



October 13, 2025

To  
The General Manager  
Department of Corporate Services,  
BSE Limited  
Phiroze Jee Jee Bhoy Tower  
Dalal Street, Fort  
Mumbai-400001  
Fax: 022-22722061/41/39  
Phone No. 91-22-22721233/4  
Scrip Code- 544239

To  
The General Manager  
Department of Corporate Services,  
National Stock Exchange of India Limited  
Exchange Plaza,  
Bandra Kurla Complex,  
Bandra (East), Mumbai-400051  
Fax: 022-26598237/38/47  
Phone No. 022-2659-8235/36  
Scrip Code- ECOSMOBLTY

**Sub: Copy of Newspaper Advertisement for appointment of Independent Director**

Dear Sir/Ma'am,

Pursuant to the provision of Regulation 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the copies of newspaper advertisement pertaining to notice of postal ballot for appointment of Independent Director, Ms. Vandana Chamaria in Financial Express and Jansatta both in English & Hindi language newspaper.

You are requested to kindly take the same on your record.

The above information is also available on the Company's website:

<https://www.ecosmobility.com/>

This is for your information and record.

**For Ecos (India) Mobility & Hospitality Limited**

**Shweta Bhardwaj**  
**(Company Secretary & Compliance Officer)**  
**Membership No. 43310**

Providing Ground Transportation in 100+ Cities in India & 30+ Countries Worldwide

ECOS (INDIA) MOBILITY & HOSPITALITY LIMITED

24X7 RESERVATION : (+91) 11 4079 4079 | CARS@ECORENTACAR.COM | WWW.ECOMOBILITY.COM

REDG. & CORP OFFICE:

45, 1<sup>ST</sup> FLOOR, CORNER MARKET, MALVIYA NAGAR, NEW DELHI - 110017

CIN NO. L74999DLI996PLC076375





**Branch Address**  
: Bank Of Baroda, 41, Old Judicial Complex , Civil Lines Road, Gurgaon-122001

**POSSESSION NOTICE (For Immovable property)**  
(As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002)  
The undersigned being the authorized officer of the BANK OF BARODA 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 a demand notice dated 04.08.2025 calling upon the borrower **Mr Dinesh Jajoria Proprietor M/s Kisan Industries (Firm)** to repay the amount mentioned in the notice being Rs. 1,15,58,728.55 (One Crore Fifteen Lakh Fifty Eight Thousand Seven Hundred Twenty Eight and Paise Fifty Five Only) as on 01.08.2025 together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment within 60 days from the date of receipt of the said notice.  
The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him / her under Section 13 (4) of the said Act read with rule 8 of the security interest Enforcement Rules, 2002 on this 10th day of October of the year 2025.  
The Borrower/Guarantors/Mortgagors 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 the Bank of Baroda for an amount of Rs. 1,15,58,728.55 (One Crore Fifteen Lakh Fifty Eight Thousand Seven Hundred Twenty Eight and Paise Fifty Five Only) and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment.  
The Borrower attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of Immovable property**  
**Property 1:** All that part and parcel of Land and property belonging to Mr Dinesh Jajoria consisting of Property No. 143/20 Street No. 7, Part of Khasra No. 229 admeasuring 200 Square Yard, situated in Hidayatpur Chhawan, Om Nagar, Gurgaon, Haryana. Boundaries of property are as under: North: House No. 142/20, South: Road 25' Wide, East: 15' Wide Gali, West: House No. 126/20 CERSAI Security ID- 400009141785  
**Property 2:** All that part and parcel of Land and property belonging to Smt Ratan Bai Jajoria consisting Property No. 501/20 Street No. 7, Part of Khasra No. 1060 admeasuring 100 Square Yard, situated in Om Nagar, Gurgaon, Haryana. Boundaries of property are as under: North: House No. 500/20, South: Other property of Mrs Ratan Bai, East: Gali No. 5, West: House of Property CERSAI Security ID-400009141786  
**Date:** 11-10-2025  
**Place:** Gurgaon  
**Chief Manager / Authorised Officer,**  
**Bank Of Baroda**



