



Back Office: Lucknow
5th Floor, Jeevan Bhawan-II, Nawal
Kishore Road, Hazratganj, Lucknow-226001

PHYSICAL POSSESSION NOTICE (for Immovable Property)
(Appendix-IV under the Act-Rule-8(1))

Whereas the undersigned being the Authorised Officers of the LIC Housing Finance Ltd (LIC HFL), UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 and in exercise of the powers conferred under section 13 read with the Security Interest (Enforcement) Rules, 2002 issued demand notice(s) on the dates mentioned against each account calling upon the respective borrowers/guarantor to repay the amount as mentioned against each account within 60 days from the date of the notice(s) date of receipt of the said notice(s). Symbolic possession and Physical Possession held on below mentioned dates.

Sr. No.	name of the Area Office/ Name & address of the Account/ Borrower/Proprietor/Director	Details of the Mortgaged Property (All the part & Parcel consisting of)	Date of Demand Notice Date of Possession Notice Amt. Outstanding
Area Office : Lucknow			
1	Borrower- Mr. Sandeep Kumar S/o Late Mr. Pashupati Nath Dwivedi Co-Borrower-Mrs. Anushi Dwivedi W/o Mr. Sandeep Kumar Both R/o H.No. 525/A/V-369, Plot C-6 Ksha, H-Park, Mahanagar, Lucknow, Uttar Pradesh-226006 Guarantor-Mr. Ravi Prakash Agarwal S/o Mr. Om Prakash Agarwal R/o D-28, Sector-H, Aliganj, Lucknow - 226024 Loan A/c No.110200013256	All that Part and Parcel of Equitable Mortgaged of House Built on House No. 525A/V-369, Built Over Free Hold Plot No. C-6, Situated at H-Park, Mahanagar, Extension Scheme, Ward- Mahanagar, Lucknow, Uttar Pradesh. Area- 453.531 Sq.mtr., In the name of Mr. Sandeep Kumar S/o Late Mr. Pashupati Nath Dwivedi & Mrs. Anushi Dwivedi w/o Mr. Sandeep Kumar. Bounded as:-East- 60ft. wide Road, West- Plot No. C-7, North- land of Hewett Polytechnic Institute, South- 30ft. wide Road	21.12.2022 Symbolic possession: 29.12.2023 Physical Possession: 03.12.2025 Rs. 3,85,59,426.09 + Intt & other Charges
Area Office : Aliganj (Lucknow)			
2	Borrower- Mr. Ajay Dubey S/o Mr. Paras Nath Dubey, Co- Borrower- Mrs. Shilpi Dubey W/o Mr. Ajay Dubey, Both R/o D-3/100, Sector-O, Mansarovar Yojna, L.D.A Colony Kanpur Road, Lucknow, UP Loan A/c No.111900000679 & 111900000729	Property House No. D-3/100 Situated at Sector- O, Mansarovar Yojna, Ward Vidayati Devi Nagar, L.D.A. Colony , Kanpur Road, Lucknow. Area 162.98 Sqmtr. In the name of Mrs. Shilpi Dubey W/o Mr. Ajay Dubey & Mr. Ajay Dubey S/o Mr. Paras Nath Dubey. Bounded as:- North:- Plot No. 3/134, 3/134 A and 3/134 B, South:- 9 mir wide Road, East:- 12 mir wide Road, West:- Plot No. 3/101,	27.01.2021 Symbolic possession: 14.09.2022 Physical Possession: 06.12.2025 Rs. 1,02,00,498.22 + Intt & other Charges

Date :-09.12.2025, Place : Lucknow,

Authorised Officer

BEFORE THE DEBTS RECOVERY TRIBUNAL AT LUCKNOW
(Area of Jurisdiction, part of Uttar Pradesh)

OFFICER OF THE RECOVERY OFFICER
600/1, University Road, Near Hanuman Setu Temple, Lucknow-226007

RC No. 24 of 2019 Recovery Case

NOTICE UNDER RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH SECTION 29 OF THE DEBT RECOVERY ACT, 1993

Punjab National Bank (e-IBC) Certificate Holder Versus
M/s S. S. Enterprises & others Judgment Debtors To,

1. M/s S. S. Enterprises situated at Shop no. 503, Saba Market, Behind Police Chowki, Khurram Nagar, Lucknow, also at 45, Shyam Nagar, Khurram Nagar, Lucknow-226022. Through its proprietor Smt. Sunita Mishra.

