

November 19, 2025

To,
ARCs / Banks / NBFCs / FIs

NOTIFICATION FOR SALE OF FINANCIAL ASSET UNDER SWISS CHALLENGE METHOD)

Dear Sir / Madam,
Sammaan Capital Limited (SCL/Company) in terms of its policy on "Sale of Financial Assets" and in line with the regulatory guidelines had negotiated with an ARC and following the receipt of "expressions of interest" and subsequent due-diligence, we have received following bids from the ARC (the **"Base Bids"**):

Loan/Asset	Region	Highest Bid Price [₹ in Cr]
Asian Hotel (North) Limited	NCR	95.77 Crs

Now the Company is inviting counter bids or subsequent offers from interested ARCs/banks/ non-banking financial companies/ financial institutions (the "Prospective Investors") for sale of the Financial Assets under "SWISS Challenge method". The auction under Swiss Challenge method is based on the bid offer in hand, hence counter bids are solicited. The highest counter bid received, will be treated as challenger bid. The bidder who has submitted base bid offer will be invited to match the challenger bid. In case the base bidder failed to match it, challenger bid will be declared as successful bid as per Swiss Challenge method guidelines.

Other Terms and Conditions

- Starting price for counter bid under Swiss Challenge method shall be marked up over the Base Bid by not be less than five per cent and shall not be more than 15 per cent of the Base Bid.
- On receipt of the EO and execution of NDA on or prior to 5:00 PM (IST) on November 20, 2025 the eligible Prospective Investors will be provided the access to the data room for carrying out due diligence activity in relation to the Financial Assets.
- Cut-off date of each pool would be the date of assignment agreement. Hence, any recovery received in the account till that date of the respective assignment agreement will remain with the company.
- The sale is on "As Is Where is Basis", "As Is What is Basis" and "Whatever There is Basis"
- All sales shall be "Without Recourse" to the Company. In the event of non-realisation of amount out of secured assets in connection with the Financial Assets, the Company will not be liable to refund anything in part or full"
- The counter-bids submitted by the Prospective Investors shall be unconditional, irrevocable & binding in all respect. Count er-bids cannot be withdrawn once submitted to the Company and successful bidder has to complete the transaction related to sale of the pool of Financial Assets where they are declared successful bidder in the time bound program and contingent bids are liable to be disqualified by the company.
- Under no circumstances Prospective Investors can refuse to complete the transaction citing any reason or defects / objection in any account. If they do so, the matter will be reported to Reserve Bank of India & the respective association for taking necessary action.
- In case of similar/identical bids, SCL will have the final right to decide on the settlement of the asset.
- Offers/bids are invited on cash / cash-cum-security receipt basis.
- Settlement of the account should be at the earliest, preferably within T + 2 days from the date of confirmation of the trade.
- SCL reserves the right to withdraw any account from sale process or reject and / or cancel or defer the entire sale process of the assets / bids without assigning any reason. Further SCL also reserves the right to add / modify / delete any of the terms and conditions at its sole discretion.
- Please note that all the related expenses viz. taxes / stamp duty / registration charges and all other miscellaneous expenses etc. that may be arising out of the transaction shall be payable by the Prospective Investors.
- If any dispute arises between SCL and Prospective Investors in relation to the present sale process, it should be settled by mutual discussions and in case amicable settlement is not reached, it shall be subject to the exclusive jurisdiction of the courts situated at New Delhi.
- Any other term except those mentioned above shall be as per mutual negotiations and agreement.
- Any other term except those mentioned above shall be as per mutual negotiations and agreement.
- Please note that the sale will be subject to final approval by the competent authority of the Bank.

Eligible parties can submit their counter bids under Swiss Challenge by November 21, 2025 by email or in a sealed envelope by post, as mentioned below

Email: keshav.mundra@sammaanncapital.com
Address: Sammaan Capital Limited 18th Floor, Tower I, One International Center, Senapati Bapat Marg, Lower Parel, Mumbai – 400013, Maharashtra.
Yours faithfully,

Authorised Signatory
Sammaan Capital Limited

FORM NO. 14
[See Regulation 32(2)]
By Regd. A/D, Dasti failing which by Publication

DEBTS RECOVERY TRIBUNAL
DEHRADUN
Paras Tower, 2nd Floor, Majra
Niranjanpur, Saharanpur Road,
Dehradun

R.C. No. 330/2025 08.10.2025
ICICI BANK LTD.

