

# Invigorated Business Consulting Limited

(formerly Escorts Finance Limited)

Office: 15/5, Mathura Road, Faridabad - 121003 (HR)

Phone: 0129-2250222, 2564222; E-mail: [ibcl@ibcl.ltd](mailto:ibcl@ibcl.ltd)

Website : [www.ibcl.ltd](http://www.ibcl.ltd)

CIN : L70200CH1987PLC033652

September 03, 2024

**BSE Limited**

Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai – 400051

**Scrip Code – 511716**

**Sub: Newspaper Advertisement titled "Notice to the Shareholders of 36<sup>th</sup> Annual General Meeting"**

Dear Sir/ Ma'am,

Pursuant to the applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that Company had published the enclosed newspaper advertisement dated September 02, 2024 in the newspapers i.e. Financial Express (English) and Jansatta (Hindi) dated September 03, 2024 titled as "Notice to the Shareholders of 36<sup>th</sup> Annual General Meeting".

The above is for your kind information and records.

Thanking You,

Yours faithfully,

For **Invigorated Business Consulting Limited**

**Arvind Kumar**

**Company Secretary**

Encl.: As above

**Punjab & Sind Bank** पंजाब एण्ड सिंध बैंक  
A Govt. of India Undertaking भारत सरकार का उपक्रम

**POSSESSION NOTICE**

**ZONAL OFFICE: First Floor, Satguru Tower, CP47A, Sector-E, Jankipuram, Lucknow**

Whereas, The undersigned being the Authorized Officer of the Punjab & Sind Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with the Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice calling upon the borrowers detailed below to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the Borrowers, Guarantors 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/her under section 13(4) of the said Act read with rule 8 of the said rules on the date as mentioned below.

The borrowers in particular and the public in general are hereby cautioned not to deal with the mentioned properties and any dealings with the mentioned properties will be subject to the charge of the Punjab & Sind Bank for the amount/liability and interest thereon due from the borrowers as mentioned below. The borrower's attention is invited to the provisions of sub-section (8) of section 13 of the act in respect of time available to redeem the secured asset.

Sl. No.	Name of Borrowers & Guarantors	Amount Claimed in Notice	Description of the Immovable Property	Date of Demand Notice	Date of Symbolic Possession
