

**केनरा बैंक Canara Bank**  
Specialised Assets Recovery Management Branch, Plot No. 1, 4th Floor, Circle Office Building, Sector 34-A, Chandigarh

**PUBLIC NOTICE: E-AUCTION FOR ASSIGNMENT OF FINANCIAL ASSETS**  
In terms of the policy of Canara Bank on Sale of Financial Assets and in line with the regulatory guidelines, Canara Bank hereby invites EOI's / counter bids for transfer of Financial Assets to Asset Reconstruction Companies (ARCs) registered with the Reserve Bank of India under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. SCBs, NBFCs, AIFs, SFBs for purchase of **M/s Satia Synthetics Ltd.**, Non-Performing Assets on the terms and conditions indicated on webpage <https://canarabank.com/tenders> under "Swiss Challenge Method".  
It is hereby clarified that confirmation of the name of the successful bidder will be subject to final approval by the Competent authority of **Canara Bank**.

Anchor / Base Bid Price	Term of Sale	Minimum Markup
Rs. 3.84 Crore	100% cash basis	5%

**Time schedule for e Auction:-**

Sr. No.	Particulars	Relevant Date
1.	Newspaper Publication	07.03.2024
2.	Last date for submission of Expression of Interest (EOI)	12.03.2024 till 05:00 P.M.
3.	Due diligence Prospective bidders may start due diligence immediately after submission of EOI and submitting signed Non-Disclosure Agreement (NDA)	From 07.03.2024 to 26.03.2024 (All working days from 10:30 A.M. to 5:00 P.M.)
4.	Preliminary Information Memorandum (PIM) will be shared on the email id mentioned in the EOI	Same Day on the date of receipt of EOI to prospective bidder who has already executed NDA else upon execution of NDA
5.	Informing Name, Mobile number and email address of the Authorised officers for issuance of login credential for participation in the e-bidding process through e-auction portal	26.03.2024 upto 5:00 P.M.
6.	Submission for EMD (for bidders other than ARC)	27.03.2024 upto 11:30 A.M.
7.	Allotment of login credential for participation in the e-bidding process through e-auction portal	27.03.2024 upto 12:30 A.M.
8.	Submission of Bid (Process of e-Bidding)	27.03.2024, 3:30 P.M. to 4:30 P.M.
9.	Completion of documentation formalities and payment to be made	Within 2 working days from date of letter of acceptance to successful bidder or Final approval from the competent authority of the Bank whichever is later.

EOI can be sent through email at [cb5220@canarabank.com](mailto:cb5220@canarabank.com) and / or could be sent by post / hand delivered to **Authorised Officer, Canara Bank, ARM Branch, Plot No. 1, 4th Floor, Sector 34-A, Chandigarh-160022**. Contact Person - **Shri Ranjeet Kumar, Authorised Officer, Mobile No.: 8727971300**.  
Canara Bank will not be responsible / liable in case of non receipt of EOI for the reasons beyond the control of the Bank. Interested parties are expected to take efforts to find out the status of communication sent by them to Canara Bank to ensure their participation in the auction process.

**Major terms and Conditions:-**

- Bank will transfer the NPA loans under Swiss Challenge method based on an existing offer as Anchor Bid who will have the right to match the highest bid. **No counter bid crosses the minimum markup specified in the web notice / auction notice, the base bid becomes the winning bid, subject to the final approval by the Bank.**
- Accounts will be transferred / assigned along with underlying securities on "AS IS WHERE IS" and "AS IS WHAT IS" BASIS and "WITHOUT RECOURSE" to the Bank. Bank will not assume any operational, legal or any other type of risks relating to the transfer of loan exposure.
- The e-bidding process if required will be conducted through <https://indianbanksaleauction.com/> (M/s Canbank Computer Service Ltd.). The e-bidding process shall be subject to terms and conditions contained in the web notice also made available at <https://canarabank.com/tenders>.
- For any other further clarification with regard to Data room, Terms and conditions of the auction, submission of EOI / Bids kindly contact - **Shri Ranjeet Kumar, Authorised Officer, Canara Bank, ARM Branch, Plot No. 1, 4th Floor, Sector 34-A, Chandigarh-160022**.  
Date: 07.03.2024 Place: Chandigarh **AUTHORISED OFFICER**

