

APPENDIX IV-A**[Refer Proviso to Rule 8(6)]****e-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY****{Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002}**

Reg: E-Auction Sale Notice for sale of immovable property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that the below described immovable property mortgaged/charged to the secured creditor, the possession of which has been taken by the Authorized Officer of Prudent ARC Ltd. (Prudent Trust -94/24) Secured Creditor, will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” basis on** and will be conducted on 28.05.2025. ‘On Line’ for the recovery of the amount as mentioned in the appended table till the recovery of loan dues.

NIDO HOME FINANCE LIMITED having assigned the financial asset(s) pertaining to the loans of the borrowers together with all its rights, title and interests in the financing documents and any underlying security interests, pledge and/or guarantees in respect of such loans in favor of Prudent ARC Limited (Acting in the capacity of Trustee of Prudent Trust – 94/24) u/s 5 of the SARFAESI Act 2002. Prudent ARC Limited (Prudent Trust – 94/24), in exercise of the powers conferred under section 13(4) of the SARFAESI Act, read with the rules made there under has decided to sell by way of e-auction, the property as mentioned herein below (hereinafter referred to as “the said property”).

Name of Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price	Earnest Money Deposit (EMD)
Mr. SureshBhai TribhovanBhai Prajapati (Borrower) and Mrs. Kailashben SureshBhai Prajapati (Borrower)	Rs. 18,94,264.35/- (Eighteen Lakhs Ninety Four Thousand Two Hundred Sixty Four & Thirty Five Paise Only) and Rs. 11,66,073.30/- (Elven Lakh Sixty Six Thousand Seventy Three & Sixty Five Paise) as on 17/04/2023 + further Interest thereon + Legal Expenses	Rs.22,50,000/- - Rupees Twenty Two Lakh Fifty Thousand Only)	Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)
Description of the secured Asset: ALL THE PART AND PARCEL OF THE PROPERTY BEING RESIDENTIAL PLOT OUT OF NON – AGRICULTURE R.S. NO. 772 P, PLOT NO. 7/A, WEST SIDE PLOT NO. 7 P, HAVING PLOT AREA ADM. 76.65 SQ. MTRS., AND UNDIVIDED SHARE TOWARDS SAID LAND ADM. 39.54 SQ. MTRS. CONSTRUCTED IN THE SCHEME KNOWN AS “SHREE RESIDENCY”, SITUATED ON FREE HOLD NON-AGRICULTURAL LAND BEARING R.S. NO. 772, P, AREA ADM. 9989.00 SQ. MTRS AT IN THE SIM OF GAGDIPATI, TAL-PATAN, DIST – PATAN, AND REGISTRATION SUB-DISTRICT OF PATAN, WITHIN THE STATE OF GUJARAT, OWNED BY MR. SURESH BHAI TRIBHOVAN BHAI PRAJAPATI AND MRS. KAILASHBHEN SURESH BHAI PRAJAPATI. Bounded as under: North: Openland of Plot No. 6 P West Side & Plot No. 6/A South: Openland of Plot No. 8P West Side & Plot No. 8/A East: Openland of Plot No. 7 East Side & Plot No. 7 West: Road			

Known Encumbrances, if any : Not known

The online bids shall be submitted through website <https://sarfaesi.auctiontiger.net/EPROC/> as per schedule given below:

EMD Remittance	EMD can be remitted in the following ways: i) Deposit through EFT/NEFT/RTGS Name of Beneficiary: "Prudent Trust – 94/24" Name of Bank : Union Bank of India Account Number : 519501010036371 IFSC Code : UBIN0551953 Branch Address : Pitampura Branch, LU Block, New Delhi – 110 034 OR ii) Demand Draft/Pay Order in the favour of "Prudent Trust – 94/24" payable at Delhi to be submitted at Prudent ARC Limited, 611, D-Mall, Plot No. A-1, Netaji Subhash Place, Pitampura, New Delhi – 110 034.
Inspection of Property	On 21.05.2025 between 11:00 am to 3.00 pm
Last date for submission of online application for BID	26.05.2025 till 5.00 p.m.
Date and time of e-auction	28.05.2025 between 11.00 am to 01.00 p.m. with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Multiplier	Rs. 1,00,000/ - (Rupees One Lacs only)

For detailed Terms and Conditions of the sale, please refer to the link provided in <https://prudentarc.com> secured creditor's website and <https://sarfaesi.auctiontiger.net/EPROC/>, secured creditor's approved service provider.