<b>BRANCH: Lahurabir</b>					
1	<b>Borrower: M/s Tarzan and Company</b> (Proprietorship), Add. SA-6/186-F4, Aktha, Varanasi, District Varanasi, Uttar Pradesh, Pin-Code-221007. <b>Proprietor: Mr. Prasant Kumar Chaturvedi</b> C/o Narendra Nath Chaturvedi, Add. H. No. SA-6/186-F4, Sri Nagar, Pahariya, Varanasi, Tehsil & District Varanasi, Uttar Pradesh, Pin-Code-221007. <b>Guarantor: Mrs. Neelam Chaturvedi</b> W/o Narendra Nath Chaturvedi, H. No. 122 Dak Tar Colony, MA Road, Khajuri, Varanasi, Varanasi Cantt, District District Varanasi, Uttar Pradesh, Pin-Code-221002.	₹ 17,53,997.00 as on 31.01.2024 + Interest & other expenses w.e.f. 01.02.2024	All that part and parcel of the property consisting situated at Arazi No. 312 & 313, Mauza-Khajuri, Ward-Sarnath, Pargana-Shivpur, Tehsil & District-Varanasi, Arazi No. 312 area 211 Sq.Feet & Arazi No. 313 area 800 Sq.Feet total 2 Gata having area 1011 Feet or 93.95 Sq. Mtr. with all construction, fittings & fixtures, registered, <b>Owner: Mrs. Neelam Chaturvedi</b> W/o Narendra Nath Chaturvedi, <b>Boundaries: East:</b> Boundary Deeh Baba <b>West:</b> Kaccha Rasta 15 Feet wide <b>North:</b> Land Awadesh Kumar <b>South:</b> Land Munnar.	19.02.2024	27.08.2024
2	<b>Borrower: Mr. Prashant Kumar Chaturvedi</b> C/o Narendra Nath Chaturvedi, Add. H. No. SA-6/186-F4, Sri Nagar, Pahariya, Varanasi, Tehsil & District Varanasi, Uttar Pradesh, Pin-Code-221007. <b>Co-Borrower: Mrs. Neelam Chaturvedi</b> W/o Narendra Nath Chaturvedi, H. No. 122 Dak Tar Colony, MA Road, Khajuri, Varanasi, Varanasi Cantt, District District Varanasi, Uttar Pradesh, Pin-Code-221002.	₹ 16,22,451.80 as on 31.01.2024 + Interest & other expenses w.e.f. 01.02.2024	All that part and parcel of the property consisting situated at Arazi No. 312 & 313, Mauza-Khajuri, Ward-Sarnath, Pargana-Shivpur, Tehsil & District-Varanasi, Arazi No. 312 area 211 Sq.Feet & Arazi No. 313 area 800 Sq.Feet total 2 Gata having area 1011 Feet or 93.95 Sq. Mtr. with all construction, fittings & fixtures, registered, <b>Owner: Mrs. Neelam Chaturvedi</b> W/o Narendra Nath Chaturvedi, <b>Boundaries: East:</b> Boundary Deeh Baba <b>West:</b> Kaccha Rasta 15 Feet wide <b>North:</b> Land Awadesh Kumar <b>South:</b> Land Munnar.	19.02.2024	27.08.2024

