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punjab national bank
(Govt. of India Undertaking)

E-AUCTION SALE NOTICE

(A Government of India Undertaking) SAM DEPARTMENT, CIRCLE OFFICE : KOLKATA - WEST

United Tower, 4th Floor, 11, Hemanta Basu Sarani, Kolkata - 700 001, Email ID : cokolwestsam@pnb.bank.in

Sl. No.	a) Name of the Branch b) Name of the Account	Description of the Immovable Properties Mortgaged / Owner's Name	a) Dt. of Demand Notice b) Outstanding Amount c) Possession Date	a) Reserve Price b) EMD (Last Date of Deposit of EMD) c) Bid Increase Amt.	Date / Time of E-auction Dealing Officer
27.	A) B.O. : Kali Temple Road (033820) B) Amit Chakraborty C) Borrower : Shri Amit Chakraborty Guarantor : Shri Anjan Das.	Equitable mortgage of all that piece and parcel of one self-contained residential flat having super built up area 350 sq. ft. more or less (Flat No. 1A) on the first floor, at the north west side, consisting of 1 bed room, 1 dining cum kitchen, 1 Toilet of the G+3 storied building together with the undivided, impenetrable, proportionate share in the land underneath of the building, lying and situated at Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, comprised in E.P. No. 75, appertaining to S.R. Plot (Dag) No. 6445 (P) under Police Station - Behala now Parasree, within the limits of the Kolkata Municipal Corporation under Ward No. 129, being Premises No. 2371, Joyrampur Jala Road, Kolkata - 700060, A.D.S.R. Office Behala, District: South 24 Parganas together with all easement rights thereto and the said flats are clearly shown and delineated in the maps or plans annexed hereto and depicted with RED border lines therein that being the part of this indenture vide Deed No. 160305581 for the year 2022 registered in D.S.R. - III South 24 Parganas in Book - I, Volume Number 1603-2022, Page from 255309 to 255340, owned by Shri Amit Chakraborty. (Under Symbolic Possession)	A) 23.06.2025 B) Rs. 7,88,109.70 as on 29.05.2025 along with further interest all other applicable charges and expenses thereon. C) 04.11.2025	A) Rs. 10.10 Lakhs B) Rs. 1.01 Lakhs C) Rs. 0.10 Lakh	30.12.2025 from 11.30 A.M. to 3.30 P.M. with 10 minutes extension. Branch Manager : 99034 26497 CO SAM Kolkata, West : 99739 05385

- TERMS AND CONDITIONS OF E-AUCTION SALE :-

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions.
- The auction sale will be "online through e-auction" portal <https://baanknet.com>
 - The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by **17.12.2025** (For Sl. No. 01 to 09 & 21 to 23) and **30.12.2025** (For Sl. No. 10 to 20 & 24 to 27) before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
 - Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT / Cash / Transfer (After generation of Challan from (<https://baanknet.com>) in bidder's Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
 - Platform (<https://baanknet.com>) for e-auction will be provided by e-Auction service provider **M/s. PSB Alliance Pvt. Ltd.** having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400 037 (Helpdesk Number +91 82912 2020, Email ID : support.BAANKNET@psballiance.com). The intending Bidders / Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>. This Service Provider will also provide online demonstration / training on e-Auction on the portal.
 - The Sale Notice containing the General Terms and Conditions of Sale is available/ published in the following websites/ web page portal. (1) <https://baanknet.com> (2) www.pnbindia.in
 - The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-Auction from e-auction portal (<https://baanknet.com>).
 - The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
 - Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
 - During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs 10,000.00 to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
 - It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<https://baanknet.com>). Details of which are available on the e-Auction portal.
 - After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS / e-mail. (On mobile no/ email address given by them/ registered with the service provider).
 12. The secured asset will not be sold below the reserve price. As per rules, the bidding shall start from one notch higher than the Reserve Price.
 13. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid, within 15 days from the date of Confirmation of Sale by the Bank, in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of **The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at KOLKATA**. In case of failure to deposit the amount as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
 14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
 15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final, at any stage.
 16. In case any dispute or litigation or an adverse order passed by an appropriate court or tribunal etc. or for any reason whatsoever, Bank decides to return the money to the Bidder/s, no interest shall be paid for the period the amount is kept with the Bank. The decision of the Authorized Officer is final in this regard.
 17. The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act.
 18. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
 19. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
 20. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.
 21. All statutory dues/attendant charges/others due including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
 22. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the Bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
 23. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
 24. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the Sale, please refer : <https://baanknet.com> & www.pnbindia.in

STATUTORY SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SARFAESI ACT, 2002

Authorized Officer
Punjab National Bank

Date : 25.11.2025

Place : Kolkata

**Juniper Hotels Limited**

Registered Office: Off Western Express Highway, Santacruz (East), Mumbai, Maharashtra 400055, India.