2. Smt. Sunita Mishra, W/o Sri Sunil Mishra, resident of 529, K/146, Shyam Nagar, Khurram Nagar, Pionic Spot Road, Lucknow-226022.

(i) Whereas the Presiding Officer, Debts Recovery Tribunal, Lucknow has drawn up a decree in O.A.No. 635 of 2018 Certificate No. 24 of 2019 dated 04.01.2019 for Rs. 35,61,470.00 (Rupees Thirty Five Lacs Sixty One Thousand Four Hundred Seventy Only) only with pendente lite and future interest 12% per annum with monthly rests from date of filing of OA i.e. 30.05.2018 till full recovery is made from the defendant nos. 1,2 & 3 Jointly and Severally with costs.

(ii) We are hereby directed to pay the sum within 15 days of the receipt of notice, failing which the recovery shall be made in accordance with the Recovery of Debts and Bankruptcy Act, 1993.

(iii) You are hereby ordered to declare on affidavit the particulars of assets before 09/01/26 at 10:30 A.M.

(iv) You are hereby ordered to appear undersigned on 09/01/26 at 10:30 A.M.

(v) In additions to the sum aforesaid you will also be liable to pay the following costs:-

Details of cost:

1. Amount of Application fees Rs. 38,000.00
2. Advocate fee Rs. 40,000.00
3. Misc. Expenses Rs. 4,865.00
4. Publication Charges Rs. 8,650.00
5. Clerkage Rs. 4,000.00

Give under my hand and Seal at Lucknow this 14th day of October, 2025.

Recovery Officer
Debts Recovery Tribunal, Lucknow

E-AUCTION SALE NOTICE
CHEEMA SPINTEX LIMITED (UNDER LIQUIDATION)
CIN U17115CH1994PL C015140
Reg. Off.: House No. 1762, Sector-41A, Chandigarh, India, 160036
Email ID: liq.cheemaspinex@gmail.com

Liquidator: Arun Gupta
Liquidator Address:- Lane 4 Bhagat Colony, Uttam Nagar, Khalsa School Road, Kirti, Ludhiana, Punjab -141407
Email: arunsapna.ca@gmail.com, Mobile: +919878991186

Date of E-Auction: 26.12.2025, Time of Auction: 11:00 A.M. to 03:00 PM
(With unlimited extension of 5 minutes each)

NOTICE is hereby issued for the sale of assets of the Corporate Debtor under Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 in terms of the order dated 8th May 2025 passed by Hon'ble National Company Law Tribunal (NCLT), Chandigarh, Bench-I, Chandigarh.

The sale of assets of the Corporate Debtor will be done by the undersigned through the e-auction platform BaanKet (formerly eBKray), on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis".

Sr. No.	Lots	Description	Reserve Price (INR)	Earnest Money Deposit (INR)	Bid Incremental Amount
1.	LOT 1	Industrial land situated at Village Kauli Majra, Tehsil- Derabassi district (SAS Nagar) Punjab measuring 132 Bigha 9 Biswa or 33 Acres (approx.), and Building structure constructed thereupon measuring 1796 sq.mt. approx.	55,30,55,513 (Rupees Fifty Five Crore Thirty Lakh Fifty Thousand Five Hundred and Thirteen Only)	2,50,00,000 (Rupees Two Crore Fifty Lakh Only)	50,00,000 (Rupees Fifty Lakh Only)
2.	LOT 2	Not Readily Realisable Asset (NRRRA) IA No. 366 of 2025 towards transactions covered U5 66 of IBC, 2016 for an amount of Rs 5,88,03,300. & IA No. 365 of 2025 towards transactions covered U5 43 of IBC, 2016 for an amount of Rs 25,00,000	2,00,00,000 (Rupees Two Crore only)	20,00,000 (Rupees Twenty Lakh only)	2,00,000 (Rupees Two Lakh only)

NOTES TO AUCTION PROCESS:

S.No.	Particulars	Details
1.	Last date of submission of online bid application with 29A eligibility documents, along with KYC by the interested party	24.12.2025
2.	Date and time of EMD deposit on or before the date by the interested bidder	24.12.2025
3.	Inspection of Assets of Corporate Debtor	24.12.2025
4.	Date and time of E-Auction (with unlimited extension of 5 minutes each)	26.12.2025
5.	Declaration of successful bidder	29.12.2025

Terms and Conditions of the E-Auctions are as under:

1. The intending bidders are required to register and participate in the sale through the BaanKet e-auction platform, as the sale will be conducted exclusively on the said platform in accordance with the IBC, 2016, and applicable IBBI Regulations.