Date: 03.09.2024, Place: Lucknow  
Authorised Officer, PUNJAB & SIND BANK

**INVIGORATED BUSINESS CONSULTING LIMITED**  
(Formerly Escorts Finance Limited)  
CIN: L70200CH1987PLC033652  
Regd. Office: Plot No. 19, Industrial Area, Phase 2, Chandigarh - 160002  
Phone: 0129-2250222; E-mail: [ibcl@ibcltd.com](mailto:ibcl@ibcltd.com); Website: [www.ibcltd.com](http://www.ibcltd.com)

**NOTICE TO THE SHAREHOLDERS OF 36<sup>th</sup> ANNUAL GENERAL MEETING**

Notice is hereby given that

- The 36<sup>th</sup> Annual General Meeting ("AGM") of the members of Invigorated Business Consulting Limited ("Company") will be held on **Friday, September 27, 2024, at 03:00 P.M. (IST)** through Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM"), in compliance with the applicable provisions of Companies Act, 2013 ("Act") and the rules made thereunder and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") read with General Circular Nos. 14/2020, 20/2020, 02/2021, 19/2021, 19/2021, 2/2022, 10/2022 and 09/2023 dated April 8, 2020, May 5, 2020, January 13, 2021, December 8, 2021, December 14, 2021, May 5, 2022, December 28, 2022, and September 25, 2023 respectively and other applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and Securities and Exchange Board of India ("SEBI") (collectively referred to as "Relevant Circulars"), to transact the business as set forth in the Notice calling the AGM.
- The Notice of the AGM and Annual Report for the Financial Year ("FY") 2023-24 will be sent to only those members whose email IDs are registered with Company/ Depository Participant(s) and the same will also be available on the Company's website at [www.ibcltd.com](http://www.ibcltd.com), website of Stock Exchange i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com) and on the website of Central Depository Services (India) Limited ("CDSL") at [www.evotingindia.com](http://www.evotingindia.com). Members can attend and participate in the AGM through VCI/OAVM facility only and their attendance shall be counted for the purpose of determining the quorum under Section 103 of the Act. The Instructions for joining the AGM are provided in the Notice of the AGM.
- Pursuant to the provision of Section 91 of the Act and Regulation 42 of the SEBI Listing Regulations, the Register of Members ("RoM") and Share Transfer Books of the Company shall remain closed from September 20, 2024, to September 27, 2024 (both days inclusive) for the purpose of AGM.
- Manner of registering/ updating email addresses who have not registered/ updated their email addresses with the Company:**
  - Members holding shares in physical form  
Members holding shares in physical form and who have not updated their e-mail addresses with the Company are requested to update their e-mail addresses by sending duly filled and signed Form ISR-1 (Form for registering PAN, KYC details or changes/ update thereof) available on Company's website at <https://www.ibcltd.com/regulation-46.html> to the Registrar and Share Transfer Agent of the Company i.e. Alankit Assignments Limited at RTA Division, 2E/21, Jhandewalan Extension, New-Delhi - 110055.
  - Members holding shares in electronic mode  
Members are required to register/ update their e-mail address with their respective Depository Participant ("DPs") for receiving all communications from the Company electronically.
- Manner of casting vote(s) through e-voting:**
  - Members will have an opportunity to cast their vote(s) on the business as set out in the Notice of the AGM through electronic voting system ("e-Voting").
  - The manner of voting remotely ("remote e-Voting") by members holding shares in dematerialised mode, physical mode and for members who have not registered their email addresses has been provided in the Notice of the AGM.
  - The facility for voting through electronic voting system will also be made available at the AGM and Members attending the AGM who have not cast their vote(s) by remote e-Voting will be able to vote during the AGM through e-Voting.
  - The login credentials for casting votes through e-Voting shall be made available to the members through email. Members who do not receive email or whose email addresses are not registered with the Company/ Alankit Assignments Limited/ Depository Participant(s), may generate login credentials by following instructions given in the Notes to the Notice of the AGM.
  - The same login credentials may also be used for attending the AGM through VCI/OAVM.
- Manner of registering mandate for receiving Dividend:**  
No dividend has been recommended for financial year 2023-24. However, member are requested to update their bank details by submitting the Form ISR-1 and other relevant forms available on Company's website at <https://www.ibcltd.com/regulation-46.html> with Company's Registrar & Share Transfer Agent i.e. Alankit Assignments Limited with details of folio number in case share(s) held in physical form or update their bank details with their respective Depository Participants ("DPs") in case share(s) held in electronic mode.
- Members are requested to carefully read all the Notes set out in the Notice of the AGM and in particular, instructions for joining the AGM, manner of casting vote through remote e-Voting or e-Voting during the AGM.

By the order of the Board  
For Invigorated Business Consulting Limited  
Sd/-  
Arvind Kumar  
Company Secretary

Place: Faridabad  
Date: September 02, 2024

**IDFC FIRST Bank Limited**  
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)  
CIN : L65110TN2014PLC097792  
Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.

**APPENDIX IV [Rule 8(1)] POSSESSION NOTICE (For immovable property)**

Whereas the undersigned being the authorized officer of IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) 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) of the said Act read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization.

The Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this notice.