**Utkarsh Small Finance Bank**  
**Aapki Ummeed Ka Khaata**  
(A Scheduled Commercial Bank)

Zonal Office: S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazaar, Near Mahavir Mandir, Varanasi - 221 002.  
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP - 221 105.

**POSSESSION NOTICE FOR IMMOVABLE PROPERTY**

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under 13(12) read with rule 3 of Security interest (enforcement) rules 2002, the authorised officer issued a Demand notice on the dates against each account as mentioned hereinafter, calling them to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers and the public in general that the undersigned has taken Possession of the properties described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 8 of the said rules on the dates mentioned against each account.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of **UTKARSH SMALL FINANCE BANK LIMITED** for the amounts and interests thereon mentioned against each account herein below.

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of the section 13 of the Act, in respect of the time available, to redeem the secured assets.

Sr. No.	Name of the Account	Name of the Borrower, Co-Borrower, Mortgagor & Guarantor	Date of Demand Notice	Date of Possession	Amount Outstanding as on the date of Possession Notice
1	1362060000002009	Mr. Sumindra Kumar (Borrower) Mrs. Keshmati Devi (Guarantor/Mortgagor)	20/11/2023	05/03/2024	₹ 8,02,904/- as on 01/03/2024
2	1363050000006033	Mr. Amarpal Yadav (Borrower/Mortgagor) Mrs. Manju Yadav (Co-Aplicant)	21/12/2023	04/03/2024	₹ 22,28,668/- as on 01/03/2024

**Description of Property/ies:** All that part and parcel of the residential property situated at Araj No-233, Area 026 Hec I.e. 268.04 Sq mtr i.e. 2884.11 Sq. Ft. Mouja- Khajuriya Tappa- Kachuar Pargana- Salempur Majhali Teh. & District Deoria U.P. -274001 Bounded as: East: Land of Matiwar West: Land of Aafati. North: Land of Billar & Other South: Land of Gorakh.

**Description of Property/ies:** All that part and parcel of the residential property situated at Araj No 386/0 420 Hect. Out of which Area 1800 Sq. Fts. i.e. 167.28 Sq. Mts. Villegge/moh. Tahipur Pargana Kariyatodst, Tehsil Sadar, District Jaunpur-222131 Bounded as: East: H/o Ashish West: H/o Hari Prakash. North: L/o Monu South: Chak Marg.

Date: 07/03/2024 Place: Varanasi  
Sd/- (Authorized Officer) Utkarsh Small Finance Bank Ltd.

**DEMAND NOTICE**  
Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the said Act), read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002 (the said Rules), in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the said Rules, the Authorised Officer of IFL Home Finance Ltd. (IFL HFL) (Formerly known as India Infoline Housing Finance Ltd.) has issued Demand Notices under section 13(2) of the said Act, calling upon the Borrower(s), to repay the amount mentioned in the respective Demand Notice(s) issued to them in connection with above, notice is hereby given, to the Borrower(s) to pay within 60 days from the date of publication of this notice, the amounts indicated herein below, together with further interest from the date(s) of Demand Notice till the date of payment. The detail of the Borrower(s), amount due as on date of Demand Notice and security offered towards repayment of loan amount are as under:-

