POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **SAMMAAN CAPITAL LIMITED (CIN:L65922DL2005PLC136029)** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **28.02.2025** calling upon the Borrower(s) **MAHESH KUMAR SINGHANIA and ANKIT AGARWAL** to repay the amount mentioned in the Notice being **Rs. 39,66,783.18 (Rupees Thirty Nine Lakhs Sixty Six Thousand Seven Hundred Eighty Three And Paise Eighteen Only)** against Loan Account No. **HHLKOL00499694** as on **27.02.2025** and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **04.06.2025**

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **SAMMAAN CAPITAL LIMITED** (formerly known as **INDIABULLS HOUSING FINANCE LIMITED)** for an amount **Rs. 39,66,783.18 (Rupees Thirty Nine Lakhs Sixty Six Thousand Seven Hundred Eighty Three And Paise Eighteen Only)** as on **27.02.2025** and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY NO.1

BLOCK-1, FLAT/ UNIT NO.1C, 1ST FLOOR, BUILDING NO.1, HAVING SUPER BUILT –UP AREA, OF 1377 SQ. FT., SITUATED AT "SUNNY CREST", HOLDING NO. 2726, KALITALA, GARIA, P.S. SONARPUR, WARD NO. 29, (EARLIER WARD NO. 27), J. L NO. 47, KOLKATA-700084, WEST BENGAL, ALONG WITH OPEN/ COVERED CAR PARKING.

PROPERTY NO.2

BLOCK NO.1, FLAT/ UNIT NOS.3B, 3RD FLOOR, HAVING SUPER BUILT-UP AREA OF 930 SQ. FT., IN BUILDING NO.1, SITUATED "SUNNY CREST", HOLDING NO.2726, KALITALA, GARIA, P.S.SONARPUR, WARD NO.29 (EARLIER WARD NO.27), KOLKATA-700084, WEST BENGAL, ALONG WITH OPEN/ COVERED CAR PARKING.

PROPERTY NO.3

BLOCK NO.1, FLAT/ UNIT NO. 3F, 3RD FLOOR,HAVING SUPER BUILT–UP AREA OF 1397 SQ. FT., IN BUILDING NO.1, SITUATED AT "SUNNY CREST", HOLDING NO.2726, KALITALA, GARIA, P.S. SONARPUR, WARD NO.29, (EARLIER WARD NO. 27), KOLKATA-700084, WEST BENGAL, ALONG WITH OPEN/ COVERED CAR PARKING.

ALONG WITH 3 NOS. OF CAR PARKING SPACE.

Sd/-
Date : 04.06.2025 **Authorised Officer**
Place : KOLKATA **SAMMAAN CAPITAL LIMITED**
(FORMERLY KNOWN AS INDIABULLS HOUSING FINANCE LIMITED)

FORM URC-2

Advertisement giving notice about registration under Part I of Chapter XXI of the Act

[Pursuant to section 374(b) of the Companies Act, 2013 and rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made to the Registrar at Companies, Kolkata, West Bengal that **Srijan Residency LLP** (LLPIN: AAH-2815) a Limited Liability Partnership may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares, with the name **Srijan Residency Limited.**

2. The principal objects of the proposed company are as follows :

a) To carry on the business of property developers and contactors to construct, maintain, let-out, lease-out, sell and transfer housing and commercial complexes and shopping malls, industrial sheds, offices buildings and to deal in, acquire, purchase, sell and transfer any land, property, building constructed on free hold or lease hold lands.

b) To carry on in India or in any part of the world the business of construction, promotion and development of any type of residential, commercial, multistoried buildings, flats, houses, apartments, agricultural lands, cinemas, hotels, bridges, roads, airports, ports, rail system, health centre, hospitals, nursing homes, research institute, diagnosis centre's, schools, educational institutions, security system, transportation system, hotels and bars or other facility of similar nature, or works of any description on any land, buying and selling the same in full or in parts and giving it away or parting away the possession of the same in full or in parts on lease, hire or licence basis or in any other manner to individual, partnership concerns, companies or to general public on such terms and conditions as may be considered necessary.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at 36/1A, Elgin Road, Kolkata-700020.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Corporate Bhawan, 4th Floor, Plot No.III, F/16, Action Area - IIIF, Rajarhat, New Town, Akandakeshari, Kolkata-700 135, within twenty one days from the date of publication of this notice, with a copy to the company at its registered office.

