YES BANK

Yes Bank Limited Regd. Office: YES BANK House, Off Western Express Highway, Santacruz (East), Mumbai – 400055. Website: www.yesbank.in

POSSESSION NOTICE (U/s. Rule 8 (1) - for immovable property)

Whereas, The undersigned being the Authorized Officer of YES Bank Ltd. under the provisions of the Securitisation and Reconstruction of Financials Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Sec. 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notices calling upon the respective borrowers mentioned hereunder to repay the amounts mentioned in the respective notices U/s.13(2) of the said Act within a period of 60 days. The respective borrowers having failed to repay the said amounts, notice is hereby given to the borrowers and public in general that the

undersigned has taken symbolic possession of the properties described herein below in exercise of powers conferred on me under Sec. 13(4) of the said Act read with Rule 9 of the said Rules.

The respective borrowers in particular and public in general are hereby cautioned not to deal with the said properties and any dealing with these properties will be subject to the charge of the YES Bank Ltd. for the respective amount mentioned herein below along with interest thereon at contracted rate

Name of Borrower	Description of Secured Asset	Date of Notice U/s.13(2)	Notice Amount (Rs.)	Date of symbolic possession
1.M/S Nitya Traders (Borrower) Through its proprietor Mis. Sapna Jindal 2.Mis. Sapna Jindal (Guarantor) Through its Legal heirs of late Mr. Rohit Jindal 3.Mis. Sapna Jindal (Guarantor) 4.Mrs. Anita Jindal (Mortgagor & Guarantor) Through its Legal heirs of Late Mr. Rohit Jindal 5. Mrs. Anita Jindal (Mortgagor & Guarantor)	having area measuring 139.45 Sqr Mtr. situated at Block D, Shastri Nagar Ghaziabad, Uttar Pradesh. Boundaries- East-House No.10,	24-June-2024	Rs. 1,78,72,968.57/- (Rupees One Crore Seventy- Eight Lakh Seventy Two Thousand Nine Hundred Sixty Eight and Paise Fifty Seven Only) due as on 17.06.2024	25-Oct-2024
1.M/S Nitya Agencies (Borrower) Through its Legal heirs of proprietor late Mr. Rohit Jindal 2.Mis. Sapna Jindal (Guarantor) Through its Legal heirs of late Mr. Rohit Jindal 3.Mis. Sapna Jindal (Guarantor) 4.Mrs. Anita Jindal (Mortgagor & Guarantor) Through its Legal heirs of Late Mr. Rohit Jindal 5. Mrs. Anita Jindal (Mortgagor & Guarantor)	having area measuring 139.45 Sqr Mtr. situated at Block D, Shastri Nagar Ghaziabad, Uttar Pradesh. Boundaries- East-House No.10.	24-June-2024	Rs. 2,09,94,743.83/- (Rupees Two Crore Nine Lakh Ninety Four Thousand Seven Hundred Forty Three and Paise Eighty Three Only) due as on 17.06.2024	25-Oct-2024

Please note that under Section 13 (8) of the Act, in case if the dues together with all costs, charges and expenses incurred by us are tendered at any time before the date of publication of the notice for public auction/ Sale then Sale shall not be concluded and secured asset shall not be sold or transferred by us, and no further step shall be taken by us for transfer or sale of that secured asset.

DATE: 28.10.2024, FOR YES BANK LIMITED. PLACE: NOIDA U.P. **AUTHORISED OFFICER**



Appendix-IV [Rule 8(1)] (For Immovable Property)

Whereas the undersigned being the Authorised Officer of Central Bank of India, under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act 2002 (Act 54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice calling upon the borrower(s)/guarantor(s)/mortgagor(s) mentioned in the schedule below to repay the amount mentioned in the demand notice within 60 days from the date of receipt of the said notices.

The borrower(s)/guarantor(s)/mortgagor(s) having failed to repay the amounts, notice is hereby given to borrower(s)/guarantor(s)/mortgagor(s) 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 said rules on the date mentioned in the (first) schedule below.

The borrower(s)/guarantor(s)/mortgagor(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Central Bank of India for the amount mentioned in the schedule. The borrower's/quarantor's/mortgagor's attention is invited to the

provision of Sub Section (8) of Section 13 of the Act, in respect time available to redeem the secured assets.					
BRANCH OFFICE: Aligarh					
Name of the Borrower(s) Guarantor & Address	Details of the Mortgaged Property on which possession taken	& Due Amount	Date of Possession		
Pargana & Tehsil Koil, Aligarh 2. Mrs. Ram Shree Devi w/o Mr. Kali Charan Rathor Add.:-17/150 Sarai Pathan, Jayganj, Aligarh Add: Khasra no. 29. Mauza Pala Sahibabad.	that part and parcel of Residential Property in the name of Mrs. Ram Shree Devi W/o Mr. Kali Charan Rathor, Situated at Part & Parcel of Khasra No. 29, Mauza Pala Sahibabad, Pargana & Tehsil-Koil, Aligarh-202001 Area of Property-200.00 Sq. Yard (167.28 Sq. Meter) Boundaries of Mortgaged property are as under: North: Rasta 12 Feet Wide, South: Arazi of Maya Devi, East: Arazi of Maya Devi, East: Arazi of	Rs. 12,57,764.00/- Rupees Twelve Two Lac fifty seven Thousand Seven hundred sixty four Only) as on 02.07.2024 with Subsequent interest and Expenses thereon (Less if any Recoveries made).	.10.2024		

Place: Agra, Date: 24.10.2024

Noida

Place: Delhi/NCR, Dated: 30.10.2024

HOU/GUR/ Ashwani Sharma & Lalita Sharma Add:1- H. No.-331, Sector 10 A, Gurgaon, Haryana-122001. Add:2-0119/6372
28, B.O., Gurgaon
M/s Tushar Freight Carrier, Sector-15, 2nd Floor, Sector-10, Gurgaon, Haryana-122001.