LOAN ACCOUNT NUMBER	BORROWER/S/ CO-BORROWER/S/ & GUARANTORS NAME	DESCRIPTION OF THE MORTGAGED PROPERTIES	DEMAND NOTICE		DATE AND TYPE OF POSSESSION TAKEN
			DATE	OUTSTANDING AMOUNT (RS.)	
15780798 & 16397128	1. AMINUDDIN ALAUDDIN 2. SHAKILA AMINUDDIN	ALL THAT PIECE AND PARCEL OF PLOT NO. 3, OUT OF KHATA NO. 496, KHASRA, 1277, ADMEASURING 65.55 SQ. YDS., I.E. 54.82 SQ. MTRS., SITUATED AT MOHALLA GARHI PILAKHUA, PARGANA: DASNA, TEHSIL: DHOLANA, DISTRICT: HAPUR, UTTAR PRADESH-254304 AND BOUNDED AS: EAST: HOUSE OF SELLER, WEST: RASTA 15 FT. WIDE, NORTH: LAND OF SELLER, SOUTH: PLOT OF IRFAN	29.05.2024	Rs. 11,98,093.59/-	30-08-2024 Symbolic Possession
17996810	1. RAJESH KUMAR SHAH, 2. JYOTI KUMARI	ALL THAT PIECE AND PARCEL OF LIG FLAT NO. 301, ON THIRD FLOOR (WITH ROOF RIGHTS), HAVING COVERED AREA 35 SQ. YDS. I.E. 29.26 SQ. MTRS., OUT OF KHASRA NO. 76 & 78 MIN, BUILT ON PLOT NO. 20, 21, 28 & 29, SITUATED AT SUDAMAPURI COLONY (KRISHNA VATIKA), VILLAGE: DUNDAHERA, PARGANA: LONI, TEHSIL & DISTRICT: GHAZIABAD, UTTAR PRADESH-201102, AND BOUNDED AS: NORTH-EAST: OTHER FLAT, SOUTH-WEST: ENTRY NORTH-WEST: FLAT NO. 308, SOUTH-EAST: FLAT NO. 302	17.05.2024	Rs. 12,14,678.04/-	30-08-2024 Symbolic Possession
29523671	1. PRADEEP KUMAR	ALL THAT PIECE AND PARCEL OF THE RESIDENTIAL FLAT NO. 101 (WITHOUT ROOF RIGHTS), HAVING BUILT UP AREA OF 78.96 SQ. MTRS., CONSISTING OF 1 DRAWING ROOM, 2 BED ROOMS, 1 KITCHEN, 2 TOILET, ON FIRST FLOOR, THREE STORIED BUILDING BUILT ON PLOT NO. D-032, POCKET-D, TYPE-G, KHASRA NO. 786, RESIDENTIAL UNIT IS SITUATED IN INTEGRATED TOWNSHIP SITUATED AT IN ZONAL A REVENUE VILLAGE: SHAHPUR BAMHETA, SHOURYAPURAM, PARGANA: DASNA, TEHSIL AND DISTRICT: GHAZIABAD, UTTAR PRADESH-201002, AND BOUNDED AS: EAST: PLOT O. D-31, WEST: PLOT O. D-33, NORTH: ROAD 12 METER WIDE SOUTH: PLOT O. D-13	25.04.2024	Rs. 30,49,831.47/-	30-08-2024 Symbolic Possession
35802904	1. ASHOK DULKAN MANDAL, 2. SEEMA DEVI	ALL THAT PIECE AND PARCEL OF ENTIRE SECOND FLOOR WITHOUT TERRACE RIGHTS, AREA MEASURING 45 SQ. YDS., I.E. 37.62 SQ. METERS EACH A PART OF FREEHOLD PROPERTY BEARING NO. P-28A (NEW NO.) AND D-7 (OLD NO.), OUT OF KHASRA NO. 138, SITUATED IN THE AREA OF VILLAGE KILOKARI, (EXTENSION), PRESENTLY KNOWN AS SRI NIWAS PURI EXTENSION, NEW DELHI-110065, AND BOUNDED AS: EAST: PLOT NO. P-27, WEST: PLOT NO. P-29A, NORTH: GALI SOUTH: OTHER PROPERTY	08.03.2024	Rs. 12,38,414.67/-	27-08-2024 Physical Possession

The Borrower/ Co-borrowers/ Guarantors 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 IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

Date: 27 & 30 August-2024  
Place: DELHI/NCR  
Authorised Officer  
IDFC FIRST Bank Limited  
(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

**punjab national bank** E-AUCTION NOTICE  
... the name you can BANK upon!

**CIRCLE SASTRA, CIRCLE OFFICE, BARNALA ROAD, NEAR BABA BHUMAN SHAH CHOWK, SIRSA cs8316@pnb.co.in**

**Auction Ref No.- Sept-2024 SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES** Date: 31.08.2024

E Auction sale notice for sale of immovable assets under the Securitisation and Reconstruction of financial assets and enforcement of Security Interest Act, 2002 with provision to rule 8(6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to borrower(s) and guarantor(s) that the below described Movable/Immovable property mortgaged/Charged to the secured creditor, the constructive/physical/symbolic possession of which has been taken by the authorised 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.

