FINANCIAL EXPRESS

Encore Asset Reconstruction Company **Private Limited (Encore Arc)** earc `

Encore ARC Corporate Office Address: 5TH FLOOR, PLOT NO. 137. SECTOR 44. GURUGRAM - 122 002, HARYANA

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Asset 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 (Rules).

Notice is hereby given to the public in general and in particular to the Borrower and Guarantor(s) that the below described immovable property mortgaged/charged to Bajai Finance Limited to secure the outstanding dues in the loan account since assigned to the Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC -EOT - 001 -Trust ("Secured Creditor"), the symbolic possession of which has been taken over by the Authorised Officer (AO) of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" basis on 30.05.2024 for recovery of Rs. 3,06,40,310/-(Rupees Three Crore Six Lakhs Forty Thousand Three Hundred Ten only) as on 30.11.2022 and further interest at contractual rate till recovery and other costs, charges etc. after adjustment of recovery/realization, if any, due to the Secured creditor from borrower Genesis Club Limited, Mr. Deepak Rastogi (Coborrower/Mortgagor) and Mr. Pivush Rastogi, M/s, R C Clubs Pvt. Ltd., Mr. Karan Rastogi, M/s. Rohtas Properties through its partners Paresh Rastogi, Mr. Pankaj Rastogi & Mr. Paresh Rastogi (hereinafter collectively mentioned as "Co-Borrowers").

The description of the property, Reserve Price (RP) for the secured asset & the Earnes Money Deposit (EMD) is be as under:

Description of Property	RP (In Rs.)	EMD (In Rs.)
Unit no. 109 to 118 admeasuring super area of 964.42 sq mtrs (10381 sq ft) on First floor in Rohtas Matrix Technosquare, situated at Plot no. 40, Pocket -1 Sector Knowledge Park -1 Greater Noida UP 201310 owned by Mr. Deepak Rastogi	3,81,00,000/-	38,10,000/-

In case the e-auction date is declared public holiday then the date will be automatically extended to very next working day

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., http://www.encorearc.com/

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 9873181249/8384075292 or email at sachin.kumar@encorearc.com

Sd/- (Sachin Kumar) Authorized Officer Date: 14.05.2024 Encore Asset Reconstruction Company Pvt. Ltd. Place: Gurugram

Paragna Dasna, Tehsil Hapur, District Ghaziabad; Uttar Pradesh (245101) and bounded as follows: East: 18ft/ House Visnu. West: 18ft/ House Mohammad Ali. North: 8.25 ft/House Koreem etc. South: 8.25 ft/4ft wide Road.

> Rs. 12.07,673.18/-13-05-2024 Symbolic Mrs. Shanti Devi (Co-Borrower), Mr. Vijendra Kumar (Co-Borrower) 18.12.2023

03.10.2023

and bounded as follows: East: Rest Part Of Plot No: 53, West: Rest Part Of Plot No: 52, North: 20'wide Road, South: Land of Others.

€ Edelweiss

POSSESSION NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LTD.

CIN: U67100MH2007PLC174759 Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Whereas, the Authorized Officer of the Secured Creditor mentioned herein, under the Securitisation and Reconstruction of Financial Assets and 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 a demand notice as mentioned below calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from-the date of receipt of the said notice.

Thereafter, Assignor mentioned herein, has assigned the financial assets to Edelweiss Asset Reconstruction Company limited also as its own/acting in its capacity as trustee of various trusts mentioned hereunder (hereinafter referred as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorised Officer of Edelweiss Asset Reconstruction Company Limited has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on the date mentioned against each property.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The

	ower 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 ge of the Edelweiss Asset Reconstruction Company limited for the amount mentioned below and interest thereon.							
io.	Name of Assignor	Name of Trust	Ioan Account Number	Borrower Name & Co-Borrower(s) Name	Amount & date of demand Notice	Date of Possession	Possession Status	
í.	HDB Financial Services Limited	EARC Trust SC - 482	10936614	Mr. Ram Kishan Ram (Borrower), Mrs. Usha Sharma	Rs.10,98,692.25 /- &	10-05-2024	Symbolic	