Name of Applicants
For on behalf of **Srijan Residency LLP**
Sd/- Ram Naresh Agarwal
Dated this 10th day of June 2025 Sd/- Pawan Kumar Agarwal

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

pnb Housing Finance Limited Ghar Ki Baat

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

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

B.O.KOLKATTA: 5th Floor South Block, Premises No.7 KYD Street, Kolkatta-700016

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)	Demanded 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 Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/SKOL/0518/527549, Jitendra Ram, Sabita Ram, B.O. : SOUTH KOLKATA	**Rs. 1807470.54/- & 31-01-20**	Physical Possesion	5/937 Kataganj Colony, Holding No. 246/17, Po & Ps. Kataganj, Mouza-kataganj, J.l.no.74, R.s. Khatian.no.131, L.r. Khatian. No.551 & 531, R.s. Dag No.244, L.r. Dag No.536, Ps. Kalyani, P.o. Bepibhawan, Under Gayeshpur Municipality, Ward No.16, Admeasuring Land Area 1140 Sqft, Constructed As Two Floor And Each Of 700 Sqft, Said Property Butted And Bounded As Follows:- On North -lop No 936; On South - Plot B (Nitu Singh); On East -12 Ft Wide Municipal Road; On West - Lop No S934	**Rs. 1,911,000**	**Rs. 191,100**	23-06-25	**Rs. 10,000**	12-06-2025, 10.00 AM - 5.30 PM	24-06-2025, 02.00 PM - 03:00 PM	Not Known
HOU/KOL/1117/456559, Ratan Kumar Mukherjee, Barnali Mukherjee, B.O. : KOLKATA	**Rs. 2,679,107.73 & 16-05-22**	Physical Possesion	All That The Entire Residential Unit Bearing Flat No. 4 C On The Fourth Floor Of The Six-storied Building Known And Called As "jyotish Tower" At Budha Village Road, Asanso Having Super Built Up Area Of 800(eight Hundred) Sq. Ft. (covered Area 616 Sq. Ft.) Consisting Of Two Bed Rooms, One Drawing-cum-dining Room, One Kitchen, One Balcony And Two Toilets/bathrooms Togetherwith A 2-wheelers Parking Space An Area Of 21 Sq. Ft. In The Basement Floor Alongwith Undivided Proportionate Share Of Land Measuring An Area About 05 (five) Katha Equivalent To More Or Less 08 Decimal Including A Multi-storied Building (b+g+4-storied) Standing Thereon, In The District Of Burdwan (presently Paschim Bardhaman), Ps. Asansol (south), Chowki & Addl. Dist. Sub-registry Office Asansol Within Mouza Asansol Municipality, J. L. No. 20, Under The Limits Of Asansol Municipal Corporation, Ward No. 08 (new Ward No. 47), Holding No. 42 (376) All That Bastu Land, Comprised In R.s. Plot No. 4482, Under R.s. Khatian No. 11922. Which Is Butted And Bounded As Follows: On The North By Property Of Mrs. Fernandez; On The South By Property Of Mr. Maity; On The East By Property Of Debdas Prasad; On The West By 25'-0" Feet Wide Budha Village Road.	**Rs. 1,688,000**	**Rs. 168,800**	23-06-25	**Rs. 10,000**	12-06-2025, 10.00 AM - 5.30 PM	24-06-2025, 02.00 PM - 03:00 PM	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/the authorized Officer of 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 Offer(s). 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(3) 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 s 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 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 Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeauctions.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 Indra SenYadav Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE :- KOLKATTA **DATE :- 10.06.2025** **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Avani Signature, 91/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016, Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 3rd floor|Sona Wheels Building |3rd Mile|Sevoke Road|Siliguri – 734 008|West Bengal