2. E-auction shall be conducted on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS", and "NO RECOURSE BASIS" through the prescribed e-auction service provider under the Code, i.e., BaanKet Auction platform (formerly eBKray).

3. The complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Conditions of online auction sale are available on the BaanKet Auction platform (formerly eBKray) or can be obtained by sending an email to liq.cheemaspinex@gmail.com.

4. Only those bidders who submit the Earnest Money Deposit (EMD) along with KYC and other requisite documents within the stipulated timeline shall be eligible to participate in the e-auction.

5. Prospective bidders are informed that the assets under Lot 1 are subject to certain legal encumbrances pursuant to judicial order. Bidders are advised to refer to the E-Auction Process Information Document / E-Auction Process Memorandum for complete details.

6. The prospective bidders may inspect the assets mentioned above with a prior appointment with the undersigned (Mob No. 9878991186).

7. Bidders shall be deemed to have inspected the asset and to have satisfied themselves regarding the title, statutory liabilities, dues, and any other claims or encumbrances thereon, prior to placing their bids. No objections or claims in this regard shall be entertained at any stage thereafter.

8. Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code and Earnest Money Deposit (EMD), only through the BaanKet, electronic auction platform.

9. In the event that a bidder is found to be ineligible under Section 29A at any stage of the process, the EMD submitted by such bidder shall stand forfeited, without any further notice or obligation on the part of the Liquidator.

10. The Successful Bidder shall be solely responsible for payment of all applicable charges in relation to the assets, including stamp duty, registration charges, transfer fees, road tax, applicable GST, insurance, and any other statutory or non-statutory dues or levies as prescribed under applicable law. All costs and expenses for transfer of ownership, documents, compliance, and incidental requirements shall be borne exclusively by the Successful Bidder. Any statutory dues, penalties, challans, or liabilities pertaining to the assets, whether existing or arising on or after the date of the sale, shall be borne and discharged by the Successful Bidder in accordance with applicable law.

11. The successful bidder shall pay the balance sale consideration within 90 days from the date of demand, in compliance with Regulation 33 of the IBBI (Liquidation Process) Regulations, 2016. Failure to make the payment within the stipulated period shall result in cancellation of the sale, forfeiture of the EMD, and the asset may be resold at the risk and cost of the defaulting bidder.

12. Nothing contained herein shall constitute a binding offer or a commitment for sale of assets of the Corporate Debtor.

13. Participation in the e-auction shall be deemed as an unconditional acceptance of the terms and conditions of sale, including all disclaimers and notices published in this regard.

Note: Bidders are advised to carefully refer to the complete E-Auction Process Information Document / E-Auction Process Memorandum for detailed terms, conditions, instructions, and procedural requirements governing the e-auction. In case of any clarification or assistance, prospective bidders may contact the undersigned at the details provided in the auction notice.

Sd/-
Arun Gupta, Liquidator
Cheema Spintex Limited (Under Liquidation)
Regd. No. BBMI/PA-001/1P-001323/2018-2019/2055

बैंक ऑफ बड़ोदा
Bank of Baroda

Zonal Office, Rajkot :
2nd Floor, Bank of Baroda Building,
M.G. Road, Rajkot - 360 001

NOTICE

Mr. Chauhan Ankit Kumar Employee Code No. 108914, Senior Manager (MMGS-II), presently posted at **Bank of Baroda, Zonal Office, Rajkot** is remaining unauthorized **Absent from Duty Since 01.06.2025** continuously without pay.