Description Of Property:- ALL THAT PIECE AND PARCEL OF RESIDENTIAL VACANT PLOT OF LAND AREA MEASURING 25 SQ.YDS. SITUATED AT RESIDENTIAL COLONY KNOWN AS PRAGATI VIHAR, IN THE AREA OF VILLAGE KHODA, PARGANA-LONI, TEHSIL & DISTT GHAZIABAD, U.P. CITY GHAZIABAD STATE UTTAR PARDESH PINCODE:201102. BOUNDED BY: EAST: Road, NORTH: Property of Kusum

(Co-Borrower)

2.	HDB Financial Services Limited		1792295	Mr. Amit Kumar (Borrower) Mr. Balle Singh (Co-borrowers), Mr. Bholeram Singh (Co-borrowers), Mr. Sumit Tank (Co-borrowers), Mr. Balkishan (Co-borrowers)	Rs. 16,67,543.50/- & 18.12.2023	13-05-2024	Symbolic
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Description Of Property: - All that part and parce of property consisting of a Plot which is Part of Plot No: 52 & 53 admeasuring area 118.04 sq. yd or 98.73 sq. yd, comprising in Khasra No: 420 situated at Mahalia Lajja Puri, Revenue Village Chamri, Hapur, District Ghaziabad, Uttar Pradesh (245101)

Date: 15/05/2024 Place: Delhi / NCR Sd/ Authorized Officer, Edelweiss Asset Reconstructions Company Limited

Mr. Jai Prakash (Borrower),

FEDERAL BANK

YOUR PERFECT BANKING PARTNER

LCRD Division / New Delhi, U.G.F., Federal Towers, 2/2, West Patel Nagar.

Patel Road, New Delhi-110008 Ph No.011-40733977, 78, 79 & 80 Email: ndllcrd@federalbank.co.in CIN: L65191KL1931PLC000368 Website: www.federalbank.co.in E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s)

and Guarantor (s) that the below described immove mortgaged/charged to the Federal Bank Ltd (Secured Creditor possession of which has been taken on 28-02-2024 by the Au of The Federal Bank Ltd (Secured Creditor), will be sold on "A "As is what is", and "Wherever there is " basis on 04-06-2024 Rs.1,27,43,984/- (Rupees One Crore Twenty Seven Lak Thousand Nine Hundred and Eighty Four Only in Cash Number 13815500003187 in the name of KTM Electricals and F (Rupees One Crore Seven Lakh Four Thousand Two Hundre Six Only) in Cash Credit Account Number 13815500003237 Khushi Trading Company i.e a total of of Rs. 234,48,250/-Crore Thirty Four Lakh Forty Eight Thousand and Two Only) plus interest ,costs and other charges due to The Fed (Secured Creditor) as on 30-04-2024 from: (1) Mr. Tarun Virmani Kumar Virmani, being self and a sole proprietor of M/s KTM Ele NIT Faridabad District Faridabad (Haryana)-121001.

Also, at:3355/A, Block-A, Gali No. 6, SGM Nagar, Faridabad, Har Alternative address: House No 3183(Old Plot No 14), Gali No Faridabad, Haryana -121001. (2) Mrs. Monica Rani w/o Taru 3355/A, Block-A, Gali No. 6, SGM Nagar, Faridabad, Haryana 121

Alternative Address: House No 3183(Old Plot No 14), Gali No Faridabad, Haryana -121001. (3) Mr. Sachin Virmani s/o Sh. Virmani, being self and a sole proprietor of M/s Khushi Tradir 3355/A, Block-A, Gali No. 6, SGM Nagar, Faridabad, Haryana 121 Alternative address: House No 3183(Old Plot No 14), Gali No

Faridabad, Haryana -121001

The Reserve price for Property is Rs.105,00,000/- (Rupees (Five Lakh Only) and its EMD is Rs 10,50,000/- (Rupees Ten Lakh and Fifty Thousand Only). EMD is 10% of the Reserve Price.

Bids below the Reserve Price will be rejected immediately. Thus, bids to be submitted should be above the Reserve Price.