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 **15 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 **26-06-2025 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 P.M. on the said **26-06-2025**. 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 **25-06-2025** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** Avani Signature, 91/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016 & TATA CAPITAL HOUSING FINANCE LIMITED, 3rd floor|Sona Wheels Building |3rd Mile|Sevoke Road|Siliguri – 734 008|West Bengal

The sale of the Secured Asset/ Immovable 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)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	Outstanding as on
1.	10481817	**Mrs. Archana Sikder, Mr. Ramesh Sikder, Mr. Tapash Sikder**	**Rs. 11,45,938/-** (Rupees Eleven Lakh Forty Five Thousand Nine Hundred Thirty Eight and Thirty Five Paise Only) ---------- **12-09-2022**	**Rs. 14,00,000/-** (Rupees Fourteen Lakh Only)	**Rs. 1,40,000/-** (Rupees One Lakh Forty Thousand Only)	Physical	**Rs. 1995911/-** (Rupees Nineteen Lakh Ninety Five Thousand Nine Hundred Eleven Only) ---------- **03-06-2025**

Description of the Immovable Property: All that piece and parcel of the Immovable Property Being A Land Along With House Built Thereon; Land Measuring About 2 Cottahs Together With Structure Measuring About 100 Sq Ft. Standing Thereon Forming Part Of R.s Dag No- 2538 Corresponding To L.r Dag No- 4566 Under R.s Khatian No. 167 Corresponding To L.r Khatian No- 4618 And 6511, J.l No- 6, R.s- No-37 in Mouza Halisahar Under P.s Bijpur In The District North 24 Parganas Presently Known And Numbered As Municipal Holding/ Premises No- 132/n Nabanagar Main Road Udner Municpal Ward No-8 Within The Limit Of Halisahar Municipality. Bounded :- East :- Manoranjan Pal Ding, West :- Prakash Das. North :- Manindra Pal Sing, South : -6ft Wide Common Passage

2.	TCHHL 05000001000887088 & 9982566	**Mr. Ashoke Das Mrs. Rupali Das**	**Rs. 25,64,480/-** (Rupees Twenty-Five lakh Sixty-Four Thousand Four Hundred and Eighty Only) is due and payable by you under the **loan account number TCHHL0500000100088708** and an amount of **Rs. 1,00,779.17/-** (Rupees One lakh Seven Hundred Seventy-Nine and Seventeen Paise Only) is due and payable by you under the **loan account number 9982566** i.e totaling to an amount of **Rs. 26,65,259.17p/-** (Rupees Twenty-Six lakh Sixty-Five Thousand Two Hundred Fifty-Nine and Seventeen Paise Only) ---------- **23-03-2023**	**Rs. 22,75,000/-** (Rupees Twenty Two Lakh Seventy Five Thousand Only)	**Rs. 2,27,500/-** (Rupees Two Lakh Twenty Seven Thousand Five Hundred Only)	Physical	**Rs. 3362900/-** (Rupees Thirty Three Lakh Sixty Two Thousand Nine Hundred Only) is due and payable by you **under Agreement no. TCHHL0500000100088708** and an amount of **Rs. 182208/-** (Rupees One Lakh Eighty Two Thousand Two Hundred Eight Only) is due and payable by you **under Agreement no. 9982566** totalling to **Rs. 3545108/-** (Rupees Thirty Five Lakh Forty Five Thousand One Hundred Eight Only) ---------- **03-06-2025**

