



Ref: MNIL/BSE/2026

Date: 21/01/2026

BSE Limited
Corporate Relationship Department
25th Floor, P.J. Tower,
Dalal Street, Mumbai-400001

Scrip Code: 539767 ISIN: INE216Q01010

Sub: Un-Audited Financial Results-News Paper Publication

Dear Sir/Ma'am

In continuation to our letter dated January 20th, 2026, regarding approval of Un-Audited Financial Results for quarter and nine months ended December 31, 2025; please find enclosed the newspaper advertisement published, in compliance with Regulation 47 of SEBI (Listing obligations and Disclosure Requirements) Regulation, 2015 in Financial Express (English) and Jansatta (Hindi).

This is for your information and records.

Thanking You
Yours Faithfully,

For Mega Nirman & Industries Limited

Kanika Chawla
Company Secretary & Compliance Officer

MEGA NIRMAN & INDUSTRIES LIMITED

811-812, Aggarwal Cyber Plaza-1, Netaji Subhash Place, Pitampura, Delhi-110034.

Phone: 011 - 43590917||email: secretarial.mnil@gmail.com

CIN: L43219DL1983PLC015425

HINDUJA HOUSING FINANCE LIMITED
Branch Offices: F-8, Mahalaxmi Metro tower, Sector-4, Vaishali, Ghaziabad-201010 Email: auction@hindujahousingfinance.com

PUBLIC NOTICE OF PHYSICAL POSSESSION OF IMMOVABLE PROPERTY

To, 1. Mr. ARVIND BHATT
2. Mr. SARITA BHATT
Both at: T-5, 808 NIRALA ESTATE GREATER NOIDA, SECTOR 1, Rural, Noida, Uttar Pradesh, India - 201301

Whereas vide Order dated: 12-Dec-25 passed by Ld. Additional District Magistrate, Noida the physical possession of the property being All that piece and parcel of Portion Bearing "APARTMENT NO. 0806, 8TH FLOOR TOWER L SECTOR 104 GURGAON GODREJ SUMMIT, SECTOR 104 GURGAON GODREJ SUMMIT, India - 110038" has been taken over by M/s Hinduja Housing Finance Ltd. on 16-01-2026.

The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of M/s Hinduja Housing Finance Ltd.

Date: 21.01.2026, Place: Noida Authorised Officer, Hinduja Housing Finance Limited

FORM NO. URC-2
Advertisement giving notice about Registration under Part I of Chapter XXI of the Act

[Pursuant to Section 374 (b) of the Companies Act, 2013 and Rule 4(1) of the Companies (Authorised to Register) Rules, 2014]

1. Notice is hereby given that in pursuance of Sub Section (2) of Section 366 of the Companies Act, 2013, an application has been made to the Registrar of Companies, Kanpur that **HNW TEXTILES LLP**, a Limited Liability Partnership may be registered under Part I of Chapter XXI of the Companies Act, 2013, as a Company Limited by shares, with the name **HNW TEXTILES PRIVATE LIMITED**.

2. The principal objects of the proposed Company are as follows:

a) To carry on the business as manufacturers, buyers, sellers, importers, exporters, distributors, agents, brokers, stockiest, commission agent and dealers of all kinds of textile products furnishing fabrics and velvets, upholstery fabric and velvets product made on Handlooms, Power Looms, Shuttle Less Looms, Auto Looms, Air Jet Looms and Water Jet Looms or by any latest machines made fabrics, velvet & textiles, Home Furnishing, Dress Fabrics, Export Dress Fabrics, bed cover bed sheets, curtains, tapestry, carpets, madcaps, towels, towel cloth fabrics, Juries, rugs, cushion covers, mats, handloom cloth non-woven fabrics and other allied products made of-textiles.

b) To carry on the business of manufacturing, dying, printing, all kinds of shoddy warm, woolen yarn, cotton yarn, carpet woolen yarn, barack yarn, grey yarn, worsted and non-worsted yarn, waste synthetic and manmade fibers substances and as weavers or otherwise for manufacturing, buying, selling and dealing in all hands of wool, waste, rags, synthetic, rayon, nylon, shoddy yarn and all kinds of carms, handloom and power loom products.

