

BrahMos Aerospace Private Limited

TENDER NOTICE

BrahMos Aerospace invites Expression of Interest for Mission Critical and Onboard Systems (Electrical, Electronics and Electro-Mechanical Devices).

These documents are uploaded on our website www.brahmos.com

For any clarifications : write to us at contracts@brahmos.com

HoD Commercial
On Behalf of CEO & MD
BrahMos Aerospace

BrahMos Aerospace Private Limited

TENDER NOTICE

BrahMos Aerospace invites Expression of Interest for parties for Development of Metallic Air Frame Sections.

The EO and Demand Notification for same are uploaded on BrahMos Website www.brahmos.com

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HoD Commercial
On Behalf of CEO & MD
BrahMos Aerospace

GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE : GICHFL, National Insurance Building 6th Floor, 14, Jamshejdi Tata Road, Churchgate, Mumbai – 400020. Tel No- 022-43041900. Email: investors@gichf.com, corporate@gichf.com Website : www.gichfindia.com

ANCH OFFICE : 104-105, Plot No. P-1, 1st Floor, Vishal Chamber Sector-18, Noida-201301. Tel : 0120-2511751

Branch Mail Id: noida@gichfindia.com / Authorized Officer Name : **Lohit Tata - 8383075060 / 8744090081**