...Certificate Holder
Versus
KISAL AHMAD & ANR.
...Certificate Debtor
DEMAND NOTICE

To,
CD-1. Kisal Ahmad S/o Sh. Hilal Ahmad, R/o Gali No. 4, Rahmat Nagar Society, Moradabad, Uttar Pradesh- 244001.
CD-2. Farhat Johan W/o Sh. Kisal Ahmad, R/o Gali No. 4, Rahmat Nagar Society, Moradabad, Uttar Pradesh- 244001.

In view of the Recovery Certificate issued in O.A. No. 204/2024 passed by the Presiding Officer, DRT, Dehradun an amount of Rs. 50,88,301.30ps (Rupees Fifty Lacs Eighty-Eight Thousand Three Hundred One and Paise Thirty only) along-with pendente-lite and future interest @9.10% per annum simple interest yearly w.e.f. 06.03.2024, till realization and costs Rs. 83,000/- has become due against you (jointly and Severally). You are hereby called upon to deposit the above sum within 15 days of the receipt of the notice, failing which the recovery shall be made as per rules.

You are hereby ordered to appear before the undersigned on 26.12.2025 at 10:30 a.m. for further proceedings. In additions to the sum aforesaid you will be liable to pay:

- Such interest as is payable for the period commencing immediately after this notice of the execution proceedings.
- All costs, charges and expenses incurred in respect of the service of this notice and other process that may be taken for recovering the amount due.

Recovery Officer
Debts Recovery
Tribunal, Dehradun

FORM NO. INC-26
[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for the purpose of registered office of the company from one state to another Before the Central Government (Regional Director), Northern Region, B-2 Wing, 2nd Floor, Pt. Deendayal Antodaya Bhawan, CGO Complex, New Delhi - 110003

In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of Rule 30 of the Companies (Incorporation) Rules, 2014

AND

In the matter of: **Buncha Technologies India Private Limited** (CIN: U62099HR2023PTC111453) a company registered under the Companies Act, 2013 and having its registered office at 297, Virat Nagar, Panipat-132103, Haryana, India

.....Petitioner

Notice is hereby given to the General Public that the Company proposes to make application to the Regional Director, Northern Region, New Delhi (Central Government) under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Annual General Meeting held on Tuesday, the 16th September, 2025 to enable the Company to change its Registered Office from the "State of Haryana" to the "State of Telangana".

Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or sent by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Northern Region at the address: B-2 Wing, 2nd Floor, Pt. Deendayal Antodaya Bhawan, CGO Complex, New Delhi - 110003 within fourteen (14) days of the date of publication of this notice with a copy to the applicant Company at its registered office at the address mentioned below:

Address: 297, Virat Nagar, Panipat-132103, Haryana, India
and also at e-mail : b.pulgam@gobuncha.com
For and on behalf of Buncha Technologies India Private Limited
Sd/-
Place:- Panipat (Rathna Shekar Bala)
Date:- 19.11.2025 Director
DIN : 10946454
104/C, Vengal Rao Nagar, Khairatabad, Hyderabad-500 038, Telangana

बैंक ऑफ इण्डिया
Bank of India **BOI**

POSSESSION NOTICE

APPENDIX-IV [See Rule-8(1)]
POSSESSION NOTICE (For Immovable Properties)

Annexure F

Whereas, The undersigned being the Authorised Officer of the Bank of India under the Securitization 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. Had issued a Demand Notice, calling borrower/guarantor to repay the amount mentioned in the notice within 60 days from the date of receipt of same. The borrower/guarantor having failed to repay the amount, notice is hereby given to the borrower/guarantor and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise of powers conferred on him under sub-section 13 (4) of the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on the dates mentioned hereunder. The borrower/guarantor in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealings with the property/ies will be subject to the charge of the **Bank of India** for mentioned amount and interest thereon. **The borrower's/guarantor's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.**