c) To manufacture/dealers/importers and Exporters, process, act as agents of all kinds of fashion garments, ready to wear garment, knit wears, ladies, gents and children dresses, jeans, Mill made textiles, printed cotton woolen, silk, artificial silk, sarees, shirting and suiting, garments and hosiery items and leather garments and apparels and to carry on the business, in India or elsewhere as importers, commission agents and dealers in wool tops, worsted yarn, woolen yarn, woolen hosiery woolen cloth, woolen blankets, shoddy yarn, cotton yarn, synthetic yarn, rayon and other allied woolen, cotton products and handicrafts.

d) To carry on the business in India or elsewhere, of spinning, weaving, combing, manufacturing designing, preparing, packing, bleaching, dyeing, coloring, processing, finishing, selling and buying or dealing in wool, cotton, staple rayon, silk and other man-made fibers and synthetic/artificial/manmade substances including waste and raw wool and wool tops and to carry on the business of manufactures, exporters, importers and dealers of hosiery and other such goods of all kinds and description and to manufacture, but, self-exchange, work, alter, improve, process import, export and deal in all kinds of woolen, cotton, silk, synthetic and blended textile, wool products and other such products including natural/synthetic/artificial/manmade/fiber/tops/yarns/wastes.

e) To carry on, in India or elsewhere the business namely wool merchants wool combers, worsted spinners, woolen spinners blends of wool with silk cotton rayon, staple or any other synthetic/man-made/artificial substances yarn merchants, bleachers, dyers and to purchase, comb, prepare, spin, dye and deal a fix, hemp, jute, wool, cotton, rayon, silk and other fibrous substances or otherwise manufacture, buy and sell and deal in linen, cloth hosiery and fabrics.

3. A copy of the draft memorandum and articles of association of the proposed Company may be inspected at the office D-069, Site-4, Kasna Ind Area, Greater Noida, Gautam Budh Nagar, I.A. Surajpur, Gautam Buddha Nagar, Noida, Uttar Pradesh, India, 201306.

4. Notice is hereby given that any person objecting to this application may communicate their objection in writing to the Registrar at Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA), Plot No. 6,7,8, Sector-5, IMT Manesar, District Gurgaon-122050, Haryana within twenty-one days from date of publication of this notice, with a copy to the Company at its registered office.

Date: 21/01/2026

Name(s) of Applicant: Anand Kumar Designated Partner DPIN: 02105936 Kiran Singh Designated Partner DPIN: 07190040

सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

1911 से आपके लिए "केंद्रित" "CENTRAL" TO YOU SINCE 1911

Appendix IV-A
[(See Proviso to rule 8(6) & 9(1))]
Sale Notice for Sale of Immovable Property

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 proviso to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property/properties mortgaged/charged to the Central Bank of India, Secured Creditor, the Symbolic/Physical Possession of which has been taken by the Authorised Officer of Central Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 17.02.2026 between 12:00 Noon to 2:00 PM, for the recovery of dues to the Central Bank of India, Secured Creditor from the following Borrower (s) and Guarantor(s).

The Reserve Price and Earnest Money Deposit (EMD) of the respective property is furnishing below:-

Branch- Tajganj, Agra Mob. No. 9336476311, E-mail ID: bmagra0236@centralbank.co.in

Last Date & Time for Submission of EMD (Online) is on or before: 17.02.2026 upto 11:00 AM