**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

**Loan Account No: LP000000098310**  
Notice is hereby given to the public in general and in particular to Aleem Khan (Borrower), Mumina Begam (Borrower), that the Authorised Officer of Vastu Housing Finance Corporation limited, by following due procedure under SARFAESI Act, has taken the Physical Possession of the Immovable Property more particularly described in Schedule below, mortgaged with Vastu Housing Finance Corporation limited. Despite giving several notices the Borrower and Co-borrower have failed/ neglected to remove inventory lying in the premises. Hence, vide this notice the borrower and co-borrower are given last chance to remove your entire movable/goods items from the property within 15 days of this Notice, failing which the secured creditor Vastu Housing Finance Corporation limited shall not be liable for any loss and damage said movables / goods.  
**Schedule of Description of Property**  
All that part and parcel of the Immovable property situated at, House Situated At NaglaBeech Mauza Rudhau, Pahadpur Tehsil Tundla District Firozabad, Firozabad, Tundla, Firozabad, Uttar Pradesh, 283204, Property of Plot On Land Measuring Area 27.9 Sq.Mts.  
**Date:** - 11.10.2025  
**Place:** - Firozabad  
**Sd/-**  
**Authorised Officer**  
**Vastu Housing Finance Corporation limited**



**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

**Loan Account No: LP0000000107364**  
Notice is hereby given to the public in general and in particular to Sumit (Borrower), Balwant (Borrower), Anita (Co Borrower), Amit (Co Borrower), that the Authorised Officer of Vastu Housing Finance Corporation limited, by following due procedure under SARFAESI Act, has taken the Physical Possession of the Immovable Property more particularly described in Schedule below, mortgaged with Vastu Housing Finance Corporation limited. Despite giving several notices the Borrower and Co-borrower have failed/ neglected to remove inventory lying in the premises. Hence, vide this notice the borrower and co-borrower are given last chance to remove your entire movable/goods items from the property within 15 days of this Notice, failing which the secured creditor Vastu Housing Finance Corporation limited shall not be liable for any loss and damage said movables / goods.  
**Schedule of Description of Property**  
All that part and parcel of the Immovable property situated at, Property At Khewal No789Khatu No 944 944 Khasra No 862/12/2(2 1), Vaka Aabadi Uchana Khasra Tehsil UchanaDistt Jind, Haryana, 126114, Area of Property: 159 Sq.Yard.  
**Date:** - 11.10.2025  
**Place:** - Jind  
**Sd/-**  
**Authorised Officer**  
**Vastu Housing Finance Corporation limited**



**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

**Loan Account No: LP000000089731**  
Notice is hereby given to the public in general and in particular to Rajender Singh (Borrower), Santro (Borrower), Sunita (Co Borrower), Pankaj (Co Borrower), that the Authorised Officer of Vastu Housing Finance Corporation limited, by following due procedure under SARFAESI Act, has taken the Physical Possession of the Immovable Property more particularly described in Schedule below, mortgaged with Vastu Housing Finance Corporation limited. Despite giving several notices the Borrower and Co-borrower have failed/ neglected to remove inventory lying in the premises. Hence, vide this notice the borrower and co-borrower are given last chance to remove your entire movable/goods items from the property within 15 days of this Notice, failing which the secured creditor Vastu Housing Finance Corporation limited shall not be liable for any loss and damage said movables / goods.  
**Schedule of Description of Property**  
All that part and parcel of the Immovable property situated at, Khasra No. 194(4-1) Khewal/Khatu No. 111/124, Waka Rakba Bhosla Sub Tehsil Uchana Dist Jind, Haryana, 126115, measuring 204 Sq.Yards.  
**Date:** - 11.10.2025  
**Place:** - Jind  
**Sd/-**  
**Authorised Officer**  
**Vastu Housing Finance Corporation limited**