E-AUCTION SALE NOTICE

E-AUCTION DATE : 12.06.2025 / Last Date for Bid Submission : 11.06.2025

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken **PHYSICAL/SYMBOLIC POSSESSION** of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	Loan File No / Name of the Borrower / Co Borrower / Guarantor Name	Property Address / Property Area (built up in Sq Ft)	Demand Notice Issued Date	Date of Physical Possession	Total Outstanding as on 24.02.2025 (Incl.POS,Interest and Other charges) (In Rupees)	Reserve Price (In Rupees)
1	UP0210610001951 / RAVI KUMAR	Gut No. Kh No 170, Building Name : Mahak Residency, House No: B-19, Floor No: Ground, Plot No: Khasra No- 170, Street Name: G.T. Road, Street No: Nil, Sector Ward No: Nil, Land Mark: Bulandshahar Road, Village : Accheja, Location: Accheja, Taluka: Gautam Budh Nagar, State : Uttar Pradesh, Pin Code : 203207 Built Up Area 605 Sq. Ft.	14.09.2017	26.07.2023	3914968/-	1562750/-
2	DL0210610003628 / REENA CHAUHAN	Gut No:KH- 1151/3 Min, Building Name:XXX, House No: Pvt Flat-14, Floor N: First, Plot No: Plot-T-29, Street Name Mehrauli, Street No:XXX, Sector Ward No: Ward-6, Land Mark: Hanuman Mandir, Village: Hauz Khas, Location Mehrauli Taluka: Delhi, State: Delhi, Pin Cod: 110030, Built Up Area Of The Flat 580 Sq. Ft.	08.12.2022	23.12.2024	2022445/-	2011150/-
3	UP0210610002703 / HEMANT LOHANI	Kh No-152B, Building Name: Sai Upwan, House No: Tf- 1, Floor No:3F, Plot No:B-1, Land Mark, Gaur Avuanue City- 1, Village Yusufpur Chakashberi, Location: Noida, Taluka:Gb Nagar, State:Uttar Prades, Pin Code: 201301, Built Up Area Of The Flat 524 Sq. Ft.	01.09.2021	06.03.2025	2384435/-	1523268/-
4	UP0210610002485 / DHIRENNDRA KUMAR MOHANTA	Khasra No 151B, Building Name: Sai Upwan, House No: Flat No D, Floor No: First, Plot No:A-5 6 7, Street Name: Yusuffpur, Sector Ward No: Chakshaberi, Land Mark: Gaur Avenue City 1, Village: Yusuffpur, Location: Noida, Taluka: Gautam Budh Nagar, State: Uttar Pradesh, Pin Code:201301, Built Up Area Of The Flat 405 Sq.Ft.	01.07.2021	06.03.2025	1203775/-	1235048/-
5	UP0211300103647 / UP0210610002553 / SHYAM SUNDER CHAUHAN	Gut No: Khasra No-1146, Building Name: Hindon Yamuna Sekhari Awas Samit, House No: 8, Floor No: Second, Plot No: B-52, Street Name: Hindon Vihar, Land Mark: Opposite Kesar Garden, Village: Barola, Location: Dabri, Taluka: Dabri, State Uttar Pradesh, Pin Code: 203207, Built Up Area Of The Flat 630 Sq. Ft.	07.12.2017	27.01.2021	1861428/-	1316700/-
6	UP0210610001778 / SURINDER PAL SETIA	House No- L-03, Floor No: Upper Gr, Plot No: C-61 Block-C, Street Name: Shalimar Garden Ext II, Land Mark: Near Hdfc Bank, Location: Sahibabad, Taluka: Sahibabad, State: Uttar Pradesh, Pin Code: 201005, Built Up Area Of The Flat 475 Sq.Ft.	16.02.2017	27.01.2021	3324919/-	1534250/-
7	UP0210610001858 / SANJEEV KUMAR VERMA	House No: Flat No. GF-3, Floor No: Ground, Plot No: NKP-34, Street Name: Back Side, Sector Ward No: Nayay Khand-I, Land Mark: Near Sai Mandir, Village: Indrapuram, Location: Vasundhra, Taluka: Ghaziabad, State: Uttar Pradesh, Pin Code: 201012, Built Up Area Of The Flat 350 Sq.Ft.	07.12.2020	18.10.2022	2980745/-	1280125/-
8	UP0210610002007 / ANOOP KUMAR ROY	Gut No: :House No: SF-1, Floor No: Second, Plot No: E-38, Street Name: Sai Upwan, Sector Ward No: Chak Sahberi, Land Mark: Gaur Avuanue City-1, Village: Yusufpur, Location: Behrampur, Taluka: Gautam Budh Nagar, State: Uttar Pradesh, Pin Code: 203207, Built Up Area Of The Flat 362 Sq.Ft.	21.06.2021	25.02.2023	1502227/-	859750/-
9	UP0210610002116 / SUNITA SAHA	Gut No: House No: D-4, Floor No: Third, Plot No: E-30, Street Name: Sai Upwan, Sector Ward No: Khasra No 157-A, Land Mark: Near Gaur Avuanue City-1, Village: Yusufpur Chaksaberi, Location: Noida, Taluka: Gautam Budh Nagar, State: Uttar Pradesh, Pin Code: 201301, Built Up Area Of The Flat 450 Sq.Ft.	20.11.2018	25.02.2023	1970616/-	1068750/-
10	UP0210610002156 / MERAZUDDIN KHAN	Gut No: Building Name: Mahak Residency, House No: Sf-B, Floor No: Second, Plot No: B-67, Street Name: Khasra No-170, Land Mark: Bulandshahar Road, Village: Accheja Pargana, Location: Achheja, Taluka: Gb Nagar, State: Uttar Pradesh, Pin Code: 203207, Built Up Area Of The Flat 675 Sq.Ft.	26.07.2021	23.08.2024	1251947/-	1506937/-
11	UP0210610002234 / DURGESH KUMAR GUPTA	Gut No: Khasra No-155A -156A, Building Name: Sai Upwan, House No: Ug-4, Floor No: Upper Gr, Plot No: E-6-E-7, Street Name: Yusufpur, Land Mark: Gaur Avuanue City-1, Village: Yusufpur Chaksaberi, Location: Noida, Taluka: Noida, State: Uttar Pradesh, Pin Code: 201301, Built Up Area Of The Flat 430 Sq.Ft.	16.02.2017	27.01.2021	2550217/-	1021250/-
12	UP0210610002245 / KUMAR RISHABH	Gut No: 155A 156A, Building Name: Sai Upwan, House No: S-4, Floor No: Second, Plot No: E-6-7, Land Mark: Gaur Avuanue City-1, Village: Yusufpur Chaksaberi, Location: Dabri, Taluka: Dabri, State: Uttar Pradesh, Pin Code: 203207, Built Up Area Of The Flat 450 Sq.Ft.	16.02.2017	27.01.2021	2697975/-	1068750/-
13	UP0210610002252 / SHADAB ALAM	Gut No: 156A, Building Name: Sai Upwan, House No: C, Floor No: First, Plot No: F-3 -4, Land Mark: Gaur Avuanue City - 1, Village: Yusufpur Chaksaberi, Location: Noida, Taluka: Gautam Budh Nagar, State: Uttar Pradesh, Pin Code: 201301, Built Up Area Of The Flat 387 Sq. Ft.	26.07.2021	25.02.2023	1701883/-	882360/-
14	UP0210610003001 / PRATIBHA	Gut No: Kh No-156A, House No: FF-E, Land Mark: First, Plot No: F-3-F-4, Street Name: Sai Upwan, Land Mark: Gaur Avuanue City-1, Village: Yusufpur Chakashberi, Location: Noida, Taluka: Dabri, State: Uttar Pradesh, Pin Code: 201301, Built Up Area Of The Flat 387 Sq. Ft.	21.06.2021	26.07.2023	1554499/-	882360/-
15	UP0210610003424 / RAVINDRA DHIRAJLAL JOSHI	Gut No: Kh No-80, Building Name: Unione Residency, House No: Flat No-I, Floor No: First, Plot No: 65-66-67-68, Street Name: Royal Tower-3, Land Mark: Green Hotel, Village: Akbarpur Behrampur, Location: Bharat Nagar (Ghaziabad), Taluka: Ghaziabad, State: Uttar Pradesh, Pin Code: 201010, Built Up Area Of The Flat 425 Sq.Ft.	21.06.2021	22.11.2022	1684535/-	1170875/-