Description of the Immovable Property: All that piece and parcel of the Immovable Property Being A Flat Being No- 207, On The Second Floor South Facing, Measuring About 839 Square Feet Super Built Up Area With Tiles Flooring, Consisting of 2 (two) Bed Rooms, 1(one) Living/ Dinning Room, Bath, Kitchen Verandah, Toilet-cum-privy, Together With Undivided Proportionate Impartially Share /right Title Interests of Land, Constructed of Bastu Land Measuring An Area of 10 Cottahs Or 7.42 Decimals More Or Less Lying And Situated At Mouza- Jalkhura, J.l No.4, R.s No-62 Under Touzi No-2827, Comprised In R.s Dag No- 734 Under R.s Khatian No- 482, Corresponding To Lr Dag No -835, Police Station- Maheshtala, Being Portion Of Holding No- B-846 Chatta Charial Road, Police Station Maheshtala Under Ward No- 24 Within The Maheshtala Municipality, District South 24 Parganas.
Note :- SA filed by the Borrower against TCHFL (SA/646/2023) is pending before DRT III, Kolkata, and (SA/05/2024) is pending before DRT, Kolkata, No stay order is passed against TCHFL in the said case The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

3.	TCHHL 05000001001785358 & TCHIN0500000100180577	**Mr. Prasenjit Pramanik Mrs. Priyanka Dey**	**Rs. 25,39,440/-** (Rupees Twenty Five Lakhs Thirty Nine Thousand Four Hundred Forty Only) is due and payable by you **under the loan account number TCHHL0500000100178535** and an amount of **Rs. 2,02,063/-** (Rupees Two Lakh Two Thousand Sixty Three Only) is due and payable by you under the **loan account number TCHIN0500000100180577** i.e totaling to an amount of **Rs. 27,41,503/-** (Rupees Twenty Seven Lakh Forty One Thousand Five Hundred Three Only) ---------- **12-08-2024**	**Rs. 30,00,000/-** (Rupees Thirty Lakh Only)	**Rs. 3,00,000/-** (Rupees Three Lakh Only)	Physical	**Rs. 235610/-** (Rupees Two Lakh Thirty Five Thousand Six Hundred Ten Only) is due and payable by you **under Agreement no. TCHIN0500000100180577** and an amount of **Rs. 2947110/-** (Rupees Twenty Nine Lakh Forty Seven Thousand One Hundred Ten Only) is due and payable by you **under Agreement no. TCHHL0500000100178535** totalling to Rs. 3182720/- (Rupees Thirty One Lakh Eighty Two Thousand Seven Hundred Twenty Only) ---------- **03-06-2025**

Description of the Immovable Property: All that piece and parcel of the Immovable Property Being A Residential Flat On The 1st Floor, Measuring About 1162 Sq. Ft. Including Super Built Up Area Be The Same A Little More Or Less Built And Constructed At Or Upon A Plot Of Land Measuring About 3 Cottah 10 Chittacks, Be The Same A Little More Or Less, Together With Two Stories Building With Entire Roof Right, Measuring About 1890 Sq. Ft. (one Flat Measuring About 930 Sq. Ft. Super Built Up Area At Eastern Side And Another Flat Measuring About 960 Sq. Ft. Super Built Up Area At Western Side) , Comprised In Mouza Ramchandrapur, J.l. No. 31, R.s. No. 334, Touzi No. 416b1, Pargana- Magura, Appertaning To R.s. Dag No. 73, L.r. Dag No. 96, Under Khatian No. 397, L.r. Khatian No. 77 & 689, Under Premises No. 294/10 Mahatma Gandhi Road, Kolkata- 700104 (zone James Long Sarani To Kabardanga More) (premises Not Located On M.g. Road) Police Station- Haridevpur (formerly Thakurpukur) Ward No. 142, Within The Local Limits Of Kolkata Municipal Corporation (formerly Joka 1 Gram Panchayat), District- South 24 Parganas. Bounded :- East :- By Land In Dag No. 74 & 78 & 8 Ft. Wide Common Passage, West :- By Land In Dag No. 1001. North :- By Land In R.s. Dag No. 74, South : -by Land In Dag No. 72