S. No.	Name of Borrowers & Guarantors	Description of the Immovable property Mortgaged/ Owner of the property	Amount O/S as mentioned in the notice US 13(2) Date of Demand & Possession Notice
Branch: Asset Recovery Branch, Lucknow			
1.	Mr. Virendra Mail & Mrs. Maya Singh	All that part and parcel of the property consisting of residential land and building situated at-Plot No. 1/176 B, Vineet Khand, Ward-Rajiv Gandhi, Gomti Nagar, Lucknow admeasuring 154.00 Sq. Mtr. in the name of Mr. Virendra Mail S/o Shri Vijay Bahadur Mail and Smt. Maya Singh Mail W/o Virendra Mail Boundaries:-East: EVWS H.No. 01/365 to 1/369, West: Plot No. 1/176 A, North: 7.50 Meter Road, South: Plot No. 1/176 K	Rs. 74,80,700.64 + Interest Demand Notice Dt. 16.07.2025 Possession Notice Dt. 15.11.2025

Note:- Due to some technical reason earlier issued possession "notice dated 29.10.2025 is hereby withdrawn.
Date : 15.11.2025 **Place : Lucknow** **Authorised Officer, Bank of India**

FINANCIAL EXPRESS
Head to Lead

केनरा बैंक **Canara Bank**

(भारत सरकार का उद्यम) (A Govt. of India Undertaking)

सिंडिकेट **Syndicate**

E-AUCTION SALE NOTICE

ARMB, Plot No. - 2 Ground Floor Near Hotel Deventure Namastey Chowk Karnal,
Authorised officer :- Mr. Ranjeet Kumar, (M) 85728-16290, Mail ID: cb6290@canarabank.com

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable/Movable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) 8(6) & 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" in E-auction arranged by the service provider **M/s PSB Alliance (Baanknet), (8291220220), E-mail : support.BAANKNET@psballiance.com through the website https://baanknet.com/**

LAST DATE OF RECEIPT OF EMD IS 05.12.2025 UPTO 5:00 P.M.

DATE OF E-AUCTION IS 06.12.2025 (12:30 PM TO 1:30 P.M.)

(with unlimited extension of 5 minutes duration each till the conclusion of the sale)