DESCRIPTION OF THE MORTGAGED PROPERTY/SECURED ASSET

RESERVE PRICE RS. 105,00,000/-

All that piece and parcel of land bearing House No. 3183 (old Plot No. 14) situated in Block A, SGM Nagar, Faridabad, District Faridabad (Haryana) having an area measuring 233 Sq. Yds together with all buildings existing and/or to be constructed bounded on the East by plot No. 13, West by Plot No. 15, North by Rasta 25 Ft wide and South by property of others

The property will be sold by e-auction through the Bank's approved service

provider M/s e-Procurement Technologies Pvt. Ltd. (Auctiontiger), Ahmedabad under the supervision of the Authorised Officer of Federal Bank. E-auction tender document containing e-auction bid form, declaration, general terms and conditions of online auction sale are available in website https://federalbank.auctiontiger.net. The prospective bidders may avail online training on e-auction from M/s e-Procurement Technologies Pvt. Ltd. (Auctiontiger), Ahmedabad, Helpline No.: 9265562818 / 9265562821 /079-6813 6842/6869 & email ID-support@auctiontiger.net and Mr. Ram Sharma-8000023297 & email - ramprasad@auctiontiger.net. Bids in the prescribed format given in the Tender document shall be submitted "online" through the portal https://federalbank.auctiontiger.net. Bids submitted otherwise shall not be eligible for consideration. The EMD shall be remitted through Demand Draft, EFT/NEFT/RTGS to the Bank Account No. 13810051030003, IFSC FDRL0001381. The EMD to be paid is 10% of the Reserve Price of the property which is refundable if the tender is not accepted. Last date and time for deposit of Bid form along with EMD is 03-06-2024 upto 5 PM. Any Bid form & EMD submitted

The details of the property, date of inspection of the property, terms and conditions of e auction whereby the sale will be guided, can be obtained from Branch Manager at Branch Faridabad , Neelam Railway Road, NIT, Faridabad, Haryana -121001, Mob No: 8009330022 & 9310332833 , Branch No. 01292432659 & LCRD Division, New Delhi, Upper Ground Floor, Federal Towers, 2/2, West Patel Nagar, New Delhi-110008, Phone No. 011-40733979, Dealing Officer Mobile No.-9110053706, 7282800790 & 9818646777 between 12 PM and 4 PM on any working day upto 31-05-2024. The detailed terms and conditions pertaining to auction of the properties are displayed in the branch premises and is also available in the link provided in the following websites:

1. https://www.federalbank.co.in/web/guest/tender-notices 2. https://federalbank.auctiontiger.net

after the said date & time period will not be entertained.

For The Federal Bank Ltd. Date: 14.05.2024 Place: NEW DELHI (Authorised Officer under SARFAESI Act)

Rs. 1817917.96/- (Rupees Eighteen Lacs

Physical

Harveer (Borrower), Seventeen Thousand Nine Hundred Sev-

Bimla(Co Borrower), enteen and Ninety Six Paisas Only

VIPIN (Co Borrower) payable as on 07/12/2022 along with in-

/20/100263

HDB Financial EARC Trust

Services Limited | SC - 482

GRIHUM HOUSING FINANCE LIMITED (FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD) Registered Office: 602, 6th Floor, Zero One IT Park, Sr. No. 79/1, Ghorpadi, Mundhwa Road, Pune – 411036

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002 You the below mentioned Borrowers/ Co-borrowers /Guarantors have availed Home loans/Loans against Property facility (ies) by mortgaging you

Amount Due in Rs.

together with further interest @

14.5%p.a till repayment.

08/05/2024

TwentySix Thousand Seven Hundred

terest @ 13.25%p.a till repayment.

08/05/2024

Rs.936126/- (Rupees Nine Lakh Thir-

tySix Thousand One Hundred TwentySix

Only) together with further interest @

11.65%p.a till repayment.

est @ 13%p.a till repayment.

08/05/2024

Rs.1055612/- (Rupees Ten Lakh

FiftyFive Thousand Six Hundred

Twelve Only) together with further in

terest @ 13%p.a till repayment.