Name of the Borrower(s) / Guarantor(s)	Demand Notice Date & Amount	Description of secured asset (immovable property)
Mr. Rajbir, Mrs. Gyan Devi, Rajbir Dairy Farm (Prospect No IL10346434)	05-March-2024 (Rupees 6,00,000/-)	All That Piece And Parcel Of The Property Being Property Comprising In Khata No. 45/26, Khatooni No. 48 Bearing Khata No. 99/14/8 - 01/6/01/17/8-02/5-7, 100/16/0-01/17/7-12/20/2/3- 18/21/17-2/22/1(0-2/24/8-0/25 (8-0), Situated At Village Mundhal Khurd, Tehsil And Dist. Bhiwani, Haryana, 127014 Area Addressing in (Sq. Ft.) Property Type: Land, area, Built up area, Carpet area Property Area: 816.00, 805.00, 844.00 Bounded By: North: Property Of Balwan S/o, Street East: House Of Dhooop Singh West: House Of Bhim Singh

If the said Borrowers fail to make payment to IFL HFL as aforesaid, IFL HFL may proceed against the above secured assets under Section 13(4) of the said Act, and the applicable Rules, entirely at the risks, costs and consequences of the Borrowers. For further details please contact to Authorised Officer at Branch Office: IFL HFL Vipul Arora Mail, First Floor, Office No. 129 A to 129 D, Sector 28, M.G. Road, Gurgaon, Pin Code: 122002, Haryana, Jai Corporate Office: IFL Tower, Plot No. 98, Udyog Vihar, Ph-IV, Gurgaon, Haryana.  
Place: Bhiwani Date: 07.03.2024 Sd/- Authorised Officer, For IFL Home Finance Ltd.

**pnb Housing Finance Limited**  
Ghar Ki Baat

Regd. Office: 9th Floor Antriksh Bhawan, 22, K. G. Marg, New Delhi-110001  
Ph.: 011-23445200, Website: [www.pnbhousing.com](http://www.pnbhousing.com) CIN NO.: L65922DL1988PDC033856

**NOTICE FOR SHIFTING OF PREMISES**  
**TO WHOMSOEVER IT MAY CONCERN**  
This is the notice to the General Public that we are shifting following office premises on or before dated 6th June 2024.

**CURRENT ADDRESS**  
PNB Housing Finance Limited F-236, Balmev Plaza, Delhi Road, Model Town, Rohtak, Haryana  
**NEW ADDRESS (POST SHIFTING)**  
PNB Housing Finance Limited G12A, Sai Square Complex, Sheela By-Pass Rohtak, Haryana - 124001  
Sd/-, Authorised Officer, PNB HOUSING FINANCE LIMITED

**SMFG INDIA CREDIT COMPANY LIMITED**  
(formerly Fullerton India Credit Company Limited)  
Corporate Office: 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Masity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
E-Auction Sale Notice of 15 days for Sale of Immovable Asset(s) Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 physical possession of which has been taken by the Authorised Officer of SMFG India Credit Company Limited (Formerly Fullerton India Credit Co. Ltd.)/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27.03.2024 at 11:00 am to 01:00 pm (with unlimited extensions of 5 minute each), for recovery of Rs.33,58,895/- (Rupees Thirty Three Lakh Fifty Eight Thousand Eight Hundred Ninety Five Only) as on 04.08.2021 and further interest and other expenses thereon till the date of realization, due to SMFG India Credit Company Limited (Formerly Fullerton India Credit Co. Ltd.)/Secured Creditor from the Borrowers and Guarantor(s) namely **ANJALI PRINT ART, RAJ KUMAR, JYOTI RANI**.  
The reserve price will be Rs.19,44,000/- (Rupees Nineteen Lakh Forty Four Thousand Only) and the Earnest Money Deposit (EMD) will be Rs. 1,94,400/- (Rupees One Lakh Ninety Four Thousand Four Hundred Only) The last date of EMD deposit is 26.03.2024.