**Indian Overseas Bank**  
A GOVERNMENT OF INDIA UNDERTAKING  
**RO: Lucknow | HQ: Chennai**

**Demand Notice**  
Notice Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002  
Whereas the undersigned being the Authorised Officer of Indian Overseas Bank under SARFAESI Act and in exercise of powers conferred under Section 13 (12) read with Rule 3, issued Demand Notice under Section 13(2) of the said Act calling upon the Borrowers/ mortgagors/ guarantors listed hereunder(hereinafter referred to as the "said Borrowers"), to repay the amounts mentioned in the Notice, within 60 days from the date of receipt of Notice, as per details given below.  
The said Notices have been returned undelivered by the postal authorities /have not been duly acknowledged by the borrowers/mortgagors/guarantors. Hence the Bank by way of abundant caution is effecting this publication of the demand notice. The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrowers/mortgagors/ guarantors as per the said Act. Copies of the said Notices are available with the undersigned and the said Borrowers/ mortgagors /guarantors, may, if they so desire, collect the said copies from the under signed on any working day during normal office hours.  
Against the above background, Notice is hereby given, once again, to said Borrowers/ mortgagors / guarantors to pay to Indian Overseas Bank, within 60days from the date of publication of this Notice, the amounts indicated/ payable as given below under the loan & other documents. As security for due repayment of the loan, the following assets have been mortgaged to Indian Overseas Bank by the respective parties as below.

Sr. No.	Name And Address of Borrowers/ Mortgagors/Guarantor	Details of the properties	Total outstanding Amount	Date of Demand Notice
<b>Branch-Sitapur Road (1774), 302/1, Ahilbanpur Triveni Nagar, Lucknow - 226 020</b> <b>Phone No. 8925951774, E-mail: job1774@job.in</b>				
1.	M/s Rosicare Enterprises (Proprietor) <b>M/s. Roshu Singh</b> , Khasra No. 633, Industrial Area, Naderaganj, Ali Nagar, Sunhara, Near- Sharda River, Sarojini Nagar, Lucknow-226008	1. Automatic Diaper making machine 2. Automatic Diaper Packing Machine Installed at unit of M/s Rosicare Enterprises (Proprietor) Mrs. Roshu Singh, W/o Mr. Ranjeet Singh Situated at Khasra No. 633, Industrial Area, Naderaganj, Ali Nagar, Sunhara, Ward, Sarojini Nagar, Near- Sharda River, Lucknow-226008	Rs. 27,35,075.95 as on 06.07.2025 + interest & other expenses	07.07.2025
<b>Branch-Swaroop Nagar Branch (0686), 112/351, Swaroop Nagar, Kanpur, Uttar Pradesh PIN 208002</b> <b>Phone No.: 0512-22535627, E-mail: job0686@job.in</b>				
2.	M/s Bhaduria Enterprises Registered Address: 50/125, Naughara, Kanpur Uttar Pradesh 208001	Western Portion of House No. 3, now allotted as municipal no.3C, Situated at Village-Jamui, District Kanpur Nagar admeasuring 53.504 Sq. Mtrs. In the name of Mr. Vikas Singh S/o Late Mr. Pal Singh, Boundaries:- North: 3.00 Ml Wide Road, South: House of Babu Singh, East: Part portion of House, West: House of Raju Tiwari	Rs. 18,07,863.00 as on 14.09.2025 + interest & other expenses	15.09.2025
<b>Branch-Aminabad Branch (0382), Ganga Prasad Verma Mem Society Building, Aminuddaula Park Lucknow-226016, Phone No. 8925950382, E-mail: job0382@job.in</b>				
3.	1) Mrs. Shilpi Verma W/o Mr. Vinay Verma R/o 509, 64-1, Old Hyderabad Lucknow-226007, UP (Borrower) 2) Mr. Vinay Verma S/o Pramod Rao Verma R/o 509, 64-1, Old Hyderabad Lucknow-226007, UP (Mortgagor/Guarantor) 3) Mrs. Anamika Verma W/o Mr. Vivek Verma R/o 509, 64-1, Old Hyderabad Lucknow-226007, UP (Guarantor)	Commercial property no. UGF 8 situated at Shri Radhey Janki Commercial Centre, 39 (municipal no. 92/186 Old No. 92/91) Gautam Budh Marg, Latouche Road, Lucknow admeasuring 13.19 Square Metre or 142 sq. ft. in the name Mr. Vinay Verma, Boundaries:-North:-House of Mr Anupam Garg and Mr Kushal Garg, South:-Common passage, thereafter lane about 12 ft wide, East:- Shop No UGF 7 of Seller, West:- Shop No UGF 9 of Seller (More described in Sale deed no-3469 dated 17.03.2015)	Rs. 13,18,078.29 as on 26.08.2025 + interest & other expenses	27.08.2025