4.	TCHHF0544000100177531 & TCHIN0544000100178917	**Mrs. Asha Kumari Kushwaha Mr. Atul Kumar Mishra**	**Rs. 30,90,314/-** (Rupees Thirty Lakhs Ninety Thousand Three Hundred Fourteen Only) is due and payable by you under the **loan account number TCHHF0544000100177531** and an amount of **Rs. 1,85,552/-** (Rupees One Lakh Eighty Five Thousand Five Hundred Fifty Two Only) is due and payable by you under the **loan account number TCHIN0544000100178917** i.e totaling to an amount of **Rs. 32,75,866/-** (Rupees Thirty Two Lakh Seventy Five Thousand Eight Hundred Sixty Six Only) ---------- **11-07-2024**	**Rs. 46,00,000/-** (Rupees Forty Six Lakh Only)	**Rs. 4,60,000/-** (Rupees Four Lakh Sixty Thousand Only)	Physical	**Rs. 3525011/-** (Rupees Thirty Five Lakh Twenty Five Thousand Eleven Only) is due and payable by you **under Agreement no. TCHHF0544000100177531** and an amount of **Rs. 223269/-** (Rupees Two Lakh Twenty Three Thousand Two Hundred Sixty Nine Only) is due and payable by you **under Agreement no. TCHIN0544000100178917** totalling to **Rs. 3748280/-** (Rupees Thirty Seven Lakh Forty Eight Thousand Two Hundred Eighty Only) ---------- **03-06-2025**

Description of the Immovable Property: All that piece and parcel of one Residential Flat Measring 1150 Sq. Ft. at 1st Floor Including Super Built Up Area of The Multi Storied Together With Undivided Proportionate Share of The Land Measring 5 Katha, Appertaining To Plot No. 43 (R.S.) Recorded Under Khatian No. 3/1 (R.S.) Situated Within Mouza- Ghokma, J.L. No. 109, Pargana- Patharghata, Ward No.2 Under Siliguri Municipal Corporation, Within The Jurisdiction Of Police Station- Pradhan Nagar in The District of Darjeeling.

5.	10023957	**Mr. Sanjay Shilsharma S/o Surja Shil Sharma Mrs. Ratna Shilsharma W/o Sanjay Shilsharma**	**Rs. 8,96,209/-** (Rupees Eight Lakh Ninety Six Thousand Two Hundred Nine Only) ---------- **12-06-2024**	**Rs. 15,75,000/-** (Rupees Fifteen Lakh Seventy Five Thousand Only)	**Rs. 1,57,500/-** (Rupees One Lakh Fifty Seven Thousand Five Hundred Only)	Physical	**Rs. 1052172/-** (Rupees Ten Lakh Fifty Two Thousand One Hundred Seventy Two Only) ---------- **03-06-2025**

Description of the Immovable Property: All that piece and parcel of the Immovable Property Being Vacant Land Measuring 5 Katha or 0.825 Acre or 8.25 Decimals, in Part of R.s. Plot No. 283 Corresponding To The Part of L.r. Plot No. 1052, Recorded in L.r. Khatian No. 1981, 1982, 1983, & 1984 of Mouza- Karaibari, J.L. No. 39 within The Jurisdiction of Police Station- Matigara Now Pradhan Nagar, Sub Division- Siliguri, Pargana- Patharghata, A.D.S.R Office, Siliguri-II At Bagdogra, District- Darjeeling Situates Under Champasari Gram Panchayat Bounded :- East :- 14 Feet Wide Road, West :- Land of Vendors. North :- 35 Feet Wide Kutcha Road, South : - Land of Vendors Sold To Shanki Shil Sharma,

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:
NOTE: The E-auction of the properties will take place through portal **https://auctionbazaar.com on 26-06-2025** 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 18-06-2025 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 office 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, 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 arears of property tax, electricity etc. **12.** For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082 Email Id : contact@auctionbazaar.com / support@auctionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669 **13.** TDS of 1% will be applicable and payable by the highest bidder over 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://surl.lu/exgesy & https://surl.li/qfevkz** 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:- Calcutta, Siliguri Date :- 10-06-2025 **Sd/- Authorised Officer Tata Capital Housing Finance Ltd.**