Bank has tried to contact him through postal communication on his available address with bank, advising him to join the duty place but he has not reported to duty till date. In view of the above, **Mr. Chauhan Ankit Kumar** was issued memorandum Rajkot : ZO-HRM-07.1008, Dt. 13.11.2025 that was sent to his last available postal address and email (as per bank's records). The said memorandum may be collected by him from the **following officer personally or through authorised representative : Ms. Pooja, Chief Manager-HRM Zonal Officer, Rajkot 2nd Floor, BOB Building, MG Road, Near Head Post Office, Rajkot, Gujarat - 360 001.**

In case Mr. Chauhan Ankit Kumar does not report to Zonal Office, Rajkot or submit his reply of the memorandum within 07 days of publication of this notice. Disciplinary Action initiated vide the above memorandum will be further processes exparte in terms of regulations of Bank of Baroda Officer Employees (Discipline and Appeal) Regulations 1976.

Date : 09.12.2025
Place : Rajkot

Manu Mittal RK - I/c Deputy General Manager Compliance & Assurance

ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
(Bank of India Understanding)

Punjab & Sind Bank
(A Bank of India Understanding)

Branch - Hazratganj, Lucknow, U.P.- 226001
E-mail : L0166@psb.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of immovable Assets under the securitisation and reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.)

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Punjab & Sind Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 30.12.2025, for recovery of Rs. 1,32,25,479.72 Dr. (Rs. One Crore Thirty Two Lakh Twenty Five Thousand Four Hundred Seventy Nine Rupees and Seventy Two Paise only) + future interest w.e.f. 01-10-2025 + charges with monthly rests Due to Punjab & Sind Bank, Secured Creditor from **Borrower 1: Sh. Anshan Ayyub: 1) Sh. Anshan Ayyub (Borrower), 2) Smt. Fatima Tabassum (Guarantor).** And for recovery of Rs. 63,80,908.08 Dr. (Rs. Sixty Three Lakh Eighty Thousand Nine Hundred Eight Rupees and Eight Paise only) + future interest w.e.f. 01-10-2025 + charges with monthly rests Due to Punjab & Sind Bank, Secured Creditor from: **Borrower 2: M/s S.K.C.BUILDERS & DEVELOPERS PVT LTD (Borrower) 2) Sh. Anshan Ayyub (Director) M/s S.K.C.BUILDERS & DEVELOPERS PVT LTD) (Guarantor), 3) Smt. Fatima Tabassum, (Director) M/s S.K.C.BUILDERS & DEVELOPERS PVT LTD) (Guarantor).**

The Reserve price will be Rs. 160 Lacs and the earnest money deposit will be Rs. 16 Lac.

Details of the immovable property:

Details of Properties	MRP (Rs.)	EMD (Rs.)
Address: Flat No. 1201 & 1401, Omaxe Heights, Plot no. TC/G -5/5, Vibhuti Khand, Gomti Nagar, Lucknow. Area: 138.15 Sq. Mts & 93.77 Sq Mts. Owner: Sh. Anshan Ayyub. Sale deed duly registered in book no. 1 Jld no 17193, page no 391 to 418 at Serial no 13042 dated 21-08-2015 in the office of sub registrar Vth Lucknow.	Rs. 160.00 Lakh	Rs. 16.00 Lakhs
Grand Total	Rs. 160.00 Lakh	Rs. 16.00 Lakh

The sale will be done by the undersigned through E-auction platform provided at the website <http://baanKet.com>. For detailed terms and conditions of the sale, please refer to the link provided in Punjab & Sind Bank, Secured Creditor's website i.e. <https://punjabandsind.bank.in>

Date: 02.12.2025, Place: Lucknow

Authorized Officer, Punjab & Sind Bank

लखनऊ विश्वविद्यालय, लखनऊ

निविदा सूचना

निम्नलिखित विषय में संश्लेषित प्रक्रियाओं को सुनिश्चित किया जा रहा है कि परम्परागत और औद्योगिक के विभिन्न कार्य (निविदा एवं निविदा) हेतु निविदाएं आमंत्रित हैं। निविदाओं का निरूपण विषय निम्नलिखित के अनुसार है।
www.lkoouniv.ac.in पर दिनांक 08.12.2025 से उपलब्ध है। चयुक्त निविदाकर्ता निविदा में प्रतिक्रिया करने का कष्ट करें।

