Boundaries of the Land/Properties : Khasara No.449, East Side-Khasara No.452, West Side-Khasara No.447, North Side-Khasara No.448, South Side-Khasara No.450,456

(xiv) All rights and benefits of the Ansal Properties & Infrastructure Ltd in the following lands pursuant to registered sale deed bearing No. 2292 dated 14.03.2007: 1. Land of Khasara No.452,Area 0.815 Hectare; 2. Land of Khasara No.378,Area 0.013 Hectare; 3. Land of Khasara No.391,Area 0.246 Hectare; 4. Land of Khasara No.420,Area 0.291 Hectare; 5. Land of Khasara No.423,Area 0.409 Hectare; 6. Land of Khasara No.430,Area 0.396 Hectare, (partly sold already) 7. Land of Khasara No.435,Area 0.177 Hectare; 8. Land of Khasara No.476,Area 0.126 Hectare; 9. Land of Khasara No.503,Area 0.168 Hectare; 10. Land of Khasara No.508,Area 0.498 Hectare. Total Area of above khasaras is 3.139 Hectare. Out of it, Portion Purchased is 1.443 Hectare only. Acre 3.57 Hectare, Total Area of above Khasaras is 0.405 Hectare, Its 1/4th portion and 4. Land of Khasara No. 367, Area 0.215 Hectare, 5. Land of Khasara No. 307, Area 0.202 Hectare, 6. Land of Khasara No. 365-S, Area 0.273 Hectare: Total Area of above Khasaras is 0.690 Hectare. Its 1/2nd portion and Total Area Purchased is 0.0773 + 0.40514 +0.690/2=0.69012 +0.4591 Hectare, Acres is 1.13 (purchased property in question), situate at village Mujaffar Nagar, (Ghuswal Pargana Bijnaur, Tehsil & District, Lucknow. Boundaries of the Land /Properties: Purchased and subject matter in question and property offered as security: 1. Khasara NO. 403: East Side – Khasara No. 386, West Side – Khasara NO. 406, North side – Khasara No. 402, South Side – Khasara NO. 391, 2. Khasara NO. 421-S : East Side – Khasara No. 424, 392, West Side – Khasara No. 420, 422, North Side – Khasara No.423, South side – Khasara No. 393, 3. Khasara No. 406-S : East Side – Khasara No. 402, West Side – Khasara No. 407, North Side – Khasara No. 408, South side – Khasara No. 404, 405, 4. Khasara NO. 367: East Side – Khasara No. 366, West Side – Khasara No. 368, North Side – Khasara No. 368,369, South side – Khasara NO. 360, 5. Khasara No.307: East Side – Khasara No. 309, West Side – Khasara No. 308, 231, North Side – Khasara No. 308, South Side – Khasara No. 306, 6. Khasara No. 365-S: East Side – Chak Road, West Side – Khasara No. 353, North side – Khasara NO. 367, South Side – Khasara No. 364.

6. All rights and benefits of Bestoweer Realtors Private Limited in the following lands pursuant to registered sale deed bearing No. 1745 dated 22.02.2007: 1. Land of Khasara No. 376-S, Area 0.293 Hectares, 2. Land of Khasara NO. 376-S, Area 0.864 Hectare, 3. Land of Khasara No. 375-S, Area 0.156 Hectare, 4. Land of Khasara No. 376-S, Area 0.004, Hectare, Total Area of 1 to 4 is 1.33 Hectare. Ot of above, its 1/6th portion purchased is 0.2228 Hectare only, acres is 0.55 (purchased property in question) situate at village Mujaffar Nagar, Ghuswal,Pargana Bijnaur, Tehsil & District – Lucknow. Boundaries of the Land / Properties: Purchased and subject matter in question and property offered as security: 1. Khasara No. 375-S: East side – Khasara No. 373, 374, West side – Khasara No. 376, 378, North side – chak Road, South Side – Chak Road. 2. Khasara No. 376-S: East Side – Khasara No. 375, West Side – Khasara No. 377, North Side – Khasara No. 378, South Side – Khasara No. 371.

7. All rights and benefits of Bestoweer Realtors Private Limited in the following lands pursuant to registered sale deed bearing No. 1740 dated 22.02.2007. 1. Land of Khasara No. 344, Area 0.1567 Hectare, 2. Land of Khasara No. 426, 431, 432, 436, 504, Area – 0.3588 Hectare. Total Area 1 and 2 item is 0.51555 Hectare (partly sold already) Ot of above, Purchased property in question (partly sold already)) situate at village Mujaffar Nagar Ghuswal, Pargana Bijnaur, Tehsil & District – Lucknow. Boundaries of the Land / Properties. Purchased and subject matter in question and property offered as security: 1. Khasara No. 344: East side – Khasara No. 345, 346, West side – Khasara No. 349, North side – Chak Road, South side – Khasara No. 343, 347, 348. 2. Khasara No. 426 : East Side – Khasara No. 425, North Side – Khasaraa No. 427, South Side – Khasara No.423, west side – khasara No. 417. 3. Khasara No. 431: East Side – Khasara No.432, West side – Khasara No. 430, North side – Boundary Village, Usuf Nagar, South side – Khasara No. 425. 4. Khasara No. 432: East side – Khasara No. 425, 433, 434, West Side – Khasara No. 431, North side – Boundary Village Usuf Nagar, South Side – Khasara No. 425. 5. Khasara No. 436: East Side – Boundary Village Usuf Nagar, West side – Khasara No. 435, North Side – Boundary Village Usuf Nagar, South side – Khasara No. 437.