DATE OF E-AUCTION & TIME : 12-06-2025 at the Web-Portal (<https://www.bankauctions.in>) from 3.00 PM TO 04:00 PM. with unlimited extensions of 5 minutes each.

Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHF Office at 11-06-2025 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHFL invites OFFERS EITHER in sealed covers/ or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

- TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-**
- E-Auction is being held on "As is where is Basis", "As is what is Basis", "Whatever there is And "Without Any Recourse Basis", and will be conducted "Online". The E-Auction will be conducted through GICHF approved E-auction service provider "M/s. 4closure"
 - The intending bidders should register their names at portal <https://bankauctions.in/> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. 4closure, # 605 A, 6th Floor Maitrainvan, Ameerpet, Hyderabad – 500038, Telangana. Office Land Line No: 040-23736405; Backend team : 8142000062 / 66, Mr. Prakash - 8142000064 / 8142000725, prakash@bankauctions.in, Mr. Shailendra Kumar, Asst. Manager, Mobile No. 9515160061 Email : shailendra@bankauctions.in For Property enquiries, Contact : LOHIT TATA - 8383075060 / 8744090081
 - The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
 - Every bidder is required to have his/her own email address in order to participate in the online E-auction.
 - Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHFL, he will have to express his/her interest to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
 - The aforesaid properties shall not be sold below the reserve price mentioned above.
 - Intending bidders are required to deposit Earnest Money Deposits/ (EMD) @ 10% of the above/said respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: **Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code : UBIN0800511.**
 - The said Deposits/ shall be adjusted in the case of successful bidders, otherwise refunded. The said earnest money deposit/s will not carry any interest.
 - The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal <https://bankauctions.in/> along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
 - That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
 - The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in confirmation of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
 - Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price.
 - The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
 - The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
 - The notice is hereby given to the Borrower/s, Mortgagor/s and Guarantor/s that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAUCTION Sale.
 - Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
 - The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
 - GICHFL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and without any recourse basis.
 - In case the borrower/s/mortgagor approaches GICHFL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHFL shall accept the amount and hand over the possession to mortgagor
 - The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Office is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
 - Minimum Bid Incremental value is Rs.10,000/-

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s.4 closure and website <https://bankauctions.in>.

For GIC Housing Finance Ltd.
Sd/-
Authorised Officer

Date : 28.05.2025
Place : NOIDA

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-I, DELHI, 4th FLOOR, JEEVAN TARA BUILDING, PARLIAMENT STREET, NEW DELHI-110001.

R.C. No. 603/2023

INDIAN OVERSEAS BANK VS M/S SWASTIK INDUSTRIES

PROCLAMATION OF SALE UNDER RULE 38, 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.