This may be treated as a Notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower(s) and Guarantor(s) of the loans about holding of e-auction on the above-mentioned dates.

Date: 09.05.2025
Place: Delhi

(Narendra Singh)
Authorized Officer
Prudent ARC Limited
(Prudent Trust – 94/24)
Mobile No. 9654454624
Land line:91-11-45320039

<p>The online bids shall be submitted through website https://saraesi.auctiontigner.net/EPROC/, as per schedule given below.</p>	
<p>EMD Remittance</p>	<p>EMD can be remitted in the following ways: i) Deposit through EFT/NEFT/RTGS Name of Beneficiary : "Prudent Trust – 94/24" Name of Bank : Union Bank of India Account Number : 519501010036371 IFSC Code : UBIN0551953 Branch Address : Pitampura Branch, LU Block, New Delhi – 110 034 OR ii) Demand Draft/Pay Order in the favour of "Prudent Trust – 94/24" payable at Delhi to be submitted at Prudent ARC Limited, 611, D-Mall, Plot No. A-1, Netaji Subhash Place, Pitampura, New Delhi – 110 034.</p>
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<p>Bid Multiplier</p>	<p>Rs. 1,00,000/- (Rupees One Lacs only)</p>
<p>For detailed Terms and Conditions of the sale, please refer to the link provided in https://prudentarc.com secured creditor's website and https://saraesi.auctiontigner.net/EPROC/, secured creditor's approved service provider. This may be treated as a Notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower(s) and Guarantor(s) of the loans about holding of e-auction on the above-mentioned dates.</p>	
<p style="text-align: right;">(Narendra Singh)</p>	
<p style="text-align: right;">Authorized Officer, Prudent ARC Limited</p>	
<p>Date: 09.05.2025</p>	
<p>Place: Delhi</p>	
<p style="text-align: right;">(Prudent Trust – 94/24), Mobile No. 9654454624, Land line: 91-11-45320039</p>	

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Muthoot Homefin

Muthoot Homefin (India) Ltd.

CIN - U65922KL2011PLC029331

Corporate Office : Muthoot Homefin (INDIA) Ltd. 19/E, The Ruby, Senapati Bagat

Marg, Tulusi Pipe Road, Near Ruparel College, Dadar West, Mumbai - 400028.

Branch Office: Muthoot Homefin (India) Ltd. 503, Sapphire Business Hub, LP Savani Road,

Nr. Madhavan Circle, Adajan, Surat - 395009

APPENDIX-IV-A [see proviso to Rule 8(6)]

PUBLIC NOTICE FOR PRIVATE TRUSTY CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:-


Sr. No.	Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Loan Account No. / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RPD)
1.	Dharmesh Nagraj Madras/ Sunita Dharmesh Madras/ 004-00403789/ Surat	26-Dec-2020/ Rs. 64,955/- Rupees Six Lakh Eighty Four Thousand Nine Hundred Fifty Five Only.	305 3rd Sai Avenue Shivam Residence Off Surat Bardoli Road Surat Gujarat- 394327. More Particularly Mentioned In The Sale Deed Registered No. 5909/2018, Dated- 12/03/2018. In The Office Of Sub Registrar Palsana Haven Boundaries- North- Soc Road, South- Open Plot, East- Soc Road, West- Soc Road	Rs. 3,25,000/- Rupees Three Lakh Twenty Five Thousand Only.	Rs. 32,500/- Rupees Thirty Two Thousand Five Hundred Only.