SL NO.	Branch Name/Name & Address of the Borrower(s)/ Guarantor(s)	Brief Description of Property/ies	Total Liabilities as on specified Date	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Details of A/c No. IFSC CODE Possession notice
01	1. M/s Jai Laxmi Lighting Industries Pvt. Ltd. (Company, since dissolved vide NCLT order 06.03.2023) 2. Shri Gyaninder Sadana S/o Shri Chaman Lal Sadana. (Suspended Director of M/s Jai Laxmi Lighting Industries Pvt. Ltd.) Address: House No.-1221, Sector-19, Faridabad, Haryana in the name of Smt Krishna Devi W/o Lt. Sh Chaman Lal Sadana. (Actual possession is subject to disposal of Civil suit no. 579/2020 filed before Civil Court Faridabad.	All part and parcel of Residential House No. 1221 measuring 258.30 Sq Yards situated at Sector-19, Faridabad, Haryana in the name of Smt Krishna Devi W/o Lt. Sh Chaman Lal Sadana. (Suspended Director of M/s Jai Laxmi Lighting Industries Pvt. Ltd.) Address: House No.-1221, Sector-19, Faridabad, Haryana. 3. Sh Alka Sadana W/o Sh Gyaninder Sadana (Suspended Director of M/s Jai Laxmi Lighting Industries Pvt. Ltd.) Address: House No.-1221, Sector-19 Faridabad -121002, Haryana. 4. Shri Litesh Sadana S/o Sh Gyaninder Sadana (Guarantor) Address: House No.-1221, Sector-19 Faridabad -121002, Haryana. 5. Smt. Krishna Devi w/o Late Shri Chaman Lal Sadana (Guarantor & Mortgagor) Address: House No.-1221, Sector-19 Faridabad -121002, Haryana.	Total liabilities as Demand Notice Dated 04.08.2016, Rs.18,53,85,349.46/- Plus further interest & other Charges (minus recovery, if any)	Rs. 3,02,00,000/-	Rs. 30,20,000/-	209272434 CNRB0006290 Symbolic Possession
02	M/s Mittal Trading Company (Borrower) Address :- Old Gur Mandi Samalkha Panipat, Haryana, 132101. Sh. Daya Ram Mittal S/o Sh. Ram Karam Mittal (Proprietor) Address :- Ward No. 14 Old Gur Mandi Samalkha Distt Panipat, Haryana, 132101 Smt. Sapana Devi W/o Dayaram (Guarantor/Mortgagor) Address:- H.No. DN-87, Old Gur Mandi, Ward No. 14 Tehsil Samalkha, Distt Panipat Haryana 132101.	A Property having area 52Sqr Yrds (28.7' X 16.2') i.e. 01 Marla 05 Sarsai being 15/297 share out of 01 Kanai 13 Marla comprised in Khewat no. 459/452, Rect No. 43, Killa no. 4/1(1-13) situated at Samalkha now abadi Krishna Colony, within the limit of M.C. Samalkha vide sale deed no. 602 dated 04-06-2013 registered with sub registrar, Samalkha and mutation no. 19226 sanctioned on 31-07-2013 by A.C. 2nd grade, Samalkha and Bounded as under North : Property of Sh. Suresh Sood; Property of Smt. Sheela East: Property of Sh. Tika West: Street 10 mtr Wide Cersai Security Interest Id: 200051744734.	Total liabilities as Demand Notice Dated 04.02.2025, Rs.25,65,236.27/- Plus further interest & other Charges (minus recovery, if any)	Rs. 22,50,000/-	Rs. 2,25,000/-	209272434 CNRB0006290 Symbolic Possession
03	M/s Deep Traders Prop Sh. Deepak Kumar S/o Sh. Ishwar Dass Near Old Bus Stand W. No. 13, SOHNA -122103. Sh. Deepak Kumar S/o Sh. Ishwar Dass Near Old Bus Stand W. No. 13 SOHNA -122103. Sh. Virender Kumar (Guarantor) S/o Sh. Jai Dev Near Old Bus Stand Ward No. 13 SOHNA -122103.	Residential House No. 28/13 measuring 98.52 Sq Yards situated in Lohiyawara Ward No. 15 Near Masjid School, Sohna-122103.	Total liabilities as Demand Notice Dated 02.04.2024, Rs.48,05,993.59/- Plus further interest & other Charges (minus recovery, if any)	Rs. 31,40,000/-	Rs. 3,14,000/-	209272434 CNRB0006290 Physical Possession
04	Sh. Kamal Sood (Borrower) S/o Sh. Om Prakash Sood House No. 18/1 Near Crown Plaza Ajrona Sector-15A Escorts Nagar Faridabad - 121007. Smt. Cheshita Sood (Guarantor) W/o Sh. Kamal Sood House No. 18/1, Mathura Road, Near Crown Plaza Sector 15A Escorts Nagar Faridabad - 121007.	Commercial property measuring 452 sq yards (22'x185') forming Eastern part of land comprising in Rect. No. 17, Kila No. 23/21/2(1-3), 24/22(0-4), Rect No. 24 Kila No. 3/3/1/1(2-5), 8/3/2/2(0-8) situated within the revenue estate of Village Ajrona, Tehsil and District Faridabad (Also known as 18/1, DM Road, Ajrona as per tax paid receipt dated 13-04-2015 receipt no. 19) Boundaries: East : Other's Property, West : Land of Sh. Ashwani Sood, North: Land of Sh. Ashwani Sood, South: Cemented Road.	Total liabilities as Demand Notice Dated 02.04.2024, Rs.67,33,190.89/- Plus further interest & other Charges (minus recovery, if any)	Rs. 2,37,00,000/-	Rs. 23,70,000/-	209272434 CNRB0006290 Symbolic Possession