(CD1) M/S SWASTIK INDUSTRIES AND ITS PARTNERS, 67, BADLI INDUSTRIAL ESTATE, PHASE-II, DELHI. (CD2) SUBHASH SHROFF (CD3) NAVAL MAGHAN (CD4) TAJISH SINGH (CD5) NEERAJ MAGAN (CD6) NEERAJA MAGAN (CD7) RAAJ DULARI (CD2) TO (CD7) ARE AT: B-108, DERAWAL NAGAR, NEW DELHI. (CD8) SARWAN SINGH BHATIA, 215, PEERANAND COLONY, MUKHERJEE NAGAR, DELHI. (CD9) USHA MAGAN, 3/29, KHANARI ROAD, AGRA, (CD10) JITENDER KANTA CHAWLA, B-267, 1ST AND 210 FLOOR, DERAWAL NAGAR, NE DELHI-110009 (CD11) MIS RAAJ WIRES, 67, BADLI INDUSTRIAL ESTATE, PHASE-I, DELHI.

1. Whereas Transfer Recovery Certificate No. 603/2023 in OA No. 4 of 2016 drawn by the Presiding Officer, Debts Recovery Tribunal-I for the recovery of a sum of Rs. 38,47,65,993.00, together with costs and future interest @ 14.45% p. a., from the date of filing of OA i.e. 21/12/2015 till its realization and also to pay cost as per the Certificate debtors together with costs and charges as per recovery certificate.

2. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

3. And whereas there will be due there by under a sum of Rs. 38,47,65,993.00, together with costs and future interest @ 14.45% p. a., from the date of filing of OA i.e. 21/12/2015 till its realization and also to pay cost, Notice is hereby given that in absence of any order of postponement, the property/properties as under shall be sold by e-auction and bidding shall take place through "On line Electronic Bidding" through the website <https://ebkay.in> on 19/07/2025 between 12.00 pm and 01.00 pm with extensions of 5 minutes duration after 01.00 pm, if required.

4. The description of the property proposed to be auctioned is as follows:

S. No	Description of property	Reserve Price	EMD
1.	Property Being Land Measuring 2 Kanals (10,800 Sq. Ft.) Alongwith Construction Raised There Upon Bearing Plot No. 29 Situated At Sicoop Industrial Estate, Kathua (J&k) Standing In The Name Of Mis Swastik Industries	Rs.38.00 LACS	Rs.3.80 LACS