कार्य अधिकारी

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India Shelter
Home Loans

INDIA SHELTER FINANCE CORPORATION LTD., POSSESSION NOTICE FOR IMMOVABLE PROPERTY
REGD. OFFICE:- Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002

Whereas, The Undersigned Being the Authorized Officer Of The India Shelter Finance And Corporation Ltd. Under The Securitisation And Reconstruction Of Financial Assets And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/Surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other 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 Property/ies Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Properties And Any Dealing With The Property/ies Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

NAME OF THE BORROWER/GUARANTOR (OWNER OF THE PROPERTY) & LOAN ACCOUNT NUMBER	DESCRIPTION OF THE CHARGED/MORTGAGED PROPERTY(ALL THE PART & PARCEL OF THE PROPERTY CONSISTING OF)	DT. OF DEMAND NOTICE, AMOUNT DUE AS ON DATE OF DEMAND NOTICE	DATE OF POSSESSION 03.12.2025 Physical
Mrs. Baljinder Kaur, Mr. Jabar Jang Singh, Mrs. Mr. Baldev Singh Reside-At: Mallan Colony Tehsil Digerbaha District Sri Muktsar Sahib Punjab-15210, Also At:- Village Bahadar Khara Fazilka Punjab, Also At:- Khewat no 156 Kite 5(22-18), Wakiya Rakha Husnar Tehsil Digerbaha Distt Sri Muktsar Sahib Punjab-152117 (LABTVLONS0000005118704/AP-10277751) BRANCH :- Bathinda	All Piece and Parcel of Property Measuring 00 Kanal 09 Marlas, which is 81/4122 share of land measuring 22 Kanals 18 Marlas, comprised in Khewat No. 156, as per Jamabandi for the year 2013-2014, Situated within the revenue limits of Village Husnar, Tehsil Digerbaha, District Sri Muktsar Sahib. BOUNDARY:- East: Parnajit Kaur, West: Street, North: Ajit Singh, South: Jarnail Singh	Demand Notice 15.03.2025 Rs. 1638449/- (Rupees Sixteen Lakh Thirty Eight Thousand Four Hundred Forty Nine Only) DUE AS ON 14.03.2025 together with interest from 15.03.2025 and other charges and cost till the date of the payment.	

PLACE: Sri Muktsar Sahib (Punjab) DATE: 09/12/2025 (AUTHORIZED OFFICER) FOR INDIA SHELTER FINANCE CORPORATION LTD

For any query please Contact Mr. Sudhir Tomar (+91 9818460101)

pnb Housing
FINANCE LIMITED
CHAY KI BHATT

APPENDIX -IV-A E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Reg. Off.: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph.: 011-23357171, 23357172, 23705414, Web:- www.pnbhousing.com

BRANCH OFF: PSCD, 1ST & 2ND FLOOR, HUDA MARKET, NEAR JARSA CHOWK, SECTOR-31, GURUGRAM-122001

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below.

Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s) (since deceased) as the Case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited secured creditor's website i.e. www.pnbhousing.com.

Loan No./ Name of the Borrower/ Co-Borrower/ Guarantor/Legal heirs(A)	Demand Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incre- mental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrance/Case if any (K)
HOU/CUR/1115/251065 Ashvini Kumar Singh Archana Singh, B.O.: Gurgaon	Rs. 42.81,771/- as on 15.11.2017	Physical	Flat No. 406 On Third Floor In The Prime Sector-16, Indra Nagar, Lucknow, Uttar Pradesh, India, 210001.	54,83,000	Rs. 5,48,300	29.12.2025	Rs. 20,000	18.12.2025, 10:00 AM to 5:30 PM	30.12.2025, 02:00 PM to 03:00 PM	*Nil/Not Known

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL from selling, alienating and/or disposing of the above immovable properties/ secured assets and status is mentioned in column no-K (2) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/ orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL, and satisfy themselves in all respects prior to submitting tender/bid application form or making Offers). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(2) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer of PNBHFL shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sale/act Act. (4.) M/s C1 India Private Limited would be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 66, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeuctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Deepak Shah, Toll Free : 1800 120 8800, E-mail: ask@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com or refer to sd/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