SL NO.	Branch Name/Name & Address of the Borrower(s)/ Guarantor(s)	Brief Description of Property/ies	Total Liabilities as on specified Date	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Details of A/c No. IFSC CODE Possession notice
05	M/s Hari Chand Dairy Farm Address :- Village Kalwa Tehsil Pillukhera Distt Jind, 126113, Smt. Krishna Devi W/o Hari Chand (Through it Legal Heirs) Address :- Village Kalwa Tehsil Pillukhera Distt Jind, 126113. Sh. Baljeet S/o Sh. Hari Chand Address :- Village Kalwa Tehsil Pillukhera Distt Jind, 126113. Sh. Sombir Singh S/o Sh. Hari Chand Address :- Village Kalwa Tehsil Pillukhera Distt Jind, 126113.	SMD of land of 12K-7M in Khewat No. 23 Khata No 23 Rect No. 98 Killa No. 8/1(2-00), Rect No. 98 Kila No. 8/2(2-0), Rect No. 98 Kila No. 13/21/2(2-12), Khewat No. 52 Khata No. 78 Rect No. 98 Killa No. 15/21(1-11), Khewat No. 54 Khatoni No. 84 murba No. 98 Killa NO. 15/21/4(0-7), rect No. 98 Killa No. 15/2(5(1-0), khewat no. 277 khata no 409 rect No. 98 Killa No. 7/21(1-6), khewat no 343 khata no 516, rect no 98, killa no 7/1min(0-17)(0-14) situated at Village Kalwa Dist Jind.	Total liabilities as Demand Notice Dated 29.09.2015, Rs.68,01,947.00/- Plus further interest & other Charges (minus recovery, if any)	Rs. 61,00,000/-	Rs. 6,10,000/-	209272434 CNRB0006290 Symbolic Possession
06	M/s Shiv Poultry Farm Address:-Village Sahampur PO Dharamgarh Tehsil Safidon, Distt Jind, Haryana 126112. Sh. Ranbir Singh S/o Sh. Hari Singh Address:- Village Shanpur PO Dharamgarh Tehsil Safidon, Distt Jind Haryana 126112. Sh. Sumit Singh S/o Sh. Ranbir Singh Address:- Village Shanpur PO Dharamgarh Tehsil Safidon, Distt Jind Haryana 126112. Sh. Dilbag Singh S/o Sh. Hari Singh Address:- Village Shanpur PO Dharamgarh Tehsil Safidon, Distt Jind Haryana 126112. Sh. Hari Singh S/o Sh. Shish Ram Address:- Village Shanpur PO Dharamgarh Tehsil Safidon, Distt Jind Haryana 126112.	Poultry Farm Land and Building measuring 29K-18M Khewat No. 449/439 Khatoni No. 620 and 621 Rect. No. 117, Killa No. 13/2(6-8), 14/1(0-16), 14/2(6-16), 15min, (4-00), 18/1/1(0-6), 7/7(12), Murba No. 118 Killa No. 11(4-00), in the name of Sh. Ranbir Singh S/o Sh. Hari Singh and Sh. Dilbag Singh S/o Sh. Hari Singh and Sh. Hari Singh S/o Sh. Shish Ram situated at Village Nimmabad Tehsil Safidon Distt. Jind.	Total liabilities as Demand Notice Dated 14.09.2015, Rs.4,02,11,841.00/- Plus further interest & other Charges (minus recovery, if any)	Rs. 2,31,72,000/-	Rs. 23,17,200/-	209272434 CNRB0006290 Symbolic Possession
07	M/s Ek Onkar Trading Co (Prop. Late Sh. Hoshiyar Singh) R.O.1411, 1st Floor New Grain Market Nissing. Smt. Tejinder Kaur (Mortgagor/Guarantor/ Legal heir of deceased Proprietor Sh. Hoshiyar Singh of M/s Ek Onkar Trading Co) VPO – Singhra, Near Durga Rice Mill Nissing, Tehsil – Nissing, District – Karnal. Sh. Shivam (Legal heir of deceased Proprietor Sh. Hoshiyar Singh of M/s Ek Onkar Trading Co) VPO – Singhra, Near Durga Rice Mill Nissing, Tehsil – Nissing, District – Karnal. Sh. Mehtab Singh s/o Suchha Singh (Guarantor) VPO – Singhra, Near Durga Rice Mill Nissing, Tehsil – Nissing, District – Karnal.	1. Plot 2K-8M (1450 sq yards) situated at Naman Colony, Gullarpur Road Near Buta Colony, Nissing Distt Karnal Rs.35,73,734.21/- comprised in khewat 0 1170/1104, Khatoni No 1690, other Charges (minus recovery, if any) Rect No 328, Killa No 25/1(7-2), 229(4-4), 12/13(0-5), 20/7(12), rect no 245, Killa no 1/1(2-15), share of 598/7375 Rakba 29 kanal 10 Marle i.e. 2K-8M or 1450Sq yards in the name of Sh. Hoshiyar Singh vide regd sale deed no. 2118. 