08/05/2024

Rs.1551725 (Rupees Fifteen Lakh

FiftyOne Thousand Seven Hundred

TwentyFive Only) together with fur-

Immovable property/ies from Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company) herein after referred as Secured Creditor You defaulted in repayment and therefore, your loan/s was classified as Non-Performing Assets. A Demand Notice under Section 13(2) of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 for the recovery of the outstanding dues sent on last known addresses however the same have returned un-served. Hence the contents of which are being published herewith as per Section 13(2) of the Act read with Rule 3(1) of The Security Interest (Enforcement) Rules, 2002 as and by way of Alternate Service upon you. Details of the Borrowers, Co-borrowers, Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed

there under are given as under Name of the Borrower, **Demand Notice Date** Co-Borrower, Guarantor and **DETAILS OF THE SECURED ASSET**

roperty		Loan Amount		
hysical Officer ere is",	1.	VIKRANT, VINOD KUMARI Loan Amount: Rs.1112492/- Loan No:HF/0179/H/19/100107	All That Pice & Parcel Ofaraji Khasra No 26//10,1,17/20,21 Plot No 2m(Eastern Portion) Waka Mauja Gounchi(Sanjay Colony) Faridabadsatveer Water Plant Adm.100.Sq.Yards. Pin Code- 121005 Bounded By:- East:- Other Property, West:-Other Property, North:-Other Property, South:-Road.	entyTwo Thousand FiftyTwo Only) together with further interest @ 14%p.a
		PINTU KASHYAP, NEETA	All That Pice & Parcel Of H No F-433, Ground Floor Without Roof	till repayment. 08/05/2024
	2.	Loan Amount: Rs.750000/- Loan No:HF/0245/H/21/100392	Nandkunj Nandgram Adm. 19.53.Sq.Mtrs. Pin Code- 201001 Bounded By:- Fast:- Passage West:- Road 6mtr.North:- Stair	Rs.791816/- (Rupees Seven Lakh NinetyOne Thousand Eight Hundred Sixteen Only) together with further in- terest @ 10.6%p.a till repayment.
		RAHUL, SUDHIR, HETRAM,	All That Pice & Parcel Oflig Flat On 1st Floor Left Side Portion	08/05/2024
	3.	SHILA HETRAM Loan Amount: Rs.1150000/- Loan No:HF/0399/H/20/100587	On Front Side Without Roof Rights Plot No D 25, Situated At Ganga Vihar Tehsil Loni Ghaziabad Uttar Pradeshsabhapur Police Chowki Adm.50.Sq.Yards. Pin Code- 201102 Bounded By:-East:- Plot No D 26, West:-Other Flat Plot No 24, North:-30ft Road, South:-Other Flat.	Rs.1273002/- (Rupees Twelve Lakh SeventyThree Thousand Two Only) together with further interest @ 9.9%p.a till repayment.
		SONU HOON, RAKESH RAJPAL,	All That Pice & Parcel Of Khasra No 63 Plot No 17 Shriram Puram	08/05/2024
	4.	RAJPAL Loan Amount: Rs.1301760/- Loan No:HF/0399/H/21/100144	Majra Village Roopwas Pargana & Tehsil Dadri Gautam Budh Nagar Up Adm. 75.25.Sq.Yards. Pin Code- 203207 Bounded By:-East:- Vacant ,West:- Road 20 Ft,North:- Vacant Plot,South:- Other Land .	Rs.1370280/- (Rupees Thirteen Lakh Seventy Thousand Two Hundred Eighty Only) together with further interest @ 15.5%p.a till repayment.
ı		MOHAMMAD NADEEM ASHRAF,	All That Pice & Parcel Of Freehold Residential First Floor & Second	08/05/2024
ni, R/o Nagar, Kumar	5.	SHABEENA KHATOON, N S ENGNEERING WORK Loan Amount: Rs.1800000/- Loan No:HL/0245/H/15/100015	Floor, Out Of Khasra No. 118, Situated In Old Abadi Of Village Sadarpur, Tehsil Dadri Distt. Gautam Budh Nagar Adm. 315.Sq.Ft. Amrapali Pin Code- 201301 Bounded By:- East:- Entry, West:- Other Property, North:- Other Property.	Rs.2087986/- (Rupees Twenty Lakh EightySeven Thousand Nine Hundred EightySix Only) together with further in- terest @ 14.3%p.a till repayment.
	6	SHYAM SINGH,	All That Pice & Parcel Of 28, Rakba 7 Kanal 9 Marle Khewat Khata	08/05/2024
	6.	MEENA DEVI Loan Amount: Rs.720000/- Loan No:HM/0179/H/18/100005	No. 19/23, Mustil No. 27, Killa No. 1(7-9), Waka Mouza Samaypur, Tehsil Ballabhgarh Distt. Faridabad Adm. 145.Sq. Yards. Near Saini Buiding Material Shop Pin Code- 121004 Bounded By:- East:- Others Property, West:- Road 15 Ft, North:- Others Property, South:- Road 6 Ft.	Rs.599994/- (Rupees Five Lakh Nine- tyNine Thousand Nine Hundred Nine- tyFour Only) together with further interest @ 17%p.a till repayment.
		MOHIT KUMAR,	All That Piece And Parcel Of The Freehold Residential Flat No.	08/05/2024