\* payable with further interest at contractual rates/rests as agreed from the date mentioned above till date of payment.  
If the said borrowers/ mortgagors / guarantors fail to make payment to Indian Overseas Bank as aforesaid, then Indian Overseas Bank shall proceed against the above secured assets under Section 13(4) of the SARFAESI Act and Rules entirely at the risks, costs and consequences of the said borrowers/ mortgagors/guarantors. Further, the attention of borrowers/mortgagors / guarantors is invited to provisions of Sub-section(8) of the Section 13 of the Act, in respect of time available to them to redeem the secured assets.  
The said Borrowers/ mortgagors / guarantors are prohibited under the SARFAESI Act from transferring the secured assets, whether by way of sale, lease or otherwise without the prior written consent of Indian Overseas Bank. Any person who contravenes or abets contravention of the provisions of the Act or Rules shall be liable for imprisonment and/ or fine as given under Section 29 of the Act.  
**Date:** 11.10.2025 **Place:** Lucknow/Kanpur **Authorised Officer, Indian Overseas Bank**



**ECOS (INDIA) MOBILITY & HOSPITALITY LIMITED**

**Registered & Corporate Office:** 45, First Floor, Corner Market, Malviya Nagar, New Delhi, India – 110017 | **Phone:** +91 11 41326436  
**Corporate Identity Number:** L74999DL1996PLC076375  
**Website:** www.ecosmobility.com | **E-mail:** legal@ecosmobility.com