**SCHEDULE OF THE SECURED ASSETS**

Sr. No.	Name of the Branch, Name of the Account, Name & addresses of the Borrower/Guarantors Account	Description of the Movable/ Immovable Properties Mortgaged/ Owner's Name (mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding amount as on 31.12.2020 C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (In Rs.) B) EMD (last date of deposit of EMD) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	<b>PNB Branch Office : Kalanwali, Sirsa.</b> M/S Sonu Aggarwal and Co. SCF 130, CC-III M.T Kalanwali 1) Mrs. Anita Rani W/O Sonu Aggarwal Gali Master Gian Chand wali, water works road, Kalanwali, 2) Mrs. Kanta Devi W/O Ramesh Chand Gali Master Gian Chand wali, water works road, Kalanwali.	House is situated in Gali Omi Churi wali (Gali master Gian Chand wali), ward no 9 water works road, Kalanwali, Sirsa, plot measuring 8 Marlas being half share of 16 marlas comprised in Khasra no. 1874-1875/20(0-16) vide sale deed no. 5395 date 10-01-2012 East: Street, West: House of other, North: House of other.	A) 07.01.2016 B) Rs. 1,33,73,000 and interest thereon with cost and charges w.e.f. 01.01.2021 C) 29.03.2016 D) Physical Possession	A. Rs. 21,84,000/- B. Rs. 2,18,400/- C. Rs. 10,000/-	19.09.2024 11:00AM to 04:00 PM with unlimited extension of 10 minutes	Not Known
2.	<b>PNB Branch Office : Bhuna, Sirsa</b> M/S Mukesh Kumar Rajesh Kumar 1) M/S Mukesh Kumar Rajesh Kumar, Shop no. 3 B, Anaj Mandi, Bhuna, 2) Sh. Mukesh Kumar S/O Sh. Birkha Ram, Proprietor M/S Mukesh Kumar registered vide sale deed no. 2790 dated 08.03.2018.	Residential Plot measuring 0K-4M-8 Sarsai being 97/40800 share of total plot measuring 102K-0M comprised in Khevat no. 1772 Khatauni no. 1862 to Kumar, Shop no. 3 B, Anaj Mandi, Bhuna, 2) Sh. Mukesh Kumar S/O Sh. Birkha Ram, Proprietor M/S Mukesh Kumar registered vide sale deed no. 2790 dated 08.03.2018.	A) 28.02.2022 B) Rs. 54,01,698.30 (Rupees Fifty Four Lacs One Thousand Six Hundred Ninety Eight and Paise Thirty only) with further interest until payment in full (interest and expenditures thereon from 01.02.2022) C) 05.05.2022 D) Physical/Symbolic Possession	A. Rs. 10,60,000.00 B. Rs. 1,06,000.00 C. Rs. 10,000/-	19.09.2024 11:00AM to 04:00 PM with unlimited extension of 10 minutes	Not Known
3.	<b>PNB Branch Office : Fatehabad, Haryana</b> Chirag Soya Milk 1) M/S Chirag Soya Milk, Plot No 655 Near Shiv Mandir Hans Colony, Fatehabad Pin 125050, 2. Mahender Kumar S/O Sher Singh, Near Power House Hans Colony Fatehabad. Quantity-1, (5) Fridge-2 Big & 1 Small & Chiller (Manufacture-2019) Quantity-3, 6. Double Head Paneer Press Machine (Manufacture -2019) Quantity-1.	(1) Soya Milk Boiler (Manufacturing 2019) Quantity-1, (2) Soya Milk Cooker (Manufacturing -2019) Quantity-1, (3) Testing machine (Manufacturing -2019) Quantity-1, (4) Pouch Packing Machine (Manufacturing -2019) Quantity-1, (5) Fridge-2 Big & 1 Small & Chiller (Manufacture-2019) Quantity-3, 6. Double Head Paneer Press Machine (Manufacture -2019) Quantity-1.	A) 08.06.2022 B) Rs. 17,36,308.05 (Rupees Seventeen Lakh Thirty Six Thousand Three Hundred Eighty and Paise Five only) with further interest until payment in full (interest and expenditures thereon from 01.06.2022) C) 24.07.2023 D) Physical Possession	A. Rs. 1,67,000.00 B. Rs. 16,700.00 C. Rs. 5,000/-	19.09.2024 11:00AM to 04:00 PM with unlimited extension of 10 minutes	Not Known