M/s Tushar Freight Carrier, Sector-15, 2nd Floor, Sector-10, Gurgaon, Haryana-122001.

HOU/JAN/ 7 0118/4782 Block F8 Pocket 3, Lig DDA Flat, Sector 34, Rohini, Delhi-110085. Naveen Kumar Mudit Express Cargo Pvt 25, B.O. Janakpuri

HOU/JAN/ 0419/6808 Rana Diary, Bijwasan, Delhi-110061, Add:2- Flat No-902, 9, Tower 3, Global Hill View Affordable Housing, 04, B.O., Janakpuri Express Private Limited, Kh 14/19/2, Samalkha, Delhi-110037.

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Form No. INC 19 Notice

[Pursuant to rule 22 the Companies (Incorporation) Rules, 2014] Notice is hereby given that in pursuance of sub-section (4)(ii) of section 8 of the Companies Act, 2013, an application has been made by IQVIA Health ransformation Foundation to the Registrar of Companies Delhi & Haryana for evocation of license issued to it under section 8(5) of the Companies Act, 2013 After the cancellation of license the company will be required to add the word "Private Limited" to its name in place of Foundation. Principal objects of the company after the revocation of license as per the

provisions u/s 8(4)(ii) of the Companies Act, 2013 shall be as follows:

1) To carry on the business of providing information services in India and abroad relating to health field professionals, pharmaceutical and health industries, and other related industries and more generally any activity directly or indirectly related to health, and to provide such services on an online and real-time basis by collecting, storing, processing, analyzing and disseminating such information, news, data, history and analysis to clients, subscribers, associates or others for general or restricted use I publication, whether in electronic and / or audio and/ or video form transmitted in the analog or digitally, and whether through direct satellite network, telephone cable, or through internet, intranet or e-mail systems or through any new or improved means of communication used in connection with the aforesaid.

2) To carry on the business of developing, designing, marketing, selling, importing, publishing, integrating, exporting, distributing, installing implementing and licensing computer software, programs, electronic file management solutions, of any and all description, including providing of post installation implementation support services, after-sales, services, repairs and maintenance services in respect of any computer software, programs including those for improving the efficiency of management, assistance and promotion of sales and marketing, automated systems for production facilities for effective planning and monitoring thereof, in general and specifically those addresses to pharmaceutical, medical organizations or any other organizations involved in life sciences.

A copy of the draft memorandum and articles of the proposed company may be seen at Hindustan Times House, Level 10, KG Marg, Connaught Place, New

Notice is hereby given that any person, firm, company, corporation or body corporate, objecting to this application may communicate such objection to the Registrar at Delhi within thirty days from the date of publication of this notice, by a letter addressed to The Registrar of Companies Delhi & Haryana,4th Floor, IFCI Tower,61-Nehru Place, New Delhi 110019, a copy of which shall be forwarded to in the Applicant at Hindustan Times House, Level 10, KG Marg, Connaught Place, New Delhi – 110001

For IQVIA Health Transformation Foundation Ankit Baja Director

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001. Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com (a) pnb Housing Bhiwadi Branch:- A-10, 1st Floor, Bhagat Singh Colony, Alwar Bye Pass, Bhiwadi-301019, Rajasthan. Ghaziabad Branch:- Plot No.11 UG-1, INS/11 SG Alpha Tower, Sector ance Limited Vasundhra Ghaziabad -201012, Green Park Branch: - Building No. S-8, Uphar Cinema Complex, Green Park extn. New Delhi-110016. Janakpuri Branch: - C-2/21, First Floor, Mata Chanan Devi Road, Above Bank

Authorised Officer

Ghar Ki Baat of Baroda, Janakpuri, New Delhi 110058. Meerut Branch:- Ist Floor, Pinacle Tower, Vaishali Corner, Garth Road, Meerut-250004, (U.P.). Noida Branch:- Ground Floor, D-2, Sector - 3, Noida (U.P.)-201301 NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE

We, the PNB Housing Finance Limited (hereinafter referred to as 'PNBHFL') had issued Demand notice U/s 13(2) of Chapter III of the Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing(NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. Further, with reasons, we believe that You are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measures under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets of the become and guarantors, Your kind attention is invited to provisions of sub-Section (8) of Section 13 of the element of the Security Interest Act. 2002 where a content of the provisions, the deep of publication of the notice for sale of the secured assets by public auction, the inviting quotations, tender from public outstanding takes together with all costs, charges and expenses incurred by the PNBHFL only till the date of publication of the notice for sale of the secured assets by public auction, the inviting quotations, tender from public auctions of the secured assets of the secured assets by public auction, the inviting quotations, tender from public auctions of the secured assets of the se