Tel.: 022-66761000/1012 Website: www.juniperhotels.com CIN: L55101MH1985PLC152863**NOTICE OF POSTAL BALLOT**

Members are hereby informed that pursuant to the provisions of Section 108 and Section 110, and other applicable provisions of the Companies Act, 2013, as amended (the "Act"), read together with the Companies (Management and Administration) Rules, 2014, as amended (the "Management Rules"), General Circular Nos. 14/2020 dated April 8, 2020 and 17/2020 dated April 13, 2020 read with other relevant circulars, including General Circular No. 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs, Government of India (the "MCA Circulars"), Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India ("SS-2") and any other applicable law, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the approval of members of Juniper Hotels Limited (the "Company") is sought for the following **Special Resolution** by way of remote e-voting ("e-voting") process:

Sl. No.	Particulars
1.	To approve payment of remuneration / commission to Mr. Rajiv Kaul (DIN: 06651255), Non-Executive Independent Director of the company

Pursuant to the MCA circulars, the Company has completed the dispatch of electronic copies of the Postal Ballot Notice along with the explanatory statement on Monday, November 24, 2025, through electronic mode to those Members whose email addresses are registered with the Company/ Depository Participant(s) as on November 21, 2025 ("Cut-off Date").

The said notice is also available on the website of the Company: www.juniperhotels.com, BSE Limited ("NSE"): www.bseindia.com and National Stock Exchange of India Limited ("NSE"): www.nseindia.com and on the website of National Securities Depository Limited ("NSDL") www.evoting.nsdl.com.

In accordance with the provisions of the MCA Circulars, the communication of the result or dissent of the Members would take place through the e-voting system only. The voting rights of the members shall be reckoned on the basis of the equity shares of the Company held by them as on the Cut-off Date. Any person who is not a shareholder of the Company as on the Cut-off Date shall treat the Postal Ballot notice for information purposes only.

The Company has engaged the services of National Securities Depository Limited ("NSDL") for the purpose of providing e-voting facility to all its members. The detailed procedure for e-voting is enumerated in the Notes to the Postal Ballot Notice. The e-voting period is as follows:

Commencement of e-voting	Tuesday, November 25, 2025, at 9.00 A.M. (IST)
End of e-voting	Wednesday, December 24, 2025, at 05.00 p.m. (IST)

Members are requested to note that voting beyond Wednesday, December 24, 2025, at 05.00 p.m. (IST) will not be allowed and the e-voting module shall be disabled thereafter.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on: 022 - 4886 7000 or send a request to evoting@nsdl.com

For Juniper Hotels Limited

Sd/-

November 24, 2025

Sandeep L. Joshi
Company Secretary and Compliance Officer

Mumbai, India

**HOOGHLY ZONAL OFFICE**

21, New G T Road (2nd Floor), PO Uttarpur, Dist Hooghly, Pin 712258, Tel. No. 033-26640186/0189, E-mail: zo.hooghly@ucobank.co.in

**E-AUCTION
SALE NOTICE**

(A Govt. of India Undertaking)

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Date of e-Auction: 28/12/2025

Sale of immovable property mortgaged to UCO Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Whereas, the Authorized Officer of UCO Bank had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the SARFAESI Act, 2002 in the following loan account with our branch with a right to sell the same on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for realization of Bank's dues. The sale will be done by the undersigned through e-Auction platform provided at the website <https://baanknet.com/eauction-psb/x-login>

SL. No.	a) Financing Branch Name & Phone no. b) Name of Authorised Person & Mobile No.	Name & Address Of the a) Borrower b) Guarantor/ Proprietor's Name & address	a) Demand Notice Date. b) Possession Date c) Outstanding Balance	a) Reserve Price b) Earnest Money Deposit (E.M.D.) c) Bid Increment Amount d) Date & Time of e-auction
1.	a) Haldia (1064) haldia@ucobank.co.in	a) Borrower: M/S Nirmalendu Parui Partner: 1.Nirup Parui S/O Late Nirmalendu Parui Partner: 2. Monalisa Parui W/O Nirup Parui & Add: Vill- Basudevpur PO- Khanjanchak PS-Sutahata Town- Haldia Dist: Purba Medinipur West Bengal PIN-721602	1.a) 20/06/2025 b) 11/09/2025 c) Rs.1,27,04,050.60/- (Plus unapplied interest, cost & charges)	1. Mouza-Basudevpur, J L No-126 Plot No-3034 Khatan No-168 Hal Khatan No-1293 under Haldia Municipality PO-Khanjanchak PS-Durgachak Dist: Purba Medinipur Sub-Register office Sutahata Area-6 decimal Title Deed No-I-3617 dt 01.07.2008 in the name of Shri Nirup Parui S/O Nirmalendu Parui Butted & Bounded by: On the North by: Rest of Plot No.3034, On the south by: Rest of Plot No.3035 On the East by: Plot no.3035 On the West by: Plot no.3044/3936
2.	b) Mr. Aditya Kr das (Authorised Officer) Mob:9831740222	2. Borrower: NIKITA ENTERPRISE Prop: Monalisa Parui Add: Vill- Basudevpur PO- Khanjanchak PS-Sutahata Town- Haldia Dist: Purba Medinipur West Bengal PIN-721602	2.a) 20/06/2025 b) 11/09/2025 c) Rs.25,88,350.00/- (Plus unapplied interest, cost & charges)	2. Mouza-Basudevpur, J L No-126 Plot No-3034 Khatan No-168 Hal Khatan No-1293 under Haldia Municipality PO-Khanjanchak PS-Durgachak Dist: Purba Medinipur Sub-Register office Sutahata Area-6 decimal Title Deed No-I-4981