tuesday, December 01, 2026, may cast their vote electronically on the businesses as set out in the Notice of EGM through electronic voting system of NSDL. The voting rights of the members shall be in proportion to their shares of the paid-up share capital of the Company as on cut-off date.
5. All the Members are informed that:

- The remote e-voting facility will be available during the following voting period:
  Commencement of remote e-voting : 09:00 A.M. (IST) on Saturday, December 05, 2026
  End of remote e-voting : 05:00 P.M. (IST) on Monday, December 07, 2026
- The cut-off date for determining the eligibility to vote by remote e-Voting or e-Voting at the EGM is Tuesday, December 01, 2026 and a person who is not a member as on the cut-off date should treat this Notice for information purposes only.
- Any person who becomes a member of the Company after dispatch of the Notice of the EGM and holding shares as on the Cut-Off date for e-voting i.e. Tuesday, December 01, 2026, may obtain the User ID and password in the manner as provided in the Notice of the EGM, which is available on Company's website at www.ushafinancial.com and e-voting website of Skyline Financial Services Private Limited at www.skylinerta.com. Such members may cast their votes using the e-voting instructions, in the manner specified by the Company in the Notice of EGM. However, if the person is already registered with NSDL for remote e-voting, then the existing User ID and password may be used to cast the vote.

6. Members may note that:

- the remote e-voting will not be allowed beyond the aforesaid date and time and the remote e-voting module shall be forthwith disabled by NSDL upon expiry of the aforesaid period.
- the members who have cast their vote(s) by remote e-voting may also attend the EGM but shall not be entitled to cast their vote(s) again at the EGM.
- a person, whose name is recorded in the Register of Members of the Company or in the Register of Beneficial Owners maintained by the Depositories as on the Cut-off date i.e., Tuesday, December 01, 2026 shall only be entitled to cast their vote through Remote E-voting as well as e-Voting at the EGM.

The Board of Directors of the Company has appointed Mr. Rishabh Kumar Jain, Practicing Company Secretary (ACS [65556] | COP [24560]), Proprietor of M/s Rishabh J & Associates, as the Scrutinizer to scrutinize the process for remote e-Voting and e-Voting at the EGM in a fair and transparent manner and he has communicated his willingness to be appointed and will be available for the same purpose. The results of e-voting along with scrutinizer's report will be uploaded on the company's website at www.ushafinancial.com and will be communicated to National Stock Exchange of India Limited, where securities of the company are listed.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call at 022 - 4886 7000 or send a request to Ms. Pallavi Mhatre, Senior Manager, NSDL at evoting@nsdl.co.in.

For Usha Financial Services Limited
Sd/-
Kritika Goswami
Company Secretary & Compliance Officer
Membership No.: A65161

Date: November 14, 2026
Place: New 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

SALE PROCLAMATION

PUNJAB NATIONAL BANK(E-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 & 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 07.01.2027 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 05.01.2027.** 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 06.01.2027**. 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:-

Sl. No.	PROPERTY DESCRIPTION	Reserve Price (In Rs.)	Earnest Money 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/-**

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 **05.01.2027 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 07.01.2027.** 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-II, 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 after the 15th day 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.
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 06.11.2026.

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: 06.11.2026**

E-AUCTION SALE NOTICE

PUNJAB NATIONAL BANK(E-ORIENTAL BANK OF COMMERCE)
VS
M/S TRIVENI INFRASTRUCTURE DEVELOPMENT CO. LTD.

"ORDER"

As per my order dated **06.11.2026**, the under mentioned property will be sold by public e-auction sale on **07.01.2027** in the said Recovery Certificate:-

The auction sale will be "online e-Auctioning" through website https://baanknet.com
Date and Time of Auction: 07.01.2027 between 11.00 am and 12.00 noon
(With extensions of 5 minutes duration after 12.00 noon, if required)

DESCRIPTION OF PROPERTY

Sl 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 05.01.2027**. 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 06.01.2027**. 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 06.01.2027** 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 & 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 **09.12.2026 from 12.00 p.m. to 2.00 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