**Description of Immovable Property: PROPERTY ID NO.135C128U312 SITUATED AT 533/18, NEW TARA NAGAR SONIPAT TEHSIL SONIPAT HARYANA. HOUSE MEASURING 100 SQ YDS .AND BOUNDED WITH DIMENSION AS UNDER- EAST :- HOUSE OF SANTALAL WEST:- STREET NORTH :-HOUSE OF TRILOK SOUTH:- STREET**

For detailed terms and conditions of the sale, please refer to the link provided in SMFG India Credit Company Limited (formerly Fullerton India Credit Co. Ltd.)/Secured Creditor's website i.e. [www.smfgindia.com](http://www.smfgindia.com)  
Place: SONIPAT HARYANA Date: 07.03.2024 Sd/-, Authorised Officer, SMFG India Credit Company Limited (formerly Fullerton India Credit Co. Ltd.)

**यूनियन बैंक Union Bank of India**  
ASSET RECOVERY MANAGEMENT BRANCH: 21, Veena Chambers, Mezzanine Floor, Dalal Street, Mumbai-400 001, MH. E-mail: [srb.msm@unionbankofindia.com](mailto:srb.msm@unionbankofindia.com) Website: [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in)

**Appendix IV POSSESSION NOTICE (Rule 8 (1)) (For immovable property)**  
WHEREAS, the undersigned being the Authorized Officer of Union Bank of India, Asset Recovery Management Branch, Mumbai under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice Dated 30.12.2021 calling upon Borrower / Mortgagor / Guarantor of A/c M/s. Raiser Tech Services Ltd., to repay the amount mentioned in the Notice being ₹ 1,63,46,336.52 (Rs. One Crore Sixty Three Lakh Forty Six Thousand Three Hundred Thirty Six & Paise Fifty Two Only) together with interest (excluding costs) mentioned thereon within 60 days from the date of receipt of the said notices.  
The Borrower / Mortgagor / Guarantor having failed to repay the amount, notice is hereby given to the Borrower / Mortgagor / Guarantor and the Public in General that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 9 of the said Rules on the 06th day of March 2024.  
The Borrowers / Mortgagor / Guarantor 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 Union Bank of India, Asset Recovery Management Branch, Veena Chambers, Dalal Street, Fort, Mumbai-400 001 for an amount of ₹ 1,63,46,336.52 (Rs. One Crore Sixty Three Lakh Forty Six Thousand Three Hundred Thirty Six & Paise Fifty Two Only) and interest thereon.  
The borrower's attention is invited to the provisions of sub-section (8) of the section 13 of the Act, in respect of the time available, to redeem the secured assets.

**Description of Secured Asset**  
All that piece & parcel of House No. S 5/38-89, Plot No. 9, 10 & 12, Vinhya Vasini Nagar Colony, Ardi Bazar, Ardi Bazar Secd, Pargana Shivpur, VSI Shivpur S. O., Varanasi, UP 221003 Admn. 2113 Sq. Ft. standing in the name of Mrs. Malvi Singh W/o. Mr. Tirathraj Singh for which boundaries are as follows as per actual \* Boundries : \* North : House of Suryabhan Singh; \* South : House of Anil Kumar; \* East : Govt. Hospital (State Employees Hospital); \* West : 30 feet wide road; \* Boundries of property as per deed - \* North : Plot No. 90; \* South : Plot No. 88; \* East : Vacant Land \* West : Road.

Sd/-  
**Mr. Vikash Anand**  
Chief Manager & Authorised Officer,  
UNION BANK OF INDIA,  
Date: 06.03.2024 Place: Maharashtra

**IndusInd Bank**  
Registered Office: IndusInd Bank Limited, 2401 Gen. Thimmaya Road (Cantonment), Pune - 411 001, India.  
Zonal Office: Financial Restructuring & Reconstruction Group, 11th Floor, Hyatt Regency Complex, New Tower, Bhikaji Cama Place, New Delhi-110066