OU	nted to provis tstanding du by private tre	sions of sub-Section (8) of Section 13 of the of the Securitization and Reconstruction of Financial Assets and es together with all costs, charges and expenses incurred by the PNBHFL only till the date of publication of th aty. FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or i	e notice for sale of the nany other way the af	inty interest Act, 2002 where under the secured assets by public auction, to presaid secured assets.	you can ter y inviting q	uotations, tender from public
Sr. No.	Loan Account No.	Name/ Address of Borrower and Co- Borrower(s)	Name & Address of Guarantor(s)	Property (ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
	HOU/BHI/ 1218/6233 68, B.O. Bhiwadi	Harish Kumar & Ramrati Add:1- H.No249, Vpo Palra, Sector-70, Near Oriental Bank of Commerce, Gurgaon, Harvana-122001, Add:3- Flat No- H-205, Tower- H, Krish Nikuri, Khasra No. 359 360 361 499/451, Village Bureda, Tehsil- Tilara, Distl Alwar, Alwar, Rajasthan-301001. Harish Kumar Add:4- okinawa Autotech Pvt Ltd, Unit No. 119 1st Floor, JMD Megapolis, Sector-48, Sohna Road, Gurgaon, Haryana-122018.	NA	Flat No-H-205, Tower- H. Krish Nikuni, Khasra No.359 360 361 499/451, Village Bureda, Tehsil- Tijara, Distl Alwar, Alwar, Rajasthan-301001.	46 40 2024	Rs.9,66,762.25/- (Rupees Nine Lakh Sixty Six Thousand Seven Hundred Sixty Two and Twenty Five Paise only)
2.	NHL/GHA/ 0221/8586 53, B.O. Ghaziabad	Ashok Kumar & Babita Negi Add:1-283, Vijay Nagar, Sector-9, Block-H, Near Vijay Police Station, Ghaziabad, Uttar Pradesh-201009 Add:2- Store No. SC 016, Plot No. 12A, Lower Ground Floor, Jajouria Sunnise Greens, Ahirisha Khand, Indirapuram, Ghaziabad, Uttar Pradesh-201009 Ashok Kumar Add:3- Pari Ladies Footwear, Sc 2, Indrapuram, Ghaziabad, Uttar Pradesh-201010. Sateesh Kumar Add:4- Village Gadana, Post Office Bilaspur, Gadana, Nurpur, Bulandshahar, Uttar Pradesh-203202. Add:5- Store No Sc 016, Plot No 12A, Lower Ground Floor, Jajouria Sunrise Greens, Ahirisha Khand, Indirapuram, Ghaziabad, Uttar Pradesh-201009	NA	Store No SC 016, Plot No.12A, Lower Ground Floor, Jaipuria Sunrise Greens, Ahinsha Khand, Indirapuram, Ghaziabad, Uttar Pradesh-201009.	16-10-2024	Rs.23,89,260.79/- (Rupees Twenty Three Lakh Eighty Nine Thousand Two Hundred Sixty and Seventy Nine Paise only)
150	HOU/GRP/ 0118/4782 43 R O	Pankul Arneja & Monica Chopra Add:1- Flat No-1 First Floor, Plot No-115 Sector- 4, Ghaziabad, Uttar Pradesh-201010. Add:2- Flat No.726-B, 7th Floor, Tower 26, Gulmohur Greens, Mohan Nagar, Ghaziabad, Uttar Pradesh-201009 Pankul Arneja Add:3- Ground Floor- 03, K.G Marg, Ansal Bhawan-16, Delhi-110001, Monica Chopra Add:4- DLF- Capital Point, 1st Floor, Babak Harg Singh Marg, Delhi-110001.	1502	Flat No 726-B, 7th Floor, Tower 26, Gulmohur Greens, Mohan Nagar, Ghaziabad, Uttar Pradesh- 201009.	16-10-2024	Rs.80,31,629,75'- (Rupees Eight) Lakh Thirty one Thousand Six Hundred Twenty Nine and Seventy Five Palse only)
4.	0519/6942 62 B 0	Jai Prakash Anand & Sudeep Anand Add:1- B 399, Block B, Janta Flat, Avantika, Rohini Sector 1, New Delhi-110085, Add:2- Flat No.0907, 9th Floor, Tower D, Block-D-3, Delight & Status Residencies, Khasra No-205, 206, 207, 208, 209, 679/210, Village- Tapukara, Tijara, Bhiwadi, Alwar, Rajasthan-301019, Jai Prakash Anand Add:3- Open Mind Services Limited, B-2,943,9th Floor Space, Sohna Road, Sec-49, Gurgaon, Haryana-122018.		Flat No.0907, 9th Floor, Tower D, Block- D3, Delight & Status Residencies, Khasra No-205, 206, 207, 208, 209, 679/210, Village-Tapukara, Tijara, Bhiwadi, Alwar, Rajasthan-301019.	16-10-2024	Rs.15,13,929.87/- (Rupees Fifteen Lakh Thirteen Thousand Nine Hundred Twenty Nine and Eighty Seven Paise only)