- The Auction is being held on **"AS IS WHERE IS" AND "AS IS WHAT IS" basis**
- The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office.
- Last Date of Submission of Sealed Bid/ Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of 'Muthoot Homefin (India) Ltd.' along with KYC on **27-May-2025 till 04:00 PM** at Regional Office the address mentioned herein above. Tenders that are not filled up completely or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of Inspection of the Immovable Property is on **26-May-2025 between 01:00 P.M. to 03:00 P.M.**
- Date of Opening of the Bid/ Offer Auction Date for Property is **28-May-2025** at the above mentioned Branch Office address at **02:00 PM** by the Authorized Officer.
- The MHIL shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes arrears etc. if any & their Responsible to pay the sum would be that of the Successful auction purchaser. The Intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves.
- The Highest bidder shall be subject to approval of MHIL Ltd. Authorized Officer shall Reserve the right to accept all any of the offer / Bid so received without assign any reason whatsoever. His decision shall be final and binding.
- The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd., in full, before the date of sale, auction is liable to be set aside.

For further details, contact the Authorised Officer, at the above mentioned Office address Contact Person- **Amar Patil- 9737057744**

Date : May 09, 2025, Place: Surat

Sd/- Authorized Officer, Muthoot Homefin (India) Limited



Branch Office: ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001.

PUBLIC NOTICE - TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8 (6)]
Notice for Sale of Immovable Asset(s)

The E-Auction Notice for Sale of Immovable Asset/ Assets is being issued by ICICI Bank Ltd. (an underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd. (DHFL) in relation to the enforcement of security with respect to a Housing Loan facility granted pursuant to a Loan Agreement entered into between DHFL and the following Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors 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.

The Notice is hereby given to the public in general and in particular to the Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Ltd. will be sold on 'As is where is', 'As is what is' and 'Whatever there is' basis as per the brief particulars given below:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Loan Account No.	Details of the Secured Asset/ Assets with known encumbrances, if any	Outstanding amount	Reserve price Earnest Money Deposit	Date and time of property inspection	Date and time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Babulal Bhuraram Lohan (Borrower)/ Anshibal Babulal Lohan (Co-Borrower) Loan A/c No. QZRAJ00005018815	House No. 4, Eastern side of Sub-Plot No. 1/2, Plot No. 1, Puja Park, Revenue Survey No. 304 Paiki, Village-Maliyasan, Taluka & District-Rajkot, Gujarat. Admeasuring Plot area 59.25 Sq. Mtrs.- Free Hold Property	Rs. 8,01,957/- (as on March 28, 2025)	Rs. 10,40,000/- Rs. 1,04,000/-	May 15, 2025 11:00 AM To 12:00 Noon	May 29, 2025 From 11:00 AM Onwards

The online auction will take place on the website (<https://disposallhub.com/>) of the E-Auction agency M/s NexZen Solutions Private Limited The recipients of this Notice are given a last chance to pay the total dues with further interest till May 28, 2025 before 04:30 PM failing which, the Secured Asset/ Assets will be sold as per schedule.

The prospective Bidder/ Bidders must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer to common E-Auction Notice, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001) on or before May 28, 2025 by 04:30 PM. Thereafter, he/ she/ they need to submit the offer/ offers through the website mentioned above on or before May 28, 2025 by 05:00 PM along with a scanned copy of the Bank acknowledged DD as a proof of payment of the EMD. In case, the prospective Bidder/ Bidders is/ are unable to submit the offer/ offers through the website then a signed copy of the tender documents may be submitted at ICICI Bank Limited, Jayhind Annex, Opp. Sharda Baug, Near Dharam Cinema, Rajkot- 360001 on or before May 28, 2025 by 05:00 PM The Earnest Money Deposit DD/ PO should be from a Nationalised/ Scheduled Bank in favour of 'ICI CI Bank Limited' payable at Rajkot.