viii) All rights and benefits of Kanjanjunga Realtors Private Limited in the following lands pursuant to registered sale deed bearing No. 1428 dated 12.02.2007 1/3rd of following Khasaras: 1. Land of Khasara NO. 337, Area 0.101 Hectare, 2. Land of Khasara No. 345, Area 0.202 Hectare, 3. Land of Khasara NO. 372, Area 0.011. Hectare, 4. Land of Khasara No. 412, Area 0.430 Hectare, 5. Land of Khasara No. 413, Area 0.063 Hectare. Thus total purchased area 0.269 Hectare (Purchased property in question). Boundaries of the Land / Properties. Purchased and subject matter in question and property offered as security: 1. Khasara No. 337: East side – khasara No. 310, West side – Khasara No. 336, North side – Khasara NO. 339, 338, South side – Khasara No. 310. 2.Khasara No. 345: East side – Khasara No. 371, 346, West side – Khasara No. 343, North side – Khasara No. 343, South side – Khasara No. 344. 3. Khasara No. 372: East Side – Khasara No. 371, West side – Khasara No. 347, North side – Khasara No. 374, south side – Khasara No. 371. 4. Khasara No. 412: East side – Khasara No. 418, 414, 413, West side – Khasara No. 393, 396, 397, North side – Khasara No. 419, South side – Khasara No. 411. 5. Khasara No. 413: East Side – Khasara No. 415, West side – Khasara No. 412, North side – Khasara No. 414, South Side – Khasara No. 411.

a) All rights and benefits of the Praveen Kumar in the following lands pursuant to registered sale deed bearing Sale Deed Document No. 7767 dated 19.07.2012. Land of Khasara No.166, Area 0.3800 Hectare minus MORTH acquisition area of 0.3745 Hectare = 0.0055 Hectare remaining land situate at Village Sarai Kanjehara ,Pargana Mohanlalganj, Tehsil Mohanlalganj & District- Lucknow . Boundaries of the Land /Properties: East Side – khasra no. 157 & 158, West Side-Khasara No.165, North Side- Khasara No.164 , South Side-Khasara No.161.

b) All rights and benefits of Ramesh Chandra in the following lands pursuant to registered sale deed bearing No. 23 dated 23.05.2013. Land of Khasara No.6,13,15,18,188,247, Area 0.809 Hectare, 1.809 Hectare, situate at Village Saunai Kanjehara ,Pargana Mohanlalganj, Tehsil Mohanlalganj & District- Lucknow. Boundaries of the Land/Properties : 1. Khasara No. 6 : East Side-Khasara No.07, West Side-02 & 03, North Side- Village Limit of Mandhamau Kala,South Side- Khasara No.05. 2. Khasara No.13 : East Side-Khasara No.11 & 12, West Side- Khasara No.14, North Side- Khasara No.7,South Side- Khasara No.16 & 17. 3.Khasara No. 15 : East Side-Khasara No.16,West Side- Khasara No.04,North Side- Khasara No.04 & 14, South Side- Khasara No.23. 4. Khasara No. 18: East Side-Khasara No.19 , West Side- Khasara No.17,North Side- Khasara No.12, South Side- Khasara No.19 . 5. Khasara No. 188 : East Side-Khasara No. 169 & 172 & Chak Road, West Side- Khasara No.189, North Side- Khasara No.187,SouthSide- Khasara No.193. 6. Khasara No. 247: East Side-Khasara No.222, West Side- Khasara No.248, North Side- Railway Line, Southside- Khasara No.248 & 246. 7. Khasara No. 248 : East Side-Khasara No.247 ,West Side- Khasara No.249 & Railway Line, North Side- Railway Line,South Side- Khasara No.244. 8. Khasara No. 189: East Side-Khasara No.188,West Side- Khasara No.190 ,North Side- Nali/Sewerage & Khasara No.185, South Side-Khasara No.192 & 193.

e) All rights and benefits of Ramesh in the following lands pursuant to registered sale deed bearing No.1893 dated 13.02.2013: Land of Khasara No.152, Area 0.3930 Hectare only,Situate at Village Saunai Kanjehara , Pargana Mohanlalganj, Tehsil Mohanlalganj & District- Lucknow : Boundaries of the Land/Properties: East Side-KhasaraNo.134,West Side-151, North Side- Khasara No.147, South Side- Khasara No.153.

Reserve price : Rs.192,00,00,000/- (Rupees One Hundred and Ninety Two Crores Only)
EMD : Rs.10,00,000 /- (Rupees One Crore Only).
bid incremental value : Rs.10,00,000/- (Rupees Ten Lakhs Only)

Date and time of E-Auction	September 24, 2024 between 10.00 am till 12.00 noon with auto extension of 5 minutes each till sale is completed
EMD Remittance	Vistra ITCL (India) Ltd, Canara Bank, Santacruz Branch, Mumbai, Account No. 0111201005002, IFSC Code : CNRB0000111
Bid Multiplier	Rs.10,00,000/-
Inspection of the Property	September 12, 2024
Submission of online application for Bid with EMD	September 23, 2024 by 12.00 noon

STATUTORY 15 DAYS SALE NOTICE TO THE BORROWER / GUARANTORS/ MORTGAGORS / CO-BORROWERS (READ 8(6) OF RULES)

This may also be treated as notice u/r. 8(6) of Security Interest (Enforcement Rules, 2002 to borrowers/ and guarantors of the above said loan about the holding of E-auction Sale on the above mentioned date. Notice is hereby given to the Borrower(s) / Guarantor(s)/ Mortgagors to pay the sum mentioned as above within 15 days from the date of publication of this notice, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with the interest and cost.

Dated : September 6, 2024
Place: Mumbai

Authorised Officer
Vistra ITCL (India) Ltd.