Name & Address of Borrower(s)/Guarantor(s)	Detail of Property	DL of Demand Notice & O/s Dues DL of Possession Notice	Reserve Price EMD Amt. Bid Increase Amt.
Borrower-1. Shri Amar Singh S/o Shri Ram Bhargosi Add.:1 - 36/147/1 F, Nai Abadi Babu Puram, Devri Road, Agra U.P.- 282001 Add.:2- House no. 15 Mauza Semri Khushbu Residency, Shamshabad Road, Agra, UP 2. Shri Sonu Gola S/o Shri Amar Singh Add.:1 - 36/147/1 F, Nai Abadi Babu Puram, Devri Road, Agra U.P.- 282001 Add.:2- House no. 15 Mauza Semri Khushbu Residency, Shamshabad Road, Agra, UP	Equitable Mortgage of all that part and parcel of Residential Property in the name of Shri Sonu Gola S/o Shri Amar Singh, Situated at House no. 15 Mauza Semri Khushbu Residency, Shamshabad Road, Agra, UP Area of Property-72.45 Sq. Meter Boundaries are as under: North: Plot no.16, South: Plot no. 14, East: Mekan no. 7, West :Rasta 6.70 Meter wide.	23.05.2018 Rs. 20,72,106.00/- + Interest & other expenses (less recovery thereafter if any) Date of Symbolic Possession 07.09.2018 Date of Physical Possession 25.11.2024	Reserve Price of Rs. 14.00 lakhs EMD Amt. Rs. 1.40 Lakh Bid Increase Amt. Rs. 10000/-
DATE OF E-Auction 17.02.2026 between 12:00 Noon to 2:00 PM with Auto Extension of 10 minutes			
Interested bidders will register on website https://baanknet.in and have to complete Buyer Registration process, EMD amount to be deposited in wallet of baanknet.in only. (Procedure – Buyer/Bidder has to login in his/her baanknet portal using his login id & password.			
Details of encumbrance over the above property, as known to the Bank - Not Known			
For detailed terms and conditions of the sale, please refer to the website of Central Bank of India (as Secured Creditor's), i.e. https://www.centralbankofindia.co.in, or website https://baanknet.in			
Place: Agra, Date: 19.01.2026		Authorised Officer	

Bank of India
Relationship beyond banking

Bank of India, Delhi
Asset Recovery Branch, Delhi NCR Zone
M-125, Block M, Vikaspuri, New Delhi-110018

E-AUCTION SALE NOTICE
E-Auction of Properties
27.02.2026

E-Auction Sale Notice for Sale of movable/Immovable Assets 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 the public in general and in particular to Borrower(s) and Guarantor(s) that the below described Immovable properties mortgaged/charged to the Bank of India (Secured Creditor), the possession of which have been taken by the Authorised Officer of the Bank of India, will be sold on "As is where is", "As is what is" and "Whatever there is" on 27.02.2026 from 11:00 A.M. to 5:00 P.M. through E-Auction 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.

Short description of the properties to be sold are given below: Amount to be recovered (secured debt) and particulars of possession are also mentioned in the table below.

Sr. No.	Branch & Name of the account	Name & Address of the Borrower(s)/ Guarantor(s)	Description of the Property	Total Dues	Type of Possession	Date of Possession	a. Reserve Price (in Lakhs) b. Earnest Money Deposit (Rs. in Lakh) c. Bid Increment Value (Rs. in Lakh)	Inspection date and timing (11.00 am - 05.00 pm) ddmmyy	Name of the Authorised Officer & Contact No.
1.	DELHI ASSET RECOVERY BRANCH, DELHI NCR ZONE M/s Dwarka Poultry Farm (Proprietor Mr. Bhim Singh)	Proprietor: Mr. Bhim Singh, Village Dwarika P.O. Dandma District Bhiwani, Haryana - 127030	1.Hatchery Units including Hatchery sheds and building constructed on Khewat number 16/9/2, 10/11, 12/1, 19/20/1, Village Shyam Kalan, Tehsil Badhra, District Charkhi Dadri, Haryana in the name of Sh. Bhim Singh S/o Sh. Kishan Lal, land area=3.0 acre/24k covered and used by M/s Dwarka Poultry Farm	Rs.453.03 Lakh plus U.C.I thereon and other charges	Physical	19.01.2022	a) Rs. 96.48 b) Rs. 9.65 c) Rs. 0.50	19-02-2026 02:00 PM- 04:00 PM	Authorised Officer : Mr. Sube Singh 9673790244 For inquiry contact Himanshu Bajaj 9810977755
		2. Broiler farm/Poultry farm constructed on Kila Number 93/12, Kila number 93/11-12, Kila number and Kila number 93/19-20 measuring approximately 12100 D sq. Yard or 2.50 acres covered and used by Dwarka Poultry Farm is for auction out of 104k Dm Agricultural Land situated at Khewat Number 105/138, Khatoni No. 138, Khasra Number 92/5/6, 15, 16, 25, 39/1, 7/2, 10, 11, 12, 13, 14, 19/3/17/3, 18, 20, 21, 22/1, 26, 11, 4/1, 2, 19/2, 10/1, 10/2, 11, 11/5, 5/6/1 6/2, 15, 37/1 village Dwarka Tehsil Badhra District Charkhi Dadri, Haryana of area around 13.0 acres in the name of Sh. Bhim Singh S/o Krishan Lal			Physical	19.01.2022	a) Rs. 69.9 b) Rs. 6.99 c) Rs. 0.50	19-02-2026 02:00 PM- 04:00 PM	