2/06. In Block - D,Pocket - 1a, Sector - A-1 To A-4, Situated In Rs.4714015/- (Rupees Fourty Seven **CHARU KUMARI** Narela. Delhi .(Herein After Referred To As The Said Lakh Fourteen Thousand Fifteen Only Loan Amount: Rs.4600000/-Loan No:HL0003110000005002645 | Property).Boundary As Per: - (Flat) East- As Per Site, West- As Per Site, North- As Per Site, South- As Per Site. GAFFAR AHAMAD, All That Peace And Parcel Of Freehold Residential Vacant Plot No. 75 & 76, Area Measuring 120 Sq. Yards. I.E. 100.33 Sq. Mtrs., Out Of Rs.2426768/- (Rupees TwentyFour Lak FAYYAJI.SAMSUDDIN SAFI

Loan Amount: Rs.2350000/-Loan No:HL00245000000005001090 MOHD SHUAB, SHAHJAHAN All That Piece And Aprocel Of A Residential Flat No Gf-3, On Ground Loan Amount: Rs.900000/-

Loan No:HL00559000000005000692

Boundaries As Under: East - Road 12 Meter Wide, West - Plot Loan Amount: Rs.1521000/-Loan No:HL00559100000005021464

Loan Amount: Rs.1040000/-

PANAKAJ RANA, RAJESH.

RAJ KUMARI

Loan Amount: Rs.1500000/-

GULJAR. NAJARIN

Loan Amount: Rs.600000/-

No. B-14/6, North – Plot No. B-15/7, South- Plot No. B-15/5 SANJEEV KUMAR, MEENA GUPTA All That Piece And Parcel Of Flat No. 102, Upper Ground Floor. Without Roof Rights, Area Measuring 200 Sq. Yards, Qut Of Khasra Rs.1566654/- (Rupees Fifteen Lakh No. 322, Built On Plot No.B-101, Block-B, Situated In "Nimmi Vihar SixtySix Thousand Six Hundred Fifty Sal Residency" At Village Illahbans, Pargana & Tehsil Dadri, District Gautam Budh Nagar, U.P. (Herein After Referred To As **The Said** Four Only) together with further inter Property.Boundary:- East- Plot Of Jyoti, West- Road 20 Ft., North-Plot Of Mahendra, South- Plot Of Dr. Ali.

Khasra No. 416, Situated In The Area Of Village Jalpura, Pargana &

Tehsil Dadri, Gautam Budh Nagar. U.P.Herein After Referred To As **Lhe**

House Of Shamshuddin, North-Plot Of Sattar Khan, South-Road 10ft.

Floor, Back Side, Lig, Having Covered Area Measuring 400 Sq. Ft.

E. 37.16 Sq. Meter, Without Roof Rights, Build-Up On Plot No.-

B-15/6, Situated In The Residential Colony Known As "Dlf Ankur

Vihar", In Village Sadullabad, Pargana Loni, Tehsil & District Ghazi-

abad, Uttar Pradesh, (Hereinafter Called The "Said Property").

Said Property).Boundary As Per:- (Ats) East-Other Property, West-

SANJEEV KUMAR, MEENA GUPTA All That Piece And Parcel Of Flat No. 101, Upper Ground Floor Without Roof Rights, Built On Plot No. B-101, Area Measuring 200 Sq. Yards, Qut Of Khasra No. 322, Block-B, Situated In "Nimm Vihar Sa Residency" At Village Illahbans. Pargana & Tehsil Dadri,

Loan No:HL00559100000005021739 District Gautam Budh Nagar, U.P., (Herein After Referred To As The |Said Property.Boundary: East- Plot Of]Yoti, West- Road 20 Ft. North- Plot Of Mahendra, South-Plot Of Ali All That Piece And Parcel Of Residential Plot No. B-114/A, Land Area