5.	0619/7160	Chandan Singh & Meena Dangi Add:1-862 C Near Vivekanand Public School, Nyay Khand 3, Indirapuram Shipra, Sun City Ghaziabad, uttar Pradesh-201014, Add:2- Flat No.S-2, Second Floor, Aakriti Sadan, Plot No.5/386, Sector-5, Vaishali, Ghaziabad, Uttar Pradesh-201009 Chandan Singh Add:3- Core 4 B India Habitat Centre, Lodhi Road, New Delhi-110003.	NA	Flat No.S-2, Second Floor, Aakriti Sadan, Plot No.5/386, Sector-5, Vaishali, Ghaziabad, Uttar Pradesh-201009.	16-10-2024	Rs.24,90,198.15/- (Rupees Twenty Four Lakh Ninety Thousand One Hundred Ninety Eight and Fifteen Paise only)
6.	0519/6894 91 B O	Indian Legends Holidays Pvt Ltd/ Giri Saurabh Naithani/ Ravinder Kumar / Yadvender Singh Mankotia Add:1- Plot No 2, 1st And 2nd Floor, Local Shoping Center, Karampura, New Delhi-110015. Add:2- DSM 624, 6th Floor, DLF Tower, Shivaji Marg, Najafgarh Road, New Delhi-110015 Giri Saurabh Naithani Add:3-24 A, Ground Floor, Nil Block, Malviya Nagar, New Delhi-110017. Ravinder Kumar Add:4- Plot No-48, 1st Floor North, Ex Near Model Towen, New Delhi-110009. Yadvender Singh Mankotia Add:5- T F 50, Vardan Apts, Abhay Khand-Ill, Indirapuram, Ghaziabad, Uttar Pradesh-201014.	NA	DSM 624, 6th Floor, DLF Tower, Shivaji Marg, Najafgarh Road, New Delhi-110015.	16-10-2024	Rs.1,84,34,096.05/- (Rupees One Crore Eighty Four Lakh Thirty Four Thousand Ninety Six and Five Paise only)
7.	000420, B O	Pawan Kumar Kakariaa & Ruchika Kakariaa Add:1- N-22, Kirti Nagar, Delhi-110015, Add:2- A-56, First Floor, Narang Colony, Janakpuri, New Delhi-110058 Pawan Kumar Kakariaa Add:3- M/s Khyati Switchgear Co., Plot No.63, G-II BLK, Jain Vihar Extn, Nangloi, Najafgarh Road, Delhi-110043. Ruchika Kakariaa Add:4- M/s Tarun Traders, Plot No.63, G-II Block, Baparolla, Delhi-110043.	N-22, Kirti Nagar, Delhi-	Janakpuri, New Delhi-110058	16-10-2024	Rs.22,17,481.72/- (Rupees Twenty Two Lakh Seventeen Thousand Four Hundred Eighty One and Seventy Two Paise only)
8.	19/642589 & NHL/MEE/01 19/642589,	Sanjay Kumar & Sonika A Add:1- Villa 59, Godwin Colony, Green Wood City, Meerut, Uttar Pradesh-250002, Add:2- House No.550, Ghat 3, Panchli Khurd, Thana Partapur, Meerut, Uttar Pradesh-250002, Add:3- Villa No.LV 59, Khasra No 411 Mi, Greenwood City, Village Rampur Pavti, Nh 58, Meerut, Uttar Pradesh-250001 Sanjay Kumar Add:4- M/s Maa Shakumbhari Traders, Gram Rampur Pawti, Baghpat By Pass Road, Meerut, Uttar Pradesh-250002. Sonika A Add:5- M/s S S Builders, Gram Rampur Pawti, Baghpat By Pass Road, Meerut, Uttar Pradesh-250002.		Villa No.LV 59, Khasra No.411 MI, Greenwood City, Village Rampur Pavti, NH 58, Meerut, Uttar Pradesh-250001.		Rs.84,05,127.22F (Rupees Eighty Four Lakh Five Thousand One Hundred Twenty Seven and Twenty Two Paise only)
9.	0916/3156	Ashwani Jain & Priyanka Jain Add:1- House No-05, R.kpuram, Meerut, Ultar Pradesh-250002. Add:2- H No.138, Ganj Bazar, Chandra Gupt Puri, Meerut, Ultar Pradesh-250001. Add:3- Plot No.05, MPL No.131, Khasra No.2033 Mi, R.K.Puram, Delhi Road, Meerut, Ultar Pradesh-250001 Ashwani Jain Add:4- Shop No-21 Cant Bazar, Meerut Cant Sadar Bazar, Meerut, Ultar Pradesh-250001. Anurag Jain Add:5- 138/139 Ganj Bajar, Dayanand Path Sadar, Meerut, Ultar Pradesh-250001. Add:6- Yes Bank Ltd., RDC. Opp. Dhanlakshmi Bank, Ghazibad, Ultar Pradesh-201002. Add:7- Plot No. 05, MPL No.131, Khasra No.2033 Mi, R.K.Puram Delhi Road, Meerut, Ultar Pradesh-250001.	Sagar Jain Add:1-138/139 Gani Bajar , Dayanand Path	Plot No.05, MPL No.131, Khasra No.2033 MI, R.K.Puram ,Delhi Road, Meerut, Uttar Pradesh- 250001	16-10-2024	Rs.16,91,377.10/- (Rupees Sixteen Lakh Ninety One Thousand Three Hundred Seventy Seven and Ten Paise only)