**AUCTION SALE NOTICE UNDER SARFAESI ACT 2002**  
Sale Notice for selling 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 to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of IndusInd Bank Limited, the Secured Creditor, will be sold through public auction on "As and where is basis", "as is what is basis", whatever there is there is basis" and "No recourse Basis" on 16th April, 2024 for recovery of the amount mentioned below together with further interest, cost & expenses etc; due to the Secured Creditor from Borrowers/Guarantors/Mortgagors. The sale of the below mentioned properties shall be conducted by way of E-auctions through web portal: [www.bankauctions.com](http://www.bankauctions.com)

Name of Account/ Mortgagors/ Guarantors	Total Liabilities:	Date/ Time of inspection of property
1. M/s Bax International (Borrower and Mortgagor) through its partners: Mr. Darpan Dadu and Mr. Parveen Dadu, Industrial Area -C, General Mohan Singh Road, opposite Poddar Tyres, G.T. Road, Ludhiana, Punjab- 141017. 2. Mr. Praveen Dadu (Guarantor & Mortgagor) S/o Sh. Giridhari Lal Dadu, House No. 78, Near Punjab Kesari Office, Green field, Pakhowal Road, Ludhiana, Punjab- 141002. 3. Mr. Darpan Dadu (Guarantor) S/o Sh. Praveen Dadu, House No. 78, Near Punjab Kesari Office, Green field, Pakhowal Road, Ludhiana, Punjab- 141002. 4. Mrs. Pooja Dadu (Guarantor) W/o Sh. Darpan Dadu, House No. 78, Near Punjab Kesari Office, Green field, Pakhowal Road, Ludhiana, Punjab- 141002. 5. Mrs. Neeru Dadu (Guarantor) W/o Sh. Praveen Dadu, House No. 78, Near Punjab Kesari Office, Green field, Pakhowal Road, Ludhiana, Punjab- 141002.	Rs. 10,34,83,824.48 as on 31.03.2023 and interest thereon other charges thereon from 01.04.2023.	13th March, 2024 from 10:30 AM till 11:30 AM

**Lot No. Details of properties**

Lot No.	Details of properties	Reserve Price EMD Bid increase amount	Date & time of E-Auction	Last Date of Bid Submission
1.	All that the piece and parcel of residential property having Municipal Corporation Number B-18/3652/68, (Comprising of Khata No. 1795/2000, Khata No. 741/24/2 as entered in the Jamabandi for the years 2000-2001 of taraf Kharaba Hadast No. 161 Tehsil and District Ludhiana) Green field, Model Gram, Ludhiana, Punjab in the name of Mr. Parveen Kumar Dadu. Area 210 Sq. Yards.	Rs. 195.90 Lakh Rs. 19.50 Lakh Rs. 50,000/-	16.04.2024 from 11:00 AM to 12:00 Noon	15.04.2024 up to 5:00 PM

**Name and contact details of Authorised Officer- Mr. Nitin Mahajan, Mobile No. 9717375920, E-Mail: [Nitin.Mahajan@indusind.com](mailto:Nitin.Mahajan@indusind.com).**

**TERMS & CONDITIONS:** 1. The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & password. The EMD shall be payable through NEFT / RTGS in the following Account: 00053564604005, IFSC Code - INDB0000005 or through Demand Draft to be made in the name of Sundry account Asset Management latest by 5:00 PM on or before the dates mentioned in the table above. Please note that the Cheques shall not be accepted as EMD amount. 2. The Bank shall however not be responsible for any outstanding statutory dues / encumbrances / tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of properties) & to inspect & satisfy themselves. Property can be inspected strictly as per the date & time given by Authorised Officer. 3. The intending bidders who have deposited the EMD and require assistance in creating login ID & password, uploading data, submitting bid, training on e-bidding process etc., may contact our service provider M/s C1 India Private Limited, Helpline Nos. 0124-4302020 / 2021 / 2022 / 2023 / 2024, Mr. Mithalesh Kumar, Mobile No. +91-7080804466, Email: [support@bankauctions.com](mailto:support@bankauctions.com) and for any property related query may contact the Authorised Officer as mentioned above in office hours during the working days (10 AM to 5 PM). 4. The bids bid shall be subject to approval of IndusInd Bank Limited. Authorised Officer reserves the right to accept / reject all or any of the offers; bids so received without assigning any reasons whatsoever. His decision shall be final & binding. 5. For detailed terms and conditions refer to the Bank's website [www.indusind.com](http://www.indusind.com) and [www.bankauctions.com](http://www.bankauctions.com).