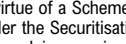
For any further clarifications regarding the inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 7999515727

Please note that the Marketing agencies 1. Value Trust Capital Services Private Limited., 2. Augoe Asset Management Private Limited., 3. Girmasoft Pvt Ltd., 4. Hecta Prop Tech Pvt Ltd. have also been engaged in facilitating the sale.


The Authorised Officer reserves the right to reject any or all of the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/4p4s

Date: May 09, 2025
Place: Rajkot

Authorized Officer
ICICI Bank Limited

	<h2 style="margin: 0;">HDFC Bank Limited</h2> <p style="margin: 0;">Branch : HDFC House, Near Mithakali Six Lane Road, Navrangpura Ahmedabad-380009. Tel: 079-26563379</p>				
<h3 style="margin: 0;">NOTICE</h3>					
<p>Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2003) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.</p>					
Sr. No.	Name of Borrower (s) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
A	B	C	D	E	F
1	MR JHA HARSHNARAYAN (Borrower)	Rs. 164430/- dues as on 31-JAN-25* towards Home Loan facility and Rs. 153311.94/- dues as on 26-DEC-24* towards Credit Card facility	12-FEB-2025	02-MAY-25 (Symbolic Possession)	FLAT NO. C/26, ON GROUND FLOOR, BHULABHAI PARK III, SURVEY NO. 388/2, OPP. MANSAROVAR TOWNSHIP, IOC ROAD, TRAGAD, CHANDKHEDA, AHMEDABAD - 382424
<p>*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation.</p> <p>However, since the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the borrower/s / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC have taken physical possession of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.</p> <p>The borrower(s) / Legal Heir(s) and Legal Representative(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC.</p> <p>Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is/are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.</p> <p>Copies of the Prnachnama drawn and Inventory made are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s) is / are requested to collect the respective copy from the undersigned on any working day during normal office hours.</p>					
For HDFC Bank Ltd. Sd/- Authorised Officer,					Date : 08.05.2025 Place : Ahmedabad
Regd Office: HDFC Bank Ltd. HDF Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013. CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com					

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 કેનરા બેંક સિસ્ટિયમ વીકા સ્પેશિયાલિઝ્ડ બેંક	Canara Bank	Regional Office, Surat : Western Business Park, 816 to 825, 8th Floor, Udhna Magdalla Road, Vesu, Surat - 390057, Email : recovery@canara.com
DEMAND NOTICE		
To,	Date : 07.05.2025	
1.	Mr. Ishwar Ganesh Vishwakarma (Borrower) Address - 1: 101, Kailashnagar-2, Bamroli - 48, Surat City, Dist. Surat, Gujarat - 394220 Address - 2: Plot No. 291, Block No. 67-A, Mahadev Residency Part-I, Mr. Shakti Industries, Bardoli Road, Vill: Bagumara, Taluka - Palsana, Dist. Sur. Pin-394305.	
2.	Mr. Hareeshbhai Jerambhai Chandpara (Guarantor) H-201, Welcome Residency, Kosad, Kosad-Amroli Zone, Dist. Surat, Chorasgi, Gujarat - 395005.	
Dear Sir / Madam, <p>Sub : Notice issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. You have available following Loans/Credit Facilities from our Bardoli Branch.</p>		
Type of Loan	Loan Amount	Liability with interest as on 06.05.2025
Housing Loan 3430619000076	Rs. 9,80,00/-	Rs. 8,56,332.25
<p>The above said loan / credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in your favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debts as NPA on 06.05.2025. Hence, we hereby issue this notice to you under section 13(2) of the subject act calling upon you to discharge the entire liability of Rs. 8,56,332.25 (Rupees Eight Lakhs Fifty Six Thousand Three Hundred Thirty Two and Paisa Twenty Five Only) with accrued and up to date interest and other expenses, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act.</p> <p>Further, you are hereby restrained from dealing with any the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject act and / or any other law in force. Your attention is invited to provisions of sub section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets. The Demand Notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.</p>		
SCHEDULE		
The specific details of the assets Mortgage/Hypothecated are enumerated hereunder		
Name of Title Holder & Details Description to be given		
Mr. Ishwar Ganesh Vishwakarma All that part and parcel of Land and Building bearing Plot No. 291 being part of Block No. 67-A of R.S. No. 44, 45, 498/5, 499/6, Block No. 69 of R.S. No. 44, 45, 498, 499/4, Block No. 70 of R.S. No. 44, 45, 498, 499/3, Block No. 71 of R.S. No. 44, 45, 498, 499/2, Block No. 72 of R.S. No. 44, 45, 498, 499/1 of Village : Bagumara, Taluka : Palsana, District : Surat of the complex named as Mahadev Residency, Area of Plot admeasuring about 432.24 Sq. Ft. equivalent to Mts. 40.15 Sq. Mts. (As per Pahani Patrak-7x12 admeasuring about 40.18 Sq.Mts.) together with undivided share in CP-1 Plot No. 486, admeasuring about 912.71 Sq. Mts. Paiki 1.8819 Sq.Mts.+ CP-2 Plot No. 487, admeasuring about 656.42 Sq. Mts. Paiki 1.3534 Sq.Mts.+ CP-3 Plot No. 488, admeasuring about 906.75 Sq.Mts. Paiki 1.8696 Sq.Mts.+ CP-4 Plot No. 489, admeasuring about 1641.69 Sq.Mts. Paiki 3.3849 Sq. Mts. and also undivided share in Road, Rasta and Open Land Plot No. 490, admeasuring about 13216.00 Sq.Mtrs Paikr 27.2496 Sq.Mts. Bounded by:- East: Plot No. 196, West: 7.50 Mts. Road, North : Plot No. 292, South : Plot No. 290. • CERSAI Registration No. 400011177642		
Date : 07.05.2025, Place : Surat Sd/, Authorised Officer, Canara Bank		