TERMS AND CONDITIONS

1) Auction sale / bidding would be only through "Online Electronic Bidding" process through the website https://baanknet.com.

2) The intending bidders should register at portal https://baanknet.com and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in BAANKNET EMD wallet through NEFT/RTGS/Transfer/Generation of challan form (https://baanknet.com).

3) Date and time of Auction: 27.02.2026 from 11:00 AM to 05:00 PM with unlimited Auto-Extensions of 10 Minutes Each.

4) E-Auction would commence on the Reserve Price plus first incremental value as mentioned above. Bidders shall improve their offers in multiples mentioned in the above table for all the properties simultaneously.

5) The intending bidders should deposit EMD i.e. 10% of Reserve Price online in the BAANKNET EMD Wallet along with the required documents / details well before 27.02.2026 on the https://baanknet.com, for smooth participation in e-auction.

6) The highest / successful bidder shall deposit 25% of the amount of purchase money (including EMD already paid i.e. 10% of bid amount) immediately but not later than the next working day (during banking hours) of confirmation of the sale by the Authorised Officer after acceptance of bid by the Authorised Officer in respect of the sale, failing which the EMD shall be forfeited.

7) The balance 75% of the bid/purchase money shall be payable on or before 15th day (during banking hours) of confirmation of the sale by the Authorised Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of failure to deposit this balance amount within the prescribed period, the amount deposited shall be forfeited and the Authorised Officer / Bank will be at liberty to cancel the auction and conduct fresh auction.

8) On receipt of the entire sale consideration, the Authorised Officer shall issue the Sale Certificate and the sale shall be considered complete thereafter and that the Bank shall entertain no claims.

9) For detailed terms and conditions of the sale, please refer to the link - https://www.bankofindia.co.in/Dynamic/Tender?Type=3

10) This publication is also 30 days' notice to the above borrowers/guarantors/mortgagors to the advance.

11) In case of discrepancy between English version and any other vernacular version of this notice, the English version shall prevail.

Date : 20-01-2026 Place : New Delhi Authorised Officer, Bank of India

GOVERNMENT OF HARYANA TENDER NOTICE

Sr. No.	NAME OF BOARD/COMP./ AUTH.	NAME OF WORK NOTICE TENDER	OPENING DATE CLOSING DATE (TIME)	AMOUNT / EMD (APPROX.) IN RUPEES	WEBSITE OF THE BOARD CORP./AUTH.	NODAL OFFICER/CONTACT DETAILS/EMAIL
1.	LARIBA	APPOINTMENT OF ADVANCED METERING INFRASTRUCTURE (AMI) SERVICE PROVIDER FOR SMART METERING IN LARIBA & CHANAI ON DEPOSIT BASIS FOR ALL GOVT. CONNECTIONS IN HARYANA	Closing Date: 10.02.2026	Rs. 10.00 LACS	www.lariba.org.in S3/S2/PROJECTS/AMIS/2025/26	0115561500 mproject@lariba.org.in

FOR FURTHER INFORMATION KINDLY VISIT : www.haryanaeprocurement.gov.in or www.etenders.hry.nic.in No. 42219/HR

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Asset Recovery Management Branch Circle Office, 1-2, Raghunath Nagar MG Road Agra-282002

POSSESSION NOTICE For Movable/Immovable Properties
(Under Rule 8(1) Security Interest (Enforcement) Rule 2002)