- The EMD shall be paid through Demand Draft/Pay Order in favour of Recovery Officer, DRT-I, Delhi-A/C T.R.C No. 603/2023 alongwith self-attested copy of Identity (voter I-card/Driving/license/passport) which should contain the address for future communication and self-attested copy of PAN Card must reach to the Office of the Recovery Officer, DRT-I, Delhi latest by 17/07/2025 before 5.00 PM. The EMD received thereafter shall not be considered. The said deposit be adjusted in the case of successful bidders. The unsuccessful bidder shall take return of the EMD directly from the Registry, DRT-I, Delhi after receipt of such report from e-auction service provider/bank/financial institution on closure of the e-auction sale proceedings.
 - The envelope containing EMD should be super-scribed "T. R. C. No. 603/2023" alongwith the details of the sender i.e. address, e-mail ID and Mobile Number etc.
 - Intending bidders shall hold a valid Login Id and Password to participate in the E-Auction email address and PAN Number. For details with regard to Login id & Password, please contact, contact M/s PSB Alliance, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400 037, Contact no. +91 8291220220, E-mail: support.ebkay@psballiance.com; psba@psballiance.com
 - Prospective bidders are required to register themselves with the portal and obtain user ID/password well in advance, which is mandatory for bidding in above e-auction from M/s PSB ALLIANCE.
 - Details of concerned bank officers/Helpline numbers etc. are as under:-
- | Name & Designation | Email & Phone Nos. |
|-----------------------------------|------------------------|
| RAKESH KUMAR NEERAJ, MUKESH KUMAR | 9737164810, 8972023426 |
- What is proposed to be sold are the rights to which the certificate debtors are entitled in respect of the properties. The properties will be sold along with liabilities, if any. The extent of the properties shown in the proclamation is as per the Recovery Certificate schedule. Recovery Officer shall not be responsible for any variation in the extent due to any reason. The properties will be sold on as is where is 'and' as is what is' condition.
 - The property can be inspected by prospective bidder(s) before the date of sale for which the above named officer of the bank may be contacted.
 - 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.
 - EMD of unsuccessful bidders will be received by such bidders from the Registry of DRT-I, on identification/production of Identity proof viz., PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSUs. Unsuccessful bidders shall ensure return of their EMD and, if not received within a reasonable time, immediately contact the Recovery Officer, DRT-I, Delhi/or the Bank.
 - The sale will be of the property of the above named CDs 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.
 - The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot 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.
 - No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly by, acquire or attempt to acquire any interest in the property sold.
 - The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made there under and to the further following conditions: 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.
 - The amount by which the bid/ings are to be increased shall be in multiple of Rs. 10,000 (Rs. Ten Thousand only). In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
 - The Successful/Highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
 - Successful/highest bidder shall have to prepare DD/Pay order for 25% of the sale proceeds favouring Recovery Officer, DRT-I, Delhi, A/C T.R.C. No. 603/2023 within 24 hours after close of e-auction and after adjusting the earnest money (EMD) and sending/depositing the same in the office of the Recovery Officer so as to reach within 3 days from the close of e-auction failing which the earnest money (EMD) shall be forfeited.
 - The Successful/Highest Bidder shall deposit, through Demand Draft/Pay Order favouring Recovery Officer, DRT-I, Delhi A/C T.R.C 603/2023, the balance 75% of the sale proceeds before the Recovery Officer, DRT-I on or before 15th day from the date of sale 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-I Delhi. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above.)
 - In case of default of payment within the prescribed period, the property shall be resold, 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.

SCHEDULE OF PROPERTY

Lot No	Description of the property to be sold with the names of the co-owners where the property belongs to the defaulter and any other person as co-owners	Revenue assessed upon the property or any part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1.	PROPERTY BEING LAND MEASURING 2 KANALS (10,800 SQ. FT.) ALONGWITH CONSTRUCTION RAISED THERE UPON BEARING PLOT NO. 29 SITUATED AT SICOOP INDUSTRIAL ESTATE, KATHUA (J&K) STANDING IN THE NAME OF M/S SWASTIK INDUSTRIES			No information received.
Given under my hand and seal on 15/05/2025.				
				NIRANJN SHARMA Recovery Officer-II, Debts Recovery Tribunal - 1, Delhi.

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 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	1. Mr. Raj Kumar ("Borrower") 2. Mrs. Anita (Co-borrower) LOAN ACCOUNT NO. LNMEKDD00026414 (Old)/ 8090005864340 (New) Rupees 28,29,835/- (Rupees Twenty Eight Lacs Twenty Nine Thousand Eight Hundred Thirty Five Only) as on 26.05.2025 along with applicable future interest.	All that piece and parcel of Property bearing No. 144 (area admeasuring 20.90 Sq. Pmts.), Ground Floor and Half Portion of First Floor, carved out of Khasra No. 1918/25, area of Village Chandrawali, abadi of Gali No. 3, Mukesh Nagar, Jawala Nagar, Shahdara, East Delhi, Delhi - 110032, bounded as under: East: Plot of Mr. Mehboob, West: Road (14 Ft), North: Plot of Mr. Dhir Singh, South: Plot of Mr. Satish.	1. E-AUCTION DATE: 30.06.2025 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 28.06.2025 3. DATE OF INSPECTION: 26.06.2025	RESERVE PRICE: Rs. 17,00,000/- (Rupees Seventeen Lacs Only) EARNEST MONEY DEPOSIT: Rs. 1,70,000/- (Rupees One Lacs Seventy 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/TERMS&CONDITIONSOFONLINEE-AUCTIONSAL.

- 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 bid/s.
- 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 own, 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. Chintan Bhatt Mob. 9265562821 & 9265562818. Email: Chintan.bhatt@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 28.06.2025.
- 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 28.06.2025. 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, Authorized 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 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) on