10.	1018/5896 62 B D	Bhanwor Singh & Kusum A Add:1- H No.5, Arya Nagar Kanker Khera, Sardhana Road, Meerut Cantt Meerut. Uttar Pradesh-250002. Add:2- 42, Amaitha, Bulandshahr, Uttar Pradesh-222180, Add:3- Muncipal No 717/57, Khasra No.4/3, New Sainik Colony, Village Dantal, Pargana Tehsil and Distt, Meerut, Uttar Pradesh-250001 Bhanwor Singh Add:4- Directorate of Sericulture, office Assistant Director Rasham, Kanker Khera, Meerut, Uttar Pradesh-250002.		Muncipal No.717/57, Khasra No. 4/3, New Sainik Colony, Village Dantal, Pargana Tehsil And Distt, Meerut, Uttar Pradesh-250001.	16-10-2024	Rs.8,38,574,684 (Rupees Eight Lakh Thirty Eight Thousand Five Hundred Seventy Four and Stoty Eight Paise only
11.	0515/2190	Manohar Lal Poswal & Phuli Devi Add:1- 301,3rd Floor, Shaheed Rajguru College, Vasundhra Enclave, Delhi-110096. Add:2- Unit No.1105, 11th Floor, Tower-B-3, Morpheus Pratiksha- Hold, Plot No.Gh-16 A. Sector-01, Balak Inter College, Greater Noida, Uttar Pradesh-201301. Manohar Lal Poswal Add:3-Vasundhra Enclave, Shaheed Rajguru College, Vasundhra Enclave, New Delhi-110096.	NA	Unit No.1105.11th Floor, Tower-B-3 Morpheus Pratiksha-Hold, Plot No. GH- 16 A. sector 01. Balak Inter College Greater Noida, Uttar Pradesh-201301.	16-10-2024	Rs.17,42,353.5/- (Rupees Severtleen Lakh Forty Two Thousand Three Hundred Fifty Three and Fifty Paise only)
12.	0820/8115 74, B.O. Noida	Ram Raj Singh / Pramod Kumar & Vimla Devi Add:1- House No-468, Near Mohbir Dairy, Akash Nagar, Ghaziabad, Uttar Pradesh-201001. Add:2- Plot No.F 111, Block F, Madhuban, Bapudham Scheme, Ghaziabad, Uttar Pradesh-201013 Ram Raj Singh Add:3- Shree Bajrang Enterprises, House No.468, Near Mohbir Dairy, Akash Nagar, Ghaziabad, Uttar Pradesh-201001.	NA	Plot No.F 111, Block-F, Madhuban, Bapudham Scheme, Ghaziabad, Uttar Pradesh-201013	16-10-2024	Rs.2,61,649.31/- (Rupees Two Lakh Sixty one Thousand Six Hundred Forty Nine and Thirty one Paise only)
13.		Meenakshi Aggarwal & Sanjay Aggarwal Add:1- B - 46, FF, B-Block, Moti Nagar, Delhi-110005. Add:2- Flat No-0704, Block-C-4 Unifech Unihomes-3, Plot No.Gh001, Sector-113, Noida, Uttar Pradesh-201306 Meenakshi Aggarwal Add:3- Jaspal Kaur Public School, B Paschimi Shalimar Bagh, Delhi-110087. Sanjay Aggarwal Add:4- S Aggarwal & Associates, I - 446, Karam Pura, New Delhi-110015.	NA	Flat No-0704, Block-C-4 Unitech Unihomes-3, Plot No.Gh001, Sector-113, Noida, Uttar Pradesh- 201306,	10030356244070	Hundred Eighty Three and Styly Five Paise only)
14.	0518/5333 46, B.O. Pitampura	Nidhi Nidhi & Aditya Gupta Add:1-1370 Gali No.93, Shanti Nagar, Tri Nagar, New Delhi-110035. Add:2-Flat No-601, 6th Floor, Tower-25, Omaxe Shubhangan, Sec-4a, Bahadurgarh, Dist. Jhajjar, Rama Bharati Public School, Bahadurgarh, Haryana-124507. Nidhi Nidhi Add:3- Kablana Bahadurgarh, Jhajjar Road Dist, Jhajjar, Haryana-124104. Aditya Gupta Add:4-Aero Club,867 Joshi Road Karol Bagh, New Delhi-110005.		Flat No- 601, 6th Floor, Tower-25, Omaxe Shubhangan, Sec-4A, Bahadurgarh, Dist. Jhajjar, Rama Bharati Public School, Bahadurgarh, Haryana-124507.	16-10-2024	Hundred Ninety Two and Sixteen Paise only)
15.	/1218/614 176 B 0	Vinod Yadav & Gudiya Devi Add:1- House No 457, Near Tau Devi Lal Park, Sectore-52 Wazierabad, Gurgaon, Haryana-122003, Add:2- Flat No.D-1305,13, Tower D (4), Rof Ananda, Sector-95, Wazirpur Village, Gurgaon, Haryana-122001. Vinod Yadav Add:3- Lite Bite Food Pvt Ltd, Shop No.319, Opposite Punjab Griu Ambience, Mall Gurgaon, Noida, Uttar Pradesh-201301.	NA	Flat No. D-1305,13, Tower D (4), ROF Ananda, Sector 95, Wazirpur Village, Gurgaon, Haryana- 122001.	16-10-2024	Rs.19,94,798.28/- (Rupees Nineteen Lakh Ninety Four Thousand Seven Hundred Ninety Eight and Twenty Eight Paise only)