The Authorized Officer of Punjab National Bank under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule - 3 of the Security interest (Enforcement) Rules, 2002, issued demand notice on the date mentioned against account and stated here under calling upon the borrowers/guarantors/mortgagors/Legal heir of guarantor to repay the amount mentioned in the notice being together with further interest at contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. within (60) sixty days from the date of receipt of said notice. The borrower/guarantor/mortgagor having failed to repay the amount notice is hereby given to the borrower guarantors/mortgagors and the public in general that the undersigned has taken the Symbolic possession of the properties described herein below in exercise to powers conferred on him / her under section 13 (4) of the said act read with the Rule 8 of the said Rules on the date mentioned hereunder. The borrower's / guarantor's / Mortgagor's attention is invited to the provision of Sub - Section (8) of section - 13 of the Act, in respect of time available, to redeem the secured assets. The borrowers/guarantors /mortgagor's/Legal heir of guarantor in particular and the public in general are hereby cautioned not to deal with the property. Any dealing with the property will be subject to the charge of Punjab National Bank for the amount and interest thereon. Details of the mortgaged Properties of which the possession had been taken is as follows.

S. No.	Name of the Borrowers/Guarantors/ Mortgagors & Branch	Details of the Mortgaged Property on which possession taken	Demand Notice Date	Date of Possession	Amt. Due as per Demand Notice
1.	Borrower/Mortgagor/Guarantor - Shri Krishna Mohita S/o Sh. Mahesh Nareesh Mohita & Smt. Neha Maheshwari W/o Sh. Krishna Mohita (Co-Borrower & Mortgagor)	EQM of Residential Property Situated at House old Nagar Nigam No. 10/140/ & 18/151 & New Nagar Nigam No.: 18/167, Mohalla-Sarai Man Singh, Aligarh (UP), Area 112.49 sq.mtrs. (in the name of Sh. Krishna Mohita s/o Sh. Mahesh Nareesh Mohita & Smt. Neha Maheshwari w/o Sh. Krishna Mohita), Boundaries: on the North by :Gali & Property, on the South by: Property of Kundan Lal Seth & Ram Chand, on the East by: Gali, on the west by: Property of Kundan Lal Seth & Ram Chand	27.10.2025	16.01.2026	Rs. 45,58,125.36 (Rupees Forty five Lac Fifty eight thousand one Hundred Twenty five Only & thirty six paise) as on 30.06.2025 Plus Intt. & other Admissible charges w.e.f. 01.07.2025
2.	Borrower/Mortgagor/Guarantor - Shri Mohd. Ghulam Shabbir S/o Sh. Mohd. Ansar Hussain (Borrower & Mortgagor)	All the Part & Parcel of the Property Bearing Flat No. A-4, First Floor, nayab Suits, Part of Khet No. 545, Dhaurra Mafi, Pargana & Tehsil Koli, Aligarh. (UP), Admeasuring Area 92.90 sq.mtrs. (in the name of Sh. Mohd. Ghulam Shabbir S/o Mohd. Ansar Hussain), Boundaries as under: East: Common Passage, West: Road 30 Feet Wide, North: Flat No. A-1, South: Plot of Samlulah.	18.10.2025	16.01.2026	Rs. 26,45,631.52 (Rupees Twenty six Lac Forty five thousand Six Hundred thirty one & fifty two paise Only) as on 01.10.2025 Plus Intt. & other Admissible charges

Place: Aligarh Date: 16.01.2026 Authorised Officer Punjab National Bank

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PUBLIC NOTICE

We have received grievances that in several parts of the country cigarette packets are being sold above the Maximum Retail Price (MRP) printed on the packages.

Please note that sale of packaged goods (including cigarettes) at a price above MRP is illegal and violative of the provisions of the Legal Metrology Act, 2009 (LM Act) and rules thereunder.

We request the trade to sell cigarette packets at prices that do not exceed the MRP.

The recent increase in taxes on cigarettes (which is being cited by some as a justification for sale of cigarettes above MRP) does not come into force until 1 February 2026. Even when the taxes are increased, the members of the trade are expected to meet such tax obligations by selling the packaged goods at prices not exceeding the MRP.

All concerned are advised to sell cigarettes at prices not exceeding the MRP.