पंजाब नैशनल बैंक (भारत सरकार का उपक्रम) punjab national bank (Govt. Of India Undertaking)

Head Office: Plot No 4, Sector -10 Dwarka, New Delhi -110075
ARMB Kolkata West Circle, 4th Floor, 11, Hemanta Basu Sarani, Kolkata-700 001. **E- Auction Sale Notice**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
LAST DATE & TIME FOR SUBMISSION OF EMD AND DOCUMENTS (Hard Copy & ONLINE) :-

Property at Lot (mentioned below)	LAST DATE OF BID SUBMISSION Online	Time Up to
Lot. No. 1	27.06.2025	Upto 3.30 PM

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.
The sale will be done by the undersigned through e-auction platform provided at the Web Portal (**https://baanknet.com**). The General Public is invited to bid either personally or by duly authorized agent.

Lot. No.	Name of the Branch / Name of the Account	Description of the Immovable Properties Mortgaged / Owner's Name	A) Dt. of Demand Notice B) Outstanding Amount C) Possession Date	A) Reserve Price (Rs. in lacs) / B) EMD / C) Bid Increase Amount	Date/ Time of E-Auction
1.	**PNB- Burrabazar / RELIABLE RICE MILL PVT. LTD.**	**Immovable Property:** All that piece and parcel of factory land and building with factory shed of M/s Reliable Rice Mill Pvt. Ltd. at Village- Mollabelia, P.S.- Haringhata, Distict- Nadia, L.R. No. 1830, measuring 81 Decimal vide deed no. 03033 of 2008 registered at ADSR- Haringhata, District- Nadia. **Butted and bounded by: -** North- 8 feet wide Panchayat Road, South- Property of Haran Majumder, East- Property of Sanjib Dutta, West- Pond of Gobinda Chandra Dey.	A) **14.11.2019** B) **₹258.11 lacs** along with interest from date of NPA and all other expenses and other charges. C) **20.02.2024**	**(A) ₹145.68 Lacs** / **(B) ₹14.57 Lacs** / **(C) ₹0.10 Lac**	**27.06.2025 FROM 11.30 AM TO 3.30 PM WITH 10 MINS EXTENSION (Dealing Officer Contact No. 7004155799)**
		Movable Property (Plant and Machinery): Plant and machinery lying at Village- Mollabelia, P.S.- Haringhata, Distict- Nadia, L.R. No. 1830 in the name of **M/s Reliable Rice Mill Pvt. Ltd. (Under physical possession)**		**(A) ₹35.11 Lacs** / **(B) ₹3.51 Lacs** / **(C) ₹0.10 Lac**	

TERMS AND CONDITIONS OF E-AUCTION SALE
The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions.

1. The auction sale will be "online through e-auction" portal **https://baanknet.com**
2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by **27.06.2025** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/ Transfer (After generation of Challan from (**https://baanknet.com**) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (**https://baanknet.com**) for e-Auction will be provided by e Auction service provider **M/S PSB Alliance Private Limited** having its Registered office at Unit No. 1, 3rd Floor, VIOS Commercial Tower, near Wadala Truck Terminal, Wadala East, Mumbai - 400 037 (Help Desk Number +91 82912 20220, E-amil ID : **support.BAANKNET@psballiance.com**). The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **https://baanknet.com**. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal. **I. https://baanknet.com ii. www.pnbindia.in**
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction ,Help Manual on operational part of e-Auction related to this e-Auction from **BAANKNET** portal (**https://baanknet.com**).
7. The intending Bidders/Purchasers are requested to register on portal (**https://baanknet.com**) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
8. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
9. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of ₹ 10,000.00 to the last higher bid of the bidders Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e- auction shall be closed.
10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. i. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (**https://baanknet.com**). Details