Terms and Conditions:

1. The sale will strictly be on terms as mentioned herein and in the tender document containing the terms and conditions of sale and will be sold by e-auction through “Prudent Trust – 94/24” Secured Creditor’s Approved Service Provider M/s. e-Procurement Technologies Ltd. under the supervision of the Authorized Officer of the “Prudent Trust – 94/24”. The terms and conditions mentioned in the tender document shall form part of this Notice, as if incorporated herein by reference.
2. Intending bidders shall hold a valid e-mail address and should register their name/account by login to website of the Service Provider. E-auction tender document containing e-auction bid form, declaration, general terms and conditions of online auction sale are available in website <https://sarfaesi.auctiontiger.net/EPROC/>. The prospective bidder/ prospective buyer or any other person acting jointly or in concert with such person should be an eligible bidder/prospective buyer in compliance with Section 29A of Insolvency and Bankruptcy Code 2016.
3. Intending bidders may avail training for online bidding from M/s. e-Procurement Technologies. Ltd., B-704, Wall Street -2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat. Contact Persons: Mr. Ram Sharma, Email: ramprasad@auctiontiger.net, and support@auctiontiger.net, Mobile No. 8000023297, Landline No. 9265562818/9265562821.
4. Bids in the prescribed formats given in the Tender Document along with KYC documents shall be submitted “On Line” through the portal <https://sarfaesi.auctiontiger.net/EPROC/>. Bids submitted otherwise shall not be eligible for consideration.
5. The EMD and other deposits shall be remitted through EFT/NEFT/RTGS to the bank account or by Demand Draft in the favor of “Prudent Trust – 94/24” payable at Delhi as specified above.
6. Bid form without EMD shall be rejected summarily.
7. After the submission of bid forms, the bidders are not allowed to withdraw the Bid forms/EMD, before completion of e-auction. In case a bidder does not participate in e-

auction after submission of bid form or in case the bidder submits a bid for an amount less than reserve price, EMD of such bidder shall be forfeited.