**NOTICE OF POSTAL BALLOT**  
Members are hereby informed that pursuant to the provisions of Section 108 and 110 and other applicable provisions of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014 (cumulatively "Act"), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Secretarial Standard - 2 issued by the Institute of Company Secretaries of India and other applicable laws and regulations, if any, including any statutory modification(s) or re-enactment(s) thereof for the time being in force, **Ecos (India) Mobility & Hospitality Limited ("the Company")** is seeking approval from its Members via passing of Resolution as set forth in the Postal Ballot Notice dated 10<sup>th</sup> October, 2025 ("Postal Ballot Notice/Notice") by way of electronic voting ("e-voting/remote e-voting") only.  
In terms of relevant provisions of the Act and in accordance with the guidelines issued by the Ministry of Corporate Affairs, inter-alia, for conducting Postal Ballot through e-voting vide General Circulars Nos. 14/2020, 17/2020, dated April 8, 2020, April 13, 2020, respectively ("MCA Circulars"), the process of sending Postal Ballot Notice along with the instructions regarding remote e-voting through e-mail to all those Members, whose e-mail address is registered with the Company or with the Depositories/ Depository Participants or Registrar and Share Transfer Agent of the Company ("RTA") and whose names appear in the Register of Members/list of Beneficial Owners as on 03<sup>rd</sup> October, 2025 ("Cut-off Date"), was completed on 10<sup>th</sup> October, 2025.  
In compliance with the requirements of the MCA Circulars, physical copy of Postal Ballot Notice along with Postal Ballot Forms and pre-paid business envelope will not be sent to the Members for this Postal Ballot and Members are required to communicate their assent or dissent through the remote e-voting system only. The Company has engaged National Securities Depository Limited ("NSDL") as e-voting agency for the purpose of providing remote e-voting services.  
**All the Members are hereby informed that:**  
(a) The e-voting period commences on **Monday, 13<sup>th</sup> October, 2025 (09:00 A.M. IST)** and will end on **Tuesday, 11<sup>th</sup> November, 2025 (05:00 P.M. IST)** for all the Members, whether holding shares in physical form or in demat form. The e-voting module shall be disabled by NSDL for voting thereafter. Remote e-voting shall not be allowed beyond the said time and date. Vote once cast cannot be changed subsequently.  
(b) A person whose name is recorded in the Register of Beneficial Owners maintained by the Depositories as on the cut-off i.e., 3<sup>rd</sup> October, 2025, shall be entitled to avail the facility of remote e-voting. A person who is not a Member on the cut-off date should accordingly treat the Postal Ballot Notice as for information purposes only.  
(c) The Board of Directors of the Company have appointed Mr. Deepak Kukreja (FCS No. 4140), PROPRIETOR, Deepak Kukreja & Associates, Practicing Company Secretaries, as the Scrutiniser for conducting the voting process through Postal Ballot E-Voting in accordance with the law and in a fair and transparent manner.  
(d) The results of the Postal Ballot/E-voting will be declared within a period of two (2) working days from the conclusion of remote e-voting, by the Chairperson or any other person authorised by her in that behalf and displayed at the Registered Office of the Company. The results along with the scrutiner's report shall be placed on the website of the Company and on the website of the NSDL ([www.evoting.nsdl.com](http://www.evoting.nsdl.com)) and communicated to the Stock Exchanges ([www.bseindia.com](http://www.bseindia.com)) and [www.nseindia.com](http://www.nseindia.com) where the equity shares of the Company are listed.  
Members are requested to register their e-mail ID permanently by following the procedure as mentioned below:  
a) Members holding shares in dematerialised mode are requested to register/update their e-mail ID with the relevant Depository Participants.  
For further details, kindly refer to the Postal Ballot Notice. The Notice is also available on Company's website ([www.ecosmobility.com](http://www.ecosmobility.com)), Stock Exchanges' website ([www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com)) and NSDL's website ([www.evoting.nsdl.com](http://www.evoting.nsdl.com)). Any Member seeking of electronic copy of this Notice may write to us at [legal@ecosmobility.com](mailto:legal@ecosmobility.com). Further, details including detailed instructions for voting are provided in the Postal Ballot Notice available on the website of the Company.  
In case of any queries related to this Postal Ballot including remote e-voting facility, you may refer the Frequently Asked Questions (FAQs) for Members and e-voting user manual for Members available at the download section of [www.evoting.nsdl.com](http://www.evoting.nsdl.com) or call on toll-free no.: 1800-222-990 or contact Ms. Pallavi Mahatre, Manager, NSDL, Trade World, 'A' Wing, 4<sup>th</sup> Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai – 400013, at the designated e-mail address: [pallavid@nsdl.co.in](mailto:pallavid@nsdl.co.in) / [evoting@nsdl.co.in](mailto:evoting@nsdl.co.in) or at telephone no. +91 22 2499 454.  
By order of the Board of Directors  
For Ecos (India) Mobility & Hospitality Limited  
Sd/-  
**Shweta Bhardwad**  
(Company Secretary & Compliance Officer)  
Membership No. 43310



**Punjab & Sind Bank**  
(A Govt. of India Undertaking)  
*Where service is a way of life*

**E-AUCTION**  
(Sale through E-Auction only)

**ZONE DELHI II,**  
**B-38/39, INDUSTRIAL AREA, PHASE 1,**  
**NARAINA, NEW DELHI 110028**

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES ON 27.10.2025 (11.00 AM to 1.00 PM)**  
E-Auction Sale Notice for Sale of Immovable Assets is issued under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6(2) movable & 8(6) immovable of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, Symbolic/Physical 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" basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor(s)/Guarantors(s)/details of secured Assets(s)/Dues/Reserve price/e-Auction date & Time, EMD amount are mentioned in the table below.