The Tobacco Institute of India
Phone: +91-11-26231214/15/16,
E-mail: ti@titionline.org, Website: www.titionline.org

MEGA NIRMAN & INDUSTRIES LIMITED
CIN: L43219DL1983PLC015425
Regd. Off.: 811-812 Aggarwal Cyber Plaza-1, Netaji Subhash place, Pitampura, Delhi-110034
Contact No.: 011-43590917, E-mail id: secretarial.mnil@gmail.com

EXTRACT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31st DECEMBER, 2025
(Rs. in Lakhs except EPS)

PARTICULARS	Quarter Ended			Nine Months ended		Year Ended
	31-Dec-25 Un-Audited	30-Sep-25 Un-Audited	31-Dec-24 Un-Audited	31-Dec-25 Un-Audited	31-Dec-24 Un-Audited	31-March-25 Audited
Total Income from operations	666.52	464.95	530.05	1209.01	561.16	782.50
Net Profit/ (Loss) Before Exceptional and Extraordinary Items and Tax	39.23	(8.36)	10.67	12.11	3.08	7.08
Net Profit/ (Loss) after taxes, minority interest and share of profit/(loss) of associates	36.08	(8.36)	10.67	8.96	3.08	5.29
Total Comprehensive Income for the period	36.08	(8.36)	10.67	8.96	3.08	5.29
Paid-up equity share capital/face value Rs. 10/- each	2564.75	2564.75	334.75	2564.75	334.75	334.75
Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	-
Earning Per Share (of Rs. 10/- each) (not annualised)	0.14	(0.03)	0.32	0.03	0.09	0.16
A) Basic						
B) Diluted						

Notes:

1. The un-audited Financial Results of the Company has been prepared in accordance with the Indian Accounting Standard (IND-AS) prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder.

2. The un-audited Financial Results were subjected to limited review by the Statutory Auditors of the Company, reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on January 20, 2026.

3. The Company does not have any Exceptional or Extraordinary Items to report for the above period.

4. The Previous Quarter ended figures have been re-grouped/ re-arranged, whenever necessary.

5. This statement is as per Regulation 33 of the SEBI(Listing Obligation and Disclosure Requirements) Regulations, 2015

Place: New Delhi Date: 20/01/2026

For & on behalf of
Mega Nirman & Industries Limited
Sd/-
Ramanuj Murlinayan Darak
(Whole time Director)
DIN: 08647406

OFFICE OF THE RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL-II, DELHI
4th FLOOR, JEEVAN TARA BUILDING, PARLIAMENT STREET, NEW DELHI-110001

SALE PROCLAMATION

T.R.C. No. 48/2024 **Date of Auction Sale: 12/03/2026**
PROCLAMATION OF SALE UNDER RULE 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUETO BANK AND FINANCIAL INSTITUTIONS ACT, 1993.

UCO BANK Vs M/S GLOBEL APPAREL DESIGNS

(CD# 1) Globel Apparel Designs and Sourcing Solutions Pvt. Ltd. Through its Directors
136, Ambika Vihar, Paschim Vihar, New Delhi-110087.
(CD# 2) ARVIND AHUJA S/O SH. CHANDER AHUJA, 136, Ambika Vihar, Paschim Vihar, New Delhi-110087.
(CD# 3) SH. KRISHAN KUMAR SHARMA, S/O DURGA DAS SHARMA, R/o B-98, Acharya Vinoba Bhavne Nagar, Vaishali Nagar, War No. 11, Jaipur, Rajasthan.
Also At: 1384, Second Floor, Sector-10A, Gurgaon, Haryana.

1. Whereas as per Transfer Recovery Certificate No.48/2024 dated 31.05.2024 drawn by the Presiding Officer, Debts Recovery Tribunal-II mentioning a sum of Rs.4,78,51,419.26 (Rupees Four Crore Seventy Eight Lakh Fifty One Thousand Four Hundred Nineteen and Twenty Six Paise Only) has become due from you as per the Ibid Recovery Certificate drawn in OA No.141/2020 by the Presiding Officer, Debts Recovery Tribunal-II, Delhi. The applicant is entitled to recover a sum of Rs.4,78,51,419.26 (Rupees Four Crore Seventy Eight Lakh Fifty One Thousand Four Hundred Nineteen and Twenty Six Paise Only) from the CDs jointly and/or severally with future & pendentlite interest @12.10% p.a. simple from the date of filling of the OA.

2. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said Recovery Certificate.

3. Notice is hereby given that in absence of any order of postponement, the said property shall be sold by e-auction and bidding shall take place through "Online Electronic Bidding" through the website https://drt.auctiontiger.net. M/s E-procurement Technologies Limited (Auction Tiger), A-801, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006 Contact No.+079-61200520 & 6351896834 e-mail- gujarat@auctiontiger.com, Contact Person: Mr. Kushal Kothari, Contact No.08980690773, e-mail: kushal@auctiontiger.net And Sh. Ram Sharma, Contact No.6351896834 / 079-61200595, Support Land Line No.07961200594 / 538 / 596, E-mail ID: support@auctiontiger.net and delhi@auctiontiger.net on 12.03.2026 between 11:00 A.M. to 12:00 Noon with extensions of 5 minutes duration after 12:00 Noon, if required.

4. The sale shall be of the property of the CD(s) above - named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

5. The property shall be put up for the sale as specified in the schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before auction is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

6. No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

7. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made thereunder and to the following further conditions:-

7.1 The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

7.2 The Reserve Price below which the property shall not be sold is:

S.No.	Description of Property	Reserve Price (In Rs.)	Earnest Money Deposit EMD
1.	Property bearing No.136, Third Floor with Roof Rights, situated at Ambika Vihar, Paschim Vihar, New Delhi-110087	Rs.1,83,00,000/- (Rupees One Crore Eighty Three Lakh Only)	Rs.18,30,000/- (Rupees Eighteen Lakh Thirty Thousand Only)

7.3 The interested bidders, who have submitted their bids not below the reserve price, alongwith documents including PAN Card, identity proof, address proof, etc. and in the case of company, copy of resolution passed by the board members of the company or any other document confirming representation / attorney of the company also, latest by 10.03.2026 before 04:00 PM in the Office of the Recovery Officer-II, DRT-II, Delhi shall be eligible to participate in the e-Auction to be held from 11:00 AM to 12:00 Noon on 12.03.2026. In the latter case, a declaration if the bid is on his/her own behalf or on behalf of his/her principals be also submitted. In the latter case, the bidder shall be required to deposit his/her authority and in case of default, his/her bid shall be rejected. In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes. In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

7.4 The bidder(s) shall improve their offer in multiples of Rs.5,00,000/- (Rupees Five Lakh Only)

7.5 The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer-II, DRT-II, Delhi/CH, i.e. UCO Bank, immediately on closure of the e-auction sale proceedings.

7.6 The Successful / highest bidder shall have to prepare Demand Draft / Pay Order for 25% of the bid/sale amount, after adjusting the EMD, favouring Recovery Officer-II, DRT-II, Delhi, A/c T.R.C. No.48/2024 by next bank working day i.e. by 04:00 PM with this Tribunal.

7.7 The Successful/Highest bidder shall deposit, through Demand Draft/Pay Order favouring Recovery Officer-II, DRT-II, Delhi A/c. R.C. No.48/2024, the balance 75% of the sale proceeds before the Recovery Officer-II, DRT-II, Delhi on or before 15th day from the date of auction of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day alongwith the poundage fee @ 2% upto Rs.1,000/- and @1% on the excess of such gross amount over Rs.1000/- in favour of Registrar, DRT-II, Delhi. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above).

7.8 In case of default of payment within the prescribed period, the property shall be re-sold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

8. The property is being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

9. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE OF PROPERTY

Description of the property to be sold	Revenue assessed upon the property or any part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
Property bearing No.136, Third Floor with Roof Rights, situated at Ambika Vihar, Paschim Vihar, New Delhi-110087			No information received.

SEAL OF COURT Given under my hand and seal on 05.01.2026 Sd/- VAATSALYA KUMAR, RECOVERY OFFICER-II, DEBTS RECOVERY TRIBUNAL-II, DELHI