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) & RULE 9(1) OF THE SARFAESI ACT, 2002**  
The borrower / guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance due, if any, will be recovered with interest and cost.  
Date: 07.03.2024 Place: Ludhiana (Punjab) Authorised Officer, IndusInd Bank Ltd.

**Form No.INC-25A**  
Advertisement to be published in the newspaper for conversion of public company into a private company  
Before the Regional Director Ministry of Corporate Affairs Chandigarh, Region in the matter of the Companies Act, 2013, section 14 of Companies Act, 2013 and rule 41 of the Companies (Incorporation) Rules, 2014 AND  
In the matter of LONGOWALIA YARNS LIMITED having its registered office at G.T. ROAD, DORAHA, LUDHIANA PUNJAB, PUNJAB, India, 000000.  
Notice is hereby given to the general public that the company intending to make an application to the Central Government under section 14 of the Companies Act, 2013 read with aforesaid rules is desirous of converting into a private limited company in terms of the special resolution passed at the Annual General Meeting/ Extra Ordinary General Meeting held on February 01/02/2024 to enable the company to give effect for such conversion. Any person whose interest is likely to be affected by the proposed change/status of the company may deliver or cause to be delivered or send by registered post of his objections supported by an affidavit stating the nature of his interest and grounds of opposition to the concerned Regional Director (complete address of the Regional Director to be given), within fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below.  
For and on behalf of the Applicant **LONGOWALIA YARNS LIMITED** **PARMOM KUMAR PARI** DIN: 08535543 ADDRESS: G.T. ROAD, DORAHA, LUDHIANA DATE: 06-03-2024 PUNJAB, PUNJAB, PLACE: LUDHIANA Punjab, India, 000000

**PUNJAB & SIND BANK**  
(A Govt. of India Undertaking)  
BRANCH OFFICE: SALEM TABRI, LUDHIANA

**[RULE 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)**  
Whereas the Undersigned being "Authorized Officer" of Punjab & Sind Bank, Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in Exercise of power conferred under section 13 (2) & 13(12) read with rule 8 & 9 of security interest (Enforcement) Rules, 2002. Issued a demand notice under Section 13(2) of SARFAESI Act 2002 calling upon the following Borrower(s)/Guarantor(s) to repay the amount mentioned in notice within 60 days of the date of receipt of the said notice.  
The Borrower(s)/Guarantor(s) having failed to repay the amount notice is hereby given to the borrower(s)/Guarantor(s) and the public in general that the undersigned has taken Physical Possession of the property described here below in Exercise of the power conferred on him/her under section 13(4) of said ACT read with rule 8 & 9 of the said rules.  
The Borrower(s)/Guarantor(s) in particular & the public in general is hereby cautioned not to deal with the said property and dealing with the property will be subject to the charge of the Punjab & Sind Bank, for an amount mentioned here in below, besides interest and other charges/expenses against account.  
The Borrower(s)/ Guarantor(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 asset(s).