Sl. No.	Name of Borrower/ Guarantor & Branch	Description of the property	Demand Notice Date & Outstanding Amount (Rs.) as on + future interest & other expenses thereon	Reserve Price EMD Bid increase Amount	Property Inspection Date & Time	Status of possession (Physical or)	Last Date & Time of EMD Submission	Date/ Time of e-Auction	Name & Contact Nos. of Authorized	QR CODE FOR LOCATION SITE	QR CODE FOR PROPERTY IMAGE	QR CODE FOR SERVICE PROVIDER
1.	Borrower: Mr. Vishal & Rahul Guarantors: Mr. Vijay Kumar B/O Roshanara Road	Property bearing No. 2/45 A, First Floor, Gali No. 4, Prem Gali, Babarpur, Shahdara Delhi 110032 measuring area 100 sq. yards i.e. 41.80 sq. mtr. (without roof rights)	01.11.2023 Rs. 19,03,407/42- plus further interest, expenses and other charges etc thereon	Rs. 16,15,000/- Rs. 1,61,500/- Rs. 50,000/-	18-10-2025 11:00 AM to 1:00 PM	Physical possession	26-10-2025 upto 5 PM	27-10-2025 11 AM to 1 PM	Mr. Dharmender Kumar (Chief Manager) Mob No. 8889271677			
2.	Borrower: M/S Sunder Plastics Prop. Ms. Kavita w/o Sh. Ashok Kumar 2. Sh. Pradeep Kumar S/o Sh. Ashok Kumar B/O Naya Bazar	Ground Floor, Property No. 1120-1121, Land measuring area 70 sq. yds situated at Gali Gyara, Baran Market, Sadar Bazar, Sadar Nala Road, Delhi-110006	21.04.2022 Rs. 10,19,964/69 plus further interest, expenses and other charges etc thereon	Rs. 15,30,000/- Rs. 1,53,000/- Rs. 50,000/-	18-10-2025 11:00 AM to 1:00 PM	Physical possession	26-10-2025 upto 5 PM	27-10-2025 11 AM to 1 PM	Rajesh Kumar Yadav (Chief Manager) Mob No. 9937114867			
3.	Borrower: M/S Aakarshan Designer Saree Prop. Mr. Prakash Rastogi Guarantor: Ms Shilpi Gupta B/O Chawri Bazar	Property No. 12 out of Khasra No. 714/2001/18, 5202/19/220/221, area 100 sq yards situated in village Maupur in the abadi of Gali no. 3A (second floor without roof rights) Shri Ram Marg Illaga Shahdara Delhi 110053	06.04.2021 Rs. 26,32,376/35 plus further interest, expenses and other charges etc thereon	Rs. 33,00,000/- Rs. 3,30,000/- Rs. 50,000/-	18-10-2025 11:00 AM to 1:00 PM	Physical possession	26-10-2025 upto 5 PM	27-10-2025 11 AM to 1 PM	Mr. Rajesh Kumar Yadav (Chief Manager) Mob No. 9937114867			
4.	Borrower- Mr. Babu Ansari Guarantor: Mr. Deepak Gupta & Manish Gupta B/O: Chawri Bazar	Flat No. F-2 (LIG) First Floor, Back Side without roof rights, measuring 400 sq. ft. i.e. 37.15 sq.mtrs. fresh hold Plot No. C-95, DLF Dilshad Garden, Ext-II, Village Brahmapur alias Bhopura Loni Tehsil, District Ghaziabad, U.P.	05/04/2021 Rs. 19,90,190.72/- plus further interest, expenses and other charges etc thereon	Rs. 14,00,000/- Rs. 1,40,000/- Rs. 50,000/-	18-10-2025 11:00 AM to 1:00 PM	Physical possession	26-10-2025 upto 5 PM	27-10-2025 11 AM to 1 PM	Rajesh Kumar Yadav (Chief Manager) Mob No. 9937114867			