8. The property shall be sold to the highest bidder. However, the undersigned has the absolute right and discretion to accept or reject any bid without assigning any reason. The property shall not be sold at a price less than the Reserve Price mentioned hereinabove.
9. Sale is subject to confirmation by Authorized Officer of Prudent ARC Limited (Acting in the capacity of Trustee of Prudent Trust – 94/24)
10. EMD of unsuccessful bidders will be returned without interest through EFT/NEFT/RTGS to the bank account details provided by them in the bid form and intimated via their e mail id, within fifteen days from the date of e-auction.
11. The successful bidder will have to deposit 25% of the total bid amount (after adjusting amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be and in default of such deposits, the property shall be sold again.
12. The balance amount i.e. 75% of the purchase price shall be payable by the purchaser to the Authorized Officer on or before the 15th day of the confirmation of sale of the immovable property or such extended time (as may be agreed upon in writing between the purchaser and the Secured Creditor, in any case not exceeding 03 months). The purchaser shall bear the charges/fee payable for conveyance such as Registration Fee, Stamp Duty etc. as applicable as per law.
13. In default of payment within the period mentioned in Clause 12 above, the deposit shall be forfeited and the property shall be resold and the default purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
14. In the event of any discrepancy between the English version and Hindi version of this Notice, the English version shall be treated as final.
15. The auction purchaser shall pay a TDS amount at 1% of the entire sale consideration including the bid multiplier amount in accordance with Section 194-IA of the Income Tax

Act, 1961 and Prudent ARC Limited (Prudent Trust – 94/24) shall not take any responsibility for the same. In case of any sale/transfer of immovable property of Rs. 50,00,000/- (Rupees Fifty Lacs only) and above, the successful bidder/purchaser has to pay an amount equal to 1% of the consideration of the Income Tax. As per Section 194(O) of Income Tax Act, 1961, the purchaser is liable to pay TDS to e-Commerce participant in respect of sale of goods or provisions of services facilitated by the operator through its Digital or Electronic facility or Platform at applicable rates.

16. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/rights/dues affecting the properties, prior to submitting their bid. In this regard, the e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Prudent Trust – 94/24. No claim of whatsoever nature regarding the Property put for sale, charges/encumbrances over the property or on any matter etc. will be entertained after submission of the online bid. The decision of the Prudent Trust –94/24 regarding sale of the property shall be final, binding and will not be open to question.
17. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. The sale shall be subject to Rules/Conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date : 09.05.2025
Place: Delhi

(Narendra Singh)
Authorized Officer
Prudent ARC Limited
(Prudent Trust – 94/25)
Mobile No. 9654454624
Land line: 91-11-45320039

Undertaking in respect to compliance with section 29A of Insolvency and Bankruptcy Code, 2016 by prospective buyers

I/We----- S/o-----R/o----- (Prospective Buyer)
undertake/confirm and state as under:-

I/We are

- a) Not an undischarged insolvent;
- b) Not a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- c) at the time of submission of the bid, I/We has/have an account, or an account under the management or control of prospective buyer, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor:

Provided that the person shall be eligible to submit the bid if such person makes payment of all overdue amounts with interest thereon and charges relating to non-performing asset accounts before submission of bid:

Provided further that nothing in this clause shall apply to a prospective buyer where such prospective buyer is a financial entity.

- (d) I/We have not been convicted for any offence punishable with imprisonment–
 - (i) For two years or more under any Act specified under the Twelfth Schedule of the Code ;or
 - (ii) for seven years or more under any law for the time being in force:

Provided that this clause shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment:

- (e) I/We are not disqualified to act as a director under Companies Act, 2013;
- (f) I/We are not prohibited by the Securities Exchange Board of India from trading in securities or accessing the securities market;
- (g) I/We have not been a promoter or in the management or control of the Company in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under the Code;

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of the corporate debtor by the resolution applicant pursuant to a resolution plan approved under this Code or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such resolution applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

- (h) I/We have not executed a guarantee in favor of a creditor in respect of a borrower against which an application for insolvency resolution made by such creditor has been admitted under this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part

Signature

Name of Prospective Buyer