2. Vacant Plot no 101, mean 0k-7M Situated on land Khewat No 635, kitta-4, share of 23/1080 Rakba 18 kanal 0 i.e 7.66 Marle or 233.33sq yards Near Buta Singh Colony Nissing, District Karnal in the name of Smt Tejinder Kaur vide sale deed no. 2260.	Total liabilities as Demand Notice Dated 30.08.2019, Rs.12,90,000/- Plus further interest & other Charges (minus recovery, if any)	Property-1 Rs.1,05,20,000/- Property-2 Rs.12,90,000/-	Property-1 Rs.10,52,000/- Property-2 Rs.1,29,000/-	209272434 CNRB0006290 Property No.1 Symbolic Possession Property No.2 Symbolic Possession
08	1. M/s Shree Shubham Enterprises (Represented through its Proprietor Smt. Saroj Devi) Address – Plot no. J-772, Near KG Plaza/Sales Tax Office, RIICO Industrial Area, Phase-II, Bhiwadi, Rajasthan- 301019. 2. Smt. Saroj Devi w/o Late Sh. Inderjeet Singh Address –A-220, Gali No. 6, Yadav Nagar, Rewari, Haryana- 123401. 3. Mr. Manjeet Singh s/o Late Sh. Inderjeet Singh (Guarantor) Address 1–A-221, Gali No. 6, Yadav Nagar, Rewari, Haryana-123401 Address 2–158, Yadav Nagar, Rewari, Haryana- 123401. 4. Sh. Suraj Singh s/o Late Sh. Inderjeet Singh (Guarantor) H.No. 225, Mohalla Hajariwas, Ward No. 28, Rewari, Haryana- 123401. 5. M/s Matchless Enterprises Prop. Smt. Saroj Devi w/o Late Sh. Inderjeet Singh Address –Plot no. J-772, Near KG Plaza/Sales Tax Office, RIICO Industrial Area, Phase-II, Bhiwadi, Rajasthan- 301019.	EMT of Residential Plot 221, Gali no 6, Yadav Nagar, Qutubpur Mola, Rewari Colony, Nissing Distt Karnal Haryana having admeasuring area of 100.00 sq. yds. In the name of Mr. Manjeet Singh S/o Inderjeet Singh	Total liabilities as Demand Notice Dated 29.09.2017, Rs.1,24,56,315.73/- Plus further interest & other Charges (minus recovery, if any)	Rs. 17,50,000/-	Rs. 1,75,000/-	209272434 CNRB0006290 Symbolic Possession
09	1. Touchlife Enterprises Private Ltd. a. Registered Office Address: G-74, Baani Square, 74, Ground Floor, Block-B, behind Hilton Garden Inn, Bani Square, Sector-50, Gurgaon, Haryana - 122001. b. Factory Address: Shop, East: Shop No. G-73, West: Shop No. G-75. G/F Plot no 1, Mohammadpur Jharsa Industrial Area, Sector 36, Gurgaon, Haryana- 122001. c. Corporate Office Address: A22, Vastu Apartments Plot no 70, Sector 55, Gurgaon, Haryana- 122011. 2. Mr. Sunil Kumar Upadhyay S/o LT. Sri G.R. Upadhyay, Address : 4-Maruti Estate Phase II, Agra, Uttar Pradesh- 282010. 3. Mrs. Kshama Pathak W/o Prashant Pathak A22, Vastu Apartments, Plot No 70, Sector 55, Gurgaon, 122011. 4. Mr. Prashant Pathak S/o Baijandra Nath Pathak R/o A-22, Vastu Apartments, Plot No 70, Sector 55, Gurgaon, 122011. 5. Late Mrs. Manju Pathak W/o BN Pathak (Through Legal Heirs) A22, Vastu Apartments, Sector 55, Plot No 70 Gurgaon, Haryana- 122011.	All that part and parcel of the commercial shop situated at G-74, Ground Floor, Block-B, Bani Square, Sector-50, Gurgaon having super area of 356.13 sq ft. Boundaries are as below: North: Entry/Passage, South: Others Shop, East: Shop No. G-73, West: Shop No. G-75.	Total liabilities as Demand Notice Dated 05.04.2024, Rs.66,11,320.11/- Plus further interest & other Charges (minus recovery, if any)	Rs. 65,00,000/-	Rs. 6,50,000/-	209272434 CNRB0006290 Physical Possession