**TERMS AND CONDITIONS**  
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 properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"  
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.  
3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://ebkraj.in> on 19.09.2024 @ 11:00 AM  
4. For detailed term and conditions of the sale, please refer <https://ebkraj.in> & [www.pnbindia.in](http://www.pnbindia.in).

Date: 31.08.2024  
Place: Sirsa  
Authorised Officer,  
Punjab National Bank, Secured Creditor.

**STATUTORY SALE NOTICE OF 15 DAYS UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

**PUBLIC NOTICE**  
Notice is hereby given that share certs. of old FV of Rs. 10 each bearing cert. no. 38006, dist. no. 3247249-3247288 for 20 Sh. Cert. No. 104624, dist. no. 5883445-5883462 for 18 Sh. Cert. No. 208216-208217, dist. no. 718626-718646 for 21 Sh. Cert. No. 333182-333192, dist. no. 1557005-15570413 for 409 Sh. Cert. No. 465989, dist. no. 42496723-42496956 for 234 Sh. under folio no. P231 in name of Prem Nath Kapoor issued by Vardhaman Textiles Ltd. have been lost & I have applied to Company to issue duplicate certs. Any person who has a claim in respect of the said shares should lodge such claim with the Co. at its Regd. Off. at Chandigarh Road, Ludhiana-141010 within 15 days from this date, else the Co. will proceed to issue duplicate certs. without further intimation.  
PREM NATH KAPOOR

**punjab national bank** Circle SASTRA MOGA 1st Floor, Partap Road Branch, Partap Road, Moga-142001

**E-AUCTION SALE OF SECURED PROPERTIES 19.09.2024 FROM 11:00 AM TO 04:00 PM**

**E-AUCTION SALE NOTICE**

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES**

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 provisions of Rule 8(6) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the borrower (s), mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/hypothecated/charged to the Secured Creditor, the constructive/ Symbolic/physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 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.