**TERMS & CONDITIONS:-** 1. The online E-auction shall be held through auction platform i.e. <https://baanet.in> on the date and time provided. QR Code for Baanet.net. The intending bidders/purchasers are required to register through <https://baanet.in> by using valid email ID and mobile number. The intending bidders/purchasers are further required to upload their KYC documents and Bank details. Registration and uploading formalities should be completed well in advance. 2. EMD Payment: The intending Bidders/Purchasers are requested to register on portal (<https://baanet.in>) using their email-id and mobile number. The process of e-KYC is to be done through Digilocker and after completion of KYC verification, the intending bidders/purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating challans and by depositing the amount in the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with <https://baanet.in> in auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidders, bidder has to seek the refund from e-auction service provider by logging in <https://baanet.in> and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest. After successful bid bidding that remaining amount is to be remitted to A/c no. 80135040070003 Name: NEFT INWARD STD PARKING ACCOUNT IFSC CODE: PSIB00080133. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/or bidder can directly enter property ID. For queries contact number-8291220220 & email-id-support.baanetnet@psabilliance.com. For registration, Login and Bidding Rules, please refer Buyer Manual link provided in the home page of <https://baanet.in>. 4. Bidder's e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding. 5. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quote and the increase in the bid amount must be of increment amount mentioned. Ten minutes time will be allowed to bidders to quote successful 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. 6. It is the responsibility of intending Bidders(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. 7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/email registered with the service provider. 8. The secured asset shall not be sold below the reserve price. 9. The successful auction Purchaser/Bidder shall, have to deposit 25% (twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorized officer on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulted bidder shall not have any claim over the forfeited amount and the property. 10. Default of payment: Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and/or 75% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized officer and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. 11. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax act 1961 and TDS is to be deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount. 12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate, shall be entertained. The sale certificate shall be issued only in the name of the successful bidder. 13. The Authorized Officer reserve the right to accept any or reject any/all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 14. The sale certificate shall not be issued pending operation at any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against issue of sale certificate. Further, no interest shall be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, shall be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale shall be entertained. In case of stay of further proceeding by DRT/DRAT/High Court or any other court, the auction may either be deferred or cancelled and persons participating in the same shall have no right to claim damages, compensation or cost for such postponement or cancellation. 15. The intending purchaser can inspect the property on date and time mentioned above or as communicated by the Bank at their expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact concerned branch of Punjab & Sind Bank during office hours. 16. The properties are being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries/verify the concerned Registrar/SRO/Revenue Records/other Statutory authorities regarding the encumbrances and claims/rights/charges of any authority such as Sale tax, Excise/GST/Income Tax beside the Bank's Charge and shall satisfy themselves regarding the title, nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, over the property before submitted their bids. The e-auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale for charges/encumbrances, over the property or on any other matter etc. shall be entertained after submission of the online bid. 17. The bank does not undertake any responsibility to procure any permission/licence, NOC etc. in respect of the property offered for sale. The Authorized Officers/Secured creditor shall not be responsible for any dues like outstanding water/electricity charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society or any other dues, taxes/levies, fees, transfer fees etc. in any respect and/or in relation to the sale of the said property. Successful Bidders has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates. 18. The bidder should ensure proper internet connectivity. Power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical glitches or reason/consequences affecting the e-auctions. 19. If property is in symbolic possession of Bank and bidder is purchasing the property in symbolic possession then same shall be at their own risk and responsibility. 20. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidder are required to contact the concerned Authorized Officer of the concern branch only. 21. The Sale is subject to confirmation by the Secured Creditor Bank. 22. The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the Authorized Officer.

**THIS NOTICE IS ALSO BE TREATED AS 15 DAYS STATUTORY SALE NOTICE TO BE BORROWER AND GUARANTOR (LRS) UNDER RULE 8(6) SARFAESI SECURITY INTEREST(ENFORCEMENT) RULE 2002**

**Date: 11.10.2025, Place: Delhi** **Authorised Officer, Punjab & Sind Bank**

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