Regd. Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra - 400057. Tel: 022- 6849 2450, Fax: 022- 6741 2313, CIN: U67190MH2007PTC168303, Email: info@phoenixarc.co.in; Website: www.phoenixarc.co.in

NOTICE INVITING QUALIFIED PARTIES FOR COLLABORATION IN ONGOING GROUP HOUSING PROJECT UNDER SWISS CHALLENGE METHOD

Notice is hereby given to the public in general, that Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY 24-5 "Phoenix ARC") (pursuant to assignment of debt of IREO Private Limited ("IPL" or "Borrower") by L & T Finance Limited "Assignor"), in favour of Phoenix ARC vide the Assignment Agreement dated 28.09.2023 is in receipt of an offer by an interested party (the "Anchor Bidder" or "SPV") proposing to construct, develop and sale the saleable area of the mortgage property being Gurgaon Hills Project (Phase-I & Phase-II) at Gurgaon, Haryana in collaboration with IPL and by investing an amount of Rs. 450 crore (Rupees Four Hundred Fifty Crore) ("Anchor Offer") out of which Rs. 300 crore (Rupees Three Hundred Crore) shall be paid to Phoenix ARC towards part payment of outstanding dues of IPL.

IPL is a company incorporated under the provisions of Companies Act, 1956, having its registered office at C-4, 1st Floor Malviya Nagar, South Delhi, New Delhi, Delhi, India, 110017. IPL is primarily involved in the business of construction and development of townships. residential, commercial, hospitality projects, etc. IPL pursuant to development agreements with Nucleus Conbuild Pvt. Ltd. and Massif Conbuild Pvt. Ltd., ("IPL Parties") has been developing a project over the freehold land parcel admeasuring 15.55625 Acres ("Project Land") in phase-wise manner under the name of "Ireo Gurgaon Hills" situated in Sector 2, Gwal Pahari, District Gurgaon, (hereinafter collectively referred as the "Project"). The said project land is mortgaged to Phoenix against the facilities availed by IPL from the

Phase-I: Phase-I, spread over an area of 11.06875 acres and part of license no. 36 of 2011 granted by the Director General Town & Country Planning, Haryana, Chandigarh ("DGTCP") was launched having 195 units spread over four towers and other associated amenities. The project has 90 unsold units having saleable area of approximately 5,10,000 sqft (hereinafter referred to as "Unsold Inventory"). Phase-I Project requires an estimated investment of minimum Rs. 150 crore (Rupees One Hundred Fifty Crore)

towards balance finishing and other works ("Phase-I Balance Cost"). Phase-II: Phase-II, spread over an area of 4.4875 acres and part of an additional group housing license no. 36 of 2011 granted by the DGTCP is not launched yet. License has expired and is required to be renewed.

IPL had subsequently come under stress and has not been able to service its debt payment obligations to the Assignor, post which the

assignor has assigned the above debt of IPL to Phoenix ARC. Offer submitted by the Anchor Bidder to Pheonix ARC is to invest in order to complete the Phase-I project and to collaborate with IPL to develop the Phase-II project, both, on basis of "as is where is" "as is what is", "whatever there is" and "no Recourse" by investing

an amount Rs. 450 crore. Phoenix ARC hereby invites proposal/bids from the interested parties / real estate developers ("Bidders") to better the terms of the Anchor Offer ("Bid") having track record / team to collaborate with IPL to complete the Phase-I project on 'bare shell basis' and to collaborate to develop the Phase-II project, both, on basis of "as is where is", "as is what is ", "whatever there is" and "no Recourse" under the Swiss Challenge Method. The said process / Bidding shall be only be conducted through Online Electronic Mode as per the

Ferms and Conditions of the Bid Process Document ("BPD") BOB Capital Markets Limited ("BOBCAPS" or "Process Advisor") has been appointed by Phoenix ARC as Process Advisor

Offer in Hand from Anchor Bidder ("Reserve Price")	Rs. 450,00,00,000/- (Rupees Four Hundred and Fifty Crore only)			
Minimum Markup	Rs. 22,50,00,000/-(Rupees Twenty-Two Crore and Fifty Lakh only) (i.e. 5% of Anchor Offer)			
Bidding Start Price	Rs. 472,50,00,000/- (Rupees Four Hundred Seventy-Two Crore and Fifty Lakh only) (minimum bid for challenge)			
Incremental Amount (Bid Multiplier)	Rs. 3,00,00,000/- (Rupees Three Crore only) & in such multiples			
Last date for submission of Expression of Interest ("EOI") & EMD	EOI has to be submitted on or before November 6, 2024 before 5 pm (IST) alongwith Earnest Money Deposit ("EMD") of Rs. 45,00,00,000/- (Rupees Forty-Five Crore only)			
Date of Inspection of Project	November 7, 2024 to November 21, 2024 (working days only) between 11 am to 5 pm (IST)			
Dates for access to VDR for Due Diligence	November 7, 2024 to November 21, 2024			
Last date for submission of Bid	November 26, 2024 before 5 pm (IST)			
Date & Time of E-Auction (if required)	November 27, 2024 at 10 am (IST) to 12 noon (IST)			
EMD Remittance Details:	Demand Draft favouring "Phoenix Trust FY 24-5", payable at Mumbai or in case of RTGS/NEFT as per details mentioned below;			
	Bank account name	Phoenix Trust-FY24-5		
	Current Account number	7548411992		
	Bank name	Kotak Mahindra Bank Limited		
	Branch	Kalina		
	City	Mumbai		
	IFSC Code	KKBK0000631		

In case the bidder wishes to submit the EMD in the form of demand draft then the same has to be credited to the bank account of Phoenix. Frust-FY 24-5 at least 2 working day prior to the last date for submissions of EMD.