Name of the Branch Borrower & Guarantor	Description of Immovable Mortgaged Property(ies) and Name of Owner(s) / Mortgagors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002. B) Outstanding amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002. D) Nature of Possession Symbolic/Physical/Constructive	Reserve Price (Amt. in Rupee)	Date & Time of E-Auction.	Detail of the encumbrances known to the secured creditors
			EMD (Amt. in Rupee) Bid Increase Amt.		
<b>B/o Guru Har Sahai (083310)</b> 1. Boor Chand Amit Kumar, Capital Chowk, Guruharsahai - 152022. 2. Deepak Kumar S/o Boor Chand (Partner), Ram Chowk, Guru Har Sahai, Distt. Ferozpur, Punjab 152022. 3. Amit Kumar S/o Boor Chand (partner), Add- Ram Chowk Guru Har Sahai, Distt Ferozpur, Punjab 152022.	<b>1<sup>st</sup> part :</b> Land measuring 01 KANAL along with Showroom/ Building constructed thereupon comprising of Muraba No. 183, Killa No. 17/2 (0-5) 24/1/1(0-15), Khevat No. 1730, Khatoni No. 2491, Jamabandi for the year 1998-99 situated at NEAR BDO Office Sadiq Road Guruharsahai Bearing WASIKA No. 3868 DATED 19-01-2005. AREA-1 KANAL i.e. 5445 SQ FEET Ownership- 1. DEEPAK KUMAR SO BOOR CHAND (1/2 SHARE) 2. AMIT KUMAR	A. 03.10.2023. B. Rs.70,20,603.47- (Seventy Lakh Twenty Thousand Six Hundred Thre and Paise Forty-Seven only) plus interest w.e.f. 01.10.2023 + charges minus recovery if any. C. 05.07.2024. D. Physical Possession.	Rs. 1,61,15,000/- Rs. 16,12,000/- Rs. 1,60,000/-	19.09.2024 11.00 AM to 04.00PM	NOT KNOWN
<b>B/o Ferozpur Cantt. (045010)</b> 1. Davinder Singh S/o Pal Singh, VPO - Kohar Singh Wala, Tehsil Guruharsahai, Distt. Ferozpur- 152022. 2. Harjinder Kaur W/o Davinder Singh, VPO - Kohar Singh Wala, Tehsil Guruharsahai, Distt- Ferozpur- 152022. 3. Pavitar Singh S/o Pal Singh, VPO - Kohar Singh Wala Tehsil Guruharsahai, Distt. Ferozpur-152022. 4. Kulwinder Singh S/o Harbhajan Singh VPO - Lohra Nawab Sahib, PO- Chak Haraj, Distt- Ferozpur- 152023.	Residential House measuring 136 marla (4114 sq. yards) situated at Near Govt. Sen. Sec. School, Kohar Singh, Guruharsahai, Ferozpur in the name of Davinder Singh S/o Pal Singh North: Agriculture Land, South: Rasta, East: Agriculture Land, West: Agriculture Land	A. 21.10.2017. B. 2620118.42 plus future interest w.e.f. 31.08.2017+Other Charges - recovery if any. C. 30.07.2024. D. Physical Possession	Rs. 48,00,000/- Rs. 4,80,000/- Rs. 48,000/-	19.09.2024 11.00 AM to 04.00PM	NOT KNOWN
<b>B/o Ferozpur, Basti Tandan Wali (065400)</b> 1. M/S Shubham Foods, Talwandi Bhai-Khosra, Dal Singh Road, Village Chhajjan Wali, Tehsil Zira and District Ferozpur, 142047. 2. Mangat Ram S/o Gurbaksh Lal, R/o Ward No. 7, Mallanwala District Ferozpur, 152021. 3. Geetu Dhawan W/o Chand Dhawan, R/o Ward No. 7, Mallanwala, District Ferozpur, 152021.	Factory Land and Building and Block Assets situated on Talwandi Bhai-Khosra Dal Singh Road, Village Chhajjan Wali, Tehsil Zira and District Ferozpur in the name of M/S Shubham Foods vide Waska no. 1045 dated 07.06.2013.	A. 21.06.2021. B. Rs. 2,48,05,845.22- plus further interest w.e.f. 01.06.2021 plus other costs Minus recovery if any. C. 26.05.2023. D. Physical Possession	Rs. 60,00,000/- Rs. 6,00,000/- Rs. 60,000/-	19.09.2024 11.00 AM to 04.00PM	NOT KNOWN

**TERMS AND CONDITIONS**  
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 properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"  
2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.  
3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://ebkraj.in> on 19.09.2024 @ 11:00 AM.  
4. For detailed term and conditions of the sale, please refer <https://ebkraj.in> & [www.pnbindia.in](http://www.pnbindia.in).

DATE: 02.09.2024 PLACE: MOGA Rishabh Rawat, Authorized Officer, Punjab National Bank, Secured Creditor

**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

**"IMPORTANT"**

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