OTHER TERMS AND CONDITIONS:

A) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://BAANKNET.com> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

B) The property can be inspected, with Prior Appointment with **Authorised Officer, on 03.12.2025**

C) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the Authorised officer/ Secured Creditors in this regard at a later date.

D) In the event of any default in payment of any of the amounts, or if the sale is not completed by reasons of default on the part of the purchaser/ bidder within the aforesaid time limit, the bank shall be entitled to forfeit all monies paid by the purchaser/ bidder till then and put up the secured asset(s) for sale again, in its absolute discretion. Further, all costs, expenses incurred by the bank on account of such resale shall be borne and paid by the defaulting purchaser.

E) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

F) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (Baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before **05.12.2025 by 05:00 PM.**

G) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance (Baanknet), Help Desk No. (8291220220), E-mail: support.baanknet@psballiance.com through the website <https://baanknet.com/>

H) After payment of the EMD amount, the intending bidders shall submit a copy of the following documents/details on or before **05.12.2025 by 05:00 PM. to Canara Bank, ARMB Branch, Plot No-2, Ground Floor, Near Hotel Deventure, Namaste Chowk, Karnal by hand or by email.**

- Demand Draft/ Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- Bidders Name. Contact No. Address, E Mail id.
- Bidder's A/c details for online refund of EMD.

I) The intending bidders should register their names at portal <https://baanknet.com/> 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 PSB Alliance (Baanknet), Helpdesk No – 8291220220 (E-mail : support.baanknet@psballiance.com) and Sh. Animesh Jain, Mobile Number 7046612345/ Email animesh@procure247.com), through the website https://baanknet.com/.**

J) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

K) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 50,000/-** The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

L) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 24 days from the date of confirmation of sale by the secured creditor. This amount shall be deposited by way of Demand Draft in favour of Authorised Officer, Canara Bank, ARMB Branch OR shall be deposited through RTGS/NEFT/ Fund Transfer to credit of account of Canara Bank, ARMB Branch, **A/c. No. 209272434, IFSC Code: CNRB0006290**. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

M) For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

N) All charges for conveyance, stamp duty/ GST/ registration charges etc., as applicable shall be borne by the successful bidder only.

O) Authorised Officer reserves the right to postpone/ cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

P) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Canara Bank, ARMB, Plot No-2, Ground Floor, Near Hotel Deventure, Namaste Chowk, Karnal who, as a facilitating centre, shall make necessary arrangements.

Q) For further details contact Mr. Ranjeet Kumar, Chief Manager Canara Bank Asset Recovery Management Branch (ARMB), Karnal, Ph. No. 0184-4041820, 85728-16290 during office hours on any working day. E-mail id: cb6290@canarabank.com OR the service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email:support.BAANKNET@psballiance.com).

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date :- 19.11.2025 **Place :- Karnal** **Authorised Officer, Canara Bank**

epaper.financialexpress.com **New Delhi**