Gurgaon Hills Project (Phase-I and Phase-II)

The construction, development and sale of saleable area of the Gurgaon Hills Project (Phase-I & Phase-II) shall be undertaken by Bidder/collaborator/SPV ("Bidder") on the basis of the collaboration/joint venture to be entered with IPL Parties. The Bidder shall invest minimum of Rs. 450 crore, out of which Rs. 300 crore shall be paid/deposited by Bidder to Phoenix ARC

towards part payment of outstanding loan of IPL, detailed as below:

 Rs. 300 crore to be paid unconditionally in the following manner: Rs. 100 crore Interest Free Security Deposit (IFRSD) immediately upon being declared as Successful Bidder by Phoenix ARC

(b) Rs. 25 crore IFRSD within 6 months Rs. 125 crore IFRSD within 12 months

Phase-I Project

threshold (2/3rd) consent from existing customers necessary for

(d) Rs. 50 crore IFRSD within 24 months.

Payment to Phoenix ARC is strictly time-linked and is not dependent on sales, construction, approvals, litigations or any other external or internal factors.

. The Bidder shall be entitled to invest minimum Rs, 150 crore towards Phase 1 Balance Cost) in a timely manner towards completion of pending work of Phase-I as per commitment/settlement made/executed/to be executed between the existing customers and IPL Parties.

 The Bidder shall sell Unsold Inventory of Phase-I and also develop/construct areas of Phase-II subject to sharing of mutually agreed percentage of revenue with IPL. In addition, the Bidder shall be responsible for the below:

Phase-II Project The Bidder shall complete the ongoing Phase-I pending works . The development of Phase-II shall be on collaboration basis within timeline as agreed by incurring an estimated investment and entitlement shall be on revenue sharing model. The of minimum Rs. 150 crore. Any costs and penalties, litigations sharing percentage shall be mutually decided. due to any delay in completion of the Project or deficient The Bidder along with the IPL shall apply and obtain the completion, shall be on account of the incoming Bidder. Beneficial Interest Policy ("BIP") in favour of the Bidder. The Bidder shall obtain RERA and other statutory approvals The Bidder shall sell Unsold Inventory at price higher than INR 12,000/sqft on arms' length basis with eligible third parties. and shall be responsible and liable for compliance thereof. The Bidder shall be responsible for all costs and expenses and The Bidder shall be responsible for all costs and expenses and compliances and obtainment of all required statutory approvals compliances and obtainment of all required statutory approvals and other applicable laws. and other applicable laws. The Bidder shall be responsible to achieve the minimum

Any collection from Existing Customers is to the account of IREO. Other Terms & Conditions

certain mandatory approvals and compliances.

The Bidder shall, on or before 6th November, 2024 before 5 PM (IST), submit their Expression of Interest ("EOI") along with EMD and duly signed and stamped original: (a) Non-Disclosure undertaking ("NDU"); (b) undertaking and indemnity; and (c) other Documents, all strictly as per the formats made available in BPD (collectively, the "EOI Documents") to participate in the counterbidding, post which the shortlisted eligible bidders would be allowed access to the virtual data room ("VDR"). Prospective Bidders may submit EOI Documents either electronically vide e-mail to vinay.tibrewal@bobcaps.in and priyanka.pol@phoenixarc.co.in and/or physically at BOB Capital Markets Limited, B-1704, Parinee Crescenzo, G Block, BKC, Bandra (East), Mumbai 400 051, marked to the attention of the Mr. Vinay Tibrewal. The Bidder will be required to submit the bid on or before 26th November, 2024 before 5 PM. The interested parties may also directly submit the counter-bids. If no EOI is received before the cut-off time, the Anchor bid will be declared as the Successful Bid for the purpose of this Swiss Challenge process. The proposal is under Swiss Challenge method based on the Anchor Bid and only counter bids are expected. Starting price for

counter bid under Swiss challenge shall be in increment of 5% over Anchor offer i.e 105% of Rs. 450 Crore which is Rs.472.50 Crore. Bidder has to invest Rs.150 Crore out of the said amount and excess amount over & above Rs.150 Crore shall be paid to Phoenix ARC, all other terms and conditions being same. The shortlisted bidders shall submit the bid in timely manner along with other documents as detailed in this/ BPD, for an amount

higher than that has been submitted in terms of the Anchor Offer; Anchor Bidder will be provided a right to first refusal ("ROFR") to match the bid submitted in terms of paragraph (3) above;

In the event, no EOIs or bids are received or the Anchor Bidder submits revised Anchor Offer matching the Bid, the Anchor Bidder shall be declared as Successful Bidder in accordance with the terms and conditions contained hereunder.

The prospective bidder must offer better terms and amount on all the components of the collaboration offer received from the

The prospective bidder shall provide sufficient information evidencing proof of earmarked funds with itself in the form of bank

statement or banker certificate or net worth statements/ certificate etc. Phoenix ARC reserves the right to reject offer from any prospective bidder in case the same is in contravention of any RBI norms. FEMA or any other applicable law.

The bidders may participate in the online bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix ARC/ BOBCAPS/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.

Due diligence / independent verification shall be undertaken by the participating Bidders at their own costs. By virtue of submission of the offer, it shall be deemed that the participating Bidders have conducted their own independent due diligence, investigation, analysis and independent verification in all aspects covering the liabilities, legal proceedings, encumbrances and any other dues etc., to their complete satisfaction.

Conditional and contingent offers shall be liable to be disqualified by Phoenix ARC Once the Bid is received, the participating Bidders shall not be entitled to withdraw or cancel its offer is submitted. If the EOI is

received and the bid is not submitted by the participant, their EMD will be refunded within 5 working days without interest in the account details mentioned in the EOI. 13. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix ARC within 5 working days from the

date of declaration of Successful bidder. The EMD shall not carry any interest. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of

Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected. Evaluation of the bids shall be at the sole discretion of Phoenix ARC.

 Phoenix ARC reserves the right to modify, alter the terms and conditions of proposal and also reserves its right to reject any or all the bids, defer or cancel the proposal, in totality at any stage, without assigning any reason whatsoever, if in the view of Phoenix ARC, the process is not viable or it would prejudicially affect the interest of Phoenix ARC owing to any reason. All decisions of in regard to the Proposal process shall be final and conclusive. No claim for compensation on account of rejection of bids and / or rescinding / cancellation of sale process shall be entertained.

 The proposal is subject to approval of the competent authority of Phoenix ARC and it also reserves the right to reject any offer without assigning any reasons thereto.

The highest bidder, on being accepted / confirmed as the Successful bidder by the competent authority of Phoenix ARC, shall execute all documents, as may be required, within the time period specified in the communication of acceptance / confirmation given. The Successful bidder shall be solely and absolutely responsible for completion of all statutory, regulatory and other compliance.

and all costs and expenses shall be borne by the successful bidder.

20. The Bidder shall keep Phoenix ARC and IPL Parties indemnified from any loss, costs due to any action, inaction of Bidder for any

The Bidder is made aware of ongoing customer litigations and Bid shall consider the risks for the same including potential delays.

and Bid therefore shall be unconditional due to any likely impact or outcome of the same. The Bidder is also made aware of ongoing inquiries / investigations / proceedings by Regulators and Statutory Authorities against,

23. The detail terms and conditions, as mutually decided, shall be incorporated in the Collaboration Agreement. The format in which the EOI Documents has to be submitted for participating in the Swiss Challenge based Bid Process are available on

www.phoenixarc.co.in and www.bobcaps.in. Please refer the said Bid Process Document for the formats and detailed terms & conditions: For Further Details, please contact. Mr. Vinay Tibrewal; E-mail: vinay.tibrewal@bobcaps.in; Mob; +91 9820146186

Ms. Priyanka Pol; E-mail: priyanka.pol@phoenixarc.co.in; Mob : +91 8976809854

S BOBCAPS

inter alia, the IPL and others and the Bid shall be unconditional due to any impact or outcome of the same.

Process Advisor or any commitment on the part of the Phoenix ARC/ Process Advisor. The Phoenix ARC/ Process Advisor reserve the right to withdraw/ suspend/ modify the terms & conditions of the EOI & BPD or any part thereof, to accept or reject any/all offer(s) at any stage of the process or to vary any terms or terminate the bid process without assigning any reasons and without any liability Any extension in timelines/modification in the content of this advertisement will not necessarily be carried out through another

Disclaimer: This advertisement does not constitute and will not be deemed to constitute an offer from or on behalf of the Phoenix ARC/

advertisement, but may be notified directly on the website as detailed above and interested bidder should regularly visit the website to keep themselves updated regarding clarifications, modifications, amendments or extensions. Phoenix ARC shall not assume any operational, legal or any other type of risks relating to the loan exposure and shall not be providing

Sd/- Authorised Officer Phoenix ARC Private Limited Date : October 29, 2024 (Trustee of Phoenix Trust FY 24-5)

financialexp.epapr.in

Basement, Ground Floor, Plot No 66, Sector 10 A, Gurgaon, 16-10-2024

Flat No.6 1st Floor, Block F8 Pocket-3, Lig DDA Flat, Sector-34, Rohini, Delhi-110085.

View Affordable Housing, Sector-11, Sohna, Gurgaon, Haryana-122003.

Flat No-902, 9, Tower 3, Global Hill

Haryana-122001.

NA

NA

One and Fifty one Paise only) Authorized Officer (M/s PNB Housing Finance Ltd.)

Rs.1,43,37,437,03F (Rupees One Crore Forty Three Lakh Thirty

Seven Thousand Four Hundred

Thirty Seven and Three Paise only

Rs.12,45,378.50\-\ (Rupees Twelve Lakh Forty Five Thousand Three Hundred Seventy Eight

and Fifty Paise only)

Rs.16,36,641.51/- (Rupees

Sixteen Lakh Thirty Six

Thousand Six Hundred Forty

any representations or warranties with regard to the loan facilities concerned.

New Delhi