PLACE:- GURGAON, DATE:- 08.12.2025

TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 7th Floor/Halwasiya Commerce House, Habibullah Estate, 11 M.G Marg, Hazrat Ganj | LUCKNOW |226001 | UP |

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 12-01-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said Secured asset/ Property shall be sold by E- Auction at 2.00 PM on the said 12-01-2026. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 10-01-2026 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 7th Floor/Halwasiya Commerce House, Habibullah Estate, 11 M.G Marg, Hazrat Ganj | LUCKNOW |226001 | UP |

The sale of the Secured Asset/ Immoveable Property will be on "as is where condition is" as per brief particulars described herein below :

Sr. No.	Loan A/c No.	Name of Borrower(s) / Co-borrower(s) / Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1	TCHIN0347000100104454 & TCHIN0347000100186633 & TCHHF0347000100077680	Mr. Rahul Gupta S/o Mr. Vinod Gupta, Mrs. Shakuntala Gupta W/o Mr. Vinod Gupta Mr. Ram Kishan Gupta S/o Mr. Vinod Gupta, Neelmatha L.E.D. Manufacturers Through its Proprietor,	Rs. 21,95,537/- is due and payable by you under Loan Account No. TCHHF0347000100077680 and an amount of Rs. 5,23,039/- is due and payable by you under Loan Account No. TCHIN0347000100186633 and an amount of Rs. 4,62,224/- is due and payable by you under Loan Account No. TCHIN0347000100104454 i.e. totalling to Rs. 31,80,800/- 15-11-2023	Rs. 51,91,400/- Earnest Money Deposit (EMD): - Rs.5,19,140/- Type of possession: - Physical	Rs. 594118/- is due and payable by you under Agreement no. TCHIN0347000100104454 and an amount of Rs. 732153/- is due and payable by you under Agreement no. TCHIN0347000100186633 and an amount of Rs. 2193039/- is due and payable by you under Agreement no. TCHHF0347000100077680 totalling to Rs. 3519310/- as on 28-01-2025.

Description of the Immovable Property : All that Piece & Parcel of Residential House bearing No. 594 - KA/1283 builtup on Plot Admeasuring 1350 Sq. Ft. i.e. 125.464 Sq. Mtrs., Comprised in Khasra No. 411, Situated at Village/Mohalla Ibrahimpur, Ward Ibrahimpur, Pargana/Tehsil & District Lucknow - 226002 (Uttar Pradesh), with all common amenities mentioned in Sale Deed. Bounded :- East :- Road 15', West :- Plot of Sanjay, North :- Plot of J.P. Verma, South :- Plot of Shanta Sahu.

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The E-auction of the properties will take place through portal <http://bankauctions.in/> on 12-01-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition:

1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer, 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only), 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer, 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 05-01-2026 between 11 AM to 5.00 PM, with prior appointment, 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arising of property tax, electricity etc. before submitting the bid. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. AClosure, Block No.605 A, 6th Floor, Malviya Nagar Commercial Complex, Amerpet, Hyderabad - 500038 Email: info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No.8588983696. Please send your query on WhatsApp Number - 9990978669, 13. TDS of 1% will be applicable and payable by the highest bidder above the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://tscpl.lkoouniv.ac.in> for the above details. 15. Kindly also visit the link: <https://www.tatacapital.com/property-disposal.html>

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- Lucknow
Date :- 09-12-2025

Sd/- Authorized Officer
Tata Capital Housing Finance Ltd.

TSC

TSC INDIA LIMITED
(FORMERLY KNOWN AS TSC TRAVEL SERVICES LIMITED
AND TSC TRAVEL SERVICES PRIVATE LIMITED)
(CIN: U63040PB2003PLC026209)

Registered Office: Office No. 3, 2nd Floor, Midland Financial Centre,
Plot No. 21-22, G.T. Road, Jalandhar, Punjab-144001

Tel. No.: 0181-3501888, Email: cs@tsapl.biz, Website: <https://www.tsindiaonline.com/>

NOTICE OF POSTAL BALLOT

Members are hereby informed that pursuant to Section 108 and Section 110 of the Companies Act, 2013 ("Act") read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("The Rules") including any statutory modification or re-enactment thereof for the time being in force and guidelines prescribed by the Ministry of Corporate Affairs ("MCA") for holding General