Name of the Borrower(s)/Guarantor(s)	Description of Immovable Property/ies	Date of Demand Notice	Date of Possession	Outstanding Amount
Borrower : 1. Sh. Arvind Arora S/o Sh. Hans Raj Arora. 2. Seema Arora W/o Arvind Arora, Both R/o House No. 34, Street No. 2, New Bhagat Singh Colony, Near Hazuri Bagh Colony, P.O. Bhattian Bet, Ludhiana. Guarantor : Sh. Naresh Kumar S/o Sh. Sushil Kumar, R/o 1418, Indira Colony, Rahon Road, Ludhiana.	Land & building measuring 150 sq. yards comprising in Khata No. 16/10/1, 11/2/2, 12/1/1, 13/1/2, 14/1, Khata No. 3601/382/1 as per Jamabandi of the House No. 34, Street No. 2, New Bhagat Singh Colony, Near Hazuri Bagh Colony, Tehsil & District Ludhiana Registered with Sub Registrar Ludhiana vide Vaska No. 17527 dated 22.02.2013 in the name of Sh. Arvind Arora.	01.11.2021	05.03.2024	Rs. 15,32,632.61 (Rs. Fifteen Lacs Thirty Two Thousand Six Hundred Thirty Two & Paise Sixty One Only) as on 30.09.2021 plus further interest and other charges accrued thereon w.e.f. 01.10.2021.

Date: 06.03.2024 Place: Ludhiana Authorised Officer

**CAPRI GLOBAL CAPITAL LIMITED**  
Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013  
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

**APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]**  
**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) and 9 (1) 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 Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Harinder Singh ("Borrower") 2. Mrs. Renu 3. Mrs. Krishna Devi (Co-borrower) LOAN ACCOUNT NO. LNMEUL000014056 Rupees 23,245/- (Rupees Twenty Three Lacs Thirty Seven Thousand Two Hundred Forty Five Only) as on 21.06.2023 along with applicable future interest.	All Piece and Parcel of M.C.No. B-II-1267, area measuring 11.18 Sq Yds., Main Damera Bridge Road, Near Deepak Cinema Road, Ludhiana, Punjab. Boundaries as under:- East :- Common Rasta, West :- Other's Property, North :- Damera Pull Road, South:- Other's Property	1. E-AUCTION DATE: 22.03.2024 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 21.03.2024 3. DATE OF INSPECTION: 20.03.2024	RESERVE PRICE: Rs. 8,00,000/- (Rupees Eight Lacs Only). EARNED MONEY DEPOSIT: Rs. 80,000/- (Rupees Eighty Thousand Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. [www.Capriglobal.in/auction/](http://www.Capriglobal.in/auction/)  
**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-**

- The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- Particulars of the property / assets / viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ.
- E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids.
- Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
- The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failure etc.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ram Kumar Mob. 8000023297. Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net).
- For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
- For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 21-Mar-2024.
- The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited Regional Office Plot no. 9B, 2nd Floor, Pusa Road, Rajinder Place, New Delhi 110 060 latest by 03:00 PM on 21-Mar-2024. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account No. \_\_\_\_\_ (as mentioned above) for property of "Borrower Name".
- After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding / auction proceedings at the date and time mentioned in E-Auction Sale Notice.
- Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
- Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
- Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Capital Limited, Regional Office/Plot no. 9B, 2nd Floor, Pusa Road, Rajinder Place, New Delhi 110 060 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.
- In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
- Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
- Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- The Authorised officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
- The decision of the Authorised Officer is final, binding and unquestionable.
- All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
- Movable item (if any) lying in the property is not offer with sale.
- For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Sushil Gupta Mo. No. 7400445137 and for further inquiry Ms. Kalpana Chetanwala-7738039346.
- This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

**Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Capital Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.**  
Place : LUDHIANA Date : 07-MARCH-2024 Sd/- (Authorised Officer) Capri Global Capital Ltd.

**KVB Karur Vysya Bank**  
Asset Recovery Branch, No.6, 3rd Floor, Opp: Metro Pillar No: 80, Pusa Road, Karol Bagh, New Delhi - 110 005  
Mob: 7823919520

**E-AUCTION NOTICE - E-AUCTION ON 16.04.2024**  
**PUBLIC NOTICE FOR SALE OF REAL IMMOVABLE PROPERTY UNDER SARFAESI ACT, 2002**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and