Measuring 119 S0. Yards I.E, 99.49 Sq. Meters, Out Of Khasra No, 221, Situated At Residential Colony Rail Vihar, Village Sadullabad, Pargana& Tehsil Loni, District Ghaziabad, U.P. (Herein After Referred Loan No:HL00559100000005023289 T0 As The Said Property). Boundary: - East- Plot No. B-114b, West-Plot No. B-113, North- Road 25 Feet Wide, South- Plot No. B-82a All That Piece And Aproel Of A Freehold Residential House, Admeasuring 121.24 Sq. Yard I.E 101.37 Sq. Meter, Out Of Khasra No. Rs.632309/- (Rupees Six Lakh Thir-575, Situated At Village Harchandpur, Tehsil Khekra Dist. Bagpat U.P. tyTwo Thousand Three Hundred Nine

ther interest @ 13%p.a till repaymen 08/05/2024 Boundaries As Per Gift Deed Dated 15.12.2022. East- House Other West- Plot Of Rahees, North- Road 10 Ft. Wide, South- House Only) together with further interest @ 16.25%p.a till repayment. Jeemal, Admesuring Area: 121.24 Sq. Yards.

24/05/2024

(11AM – 4PM) (11 AM- 2PM)

financialexp.epapr.in _____

You the Borrower/s and Co-Borrower/s/Guarantors are therefore called upon to make payment of the above-mentioned demanded amount with further interest as mentioned hereinabove in full within 60 Days of this Notice failing which the undersigned shall be constrained to take action under the act to enforce the above mentioned security/ies. Please Note that as per Section 13(13) of The Said Act, You are in the meanwhile, restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Sd/- Authorised Officer Place: Delhi Date: 15.05.2024 Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

(Rupees One Lakh

Ninety One Thousand

30/05/2024

Before 5 PM

10,000/-

31/05/2024

NIL

Registered Office: 602, 6th FLOOR, ZERO ONE IT PARK, SR. No. 79/1, GHORPADI, MUND-HWA ROAD, PUNE – 411036 Branch Off Unit:2nd Floor, Friends Plaza, M-52/53, Ishwar Nagar, New Delhi - 110065. E-AUCTION - SALE NOTICE Sale of secured immovable asset under SARFAESI Act GRIHUM HOUSING FINANCE LIMITED (FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD) E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited and Indicated the Grind of the Good of the Go originally incorporated with name of GE Money Housing Finance Public Unlimited Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 31/05/2024 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://www.bankeauctions.com. For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihumhousing.com Nature of Known EMD Property Date and Proposal No. **Demand Notice Date and** Reserve Incremental ncumbrances Possession **Description of Property (D)** (10% of RP) Submissio time of Inspection No. Customer Name (A) Outstanding Amount (B) Price {E} Court cases i Bid {H} {C} Auction {J} date {G} {F} Date & Time {I} any {K} Loan No. HF/0179/H Notice date: 07/12/2022 All That Piece And Parcel Of Mortgaged Property Of A Residential Property, Plot Bearing No. 569 Rs. 1,91,532.6/-Rs. 19,15,326/-

Western Portion Area 100 Sq. Yards Out Of 8

Lakh Fifteen Thou-

Kanal, Out Of Khasra No. 7//5/4, Situated In The

Twenty Six Only) and Sixty Paisas Only) terest @ 14.75 p.a. till the realization. Faridabad Haryana The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaor Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id - Support@bankeauctions.com. Contact Person -Dharni P, Email id- dharani.p@c1india.com Contact No- 9948182222 Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "Grihum Housing Finance Ltd", Bank-ICICI BANK LTD. Account No-000651000460 and IFSC Code- ICIC0000006, 20, R. N. Mukherjee Road- Kolkata-700001 drawn on any nationalized or scheduled Bank on or before 30/05/2024 and register their name at https://www.bankeauctions.com and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address- 2nd Floor, Friends Plaza, M-52/53, Ishwar Nagar, New Delhi - 110065Mobile no. +91 9567626050 e-mail ID rahul.r1 @grihumhousing.com. This notice should also be considered as 15 days' notice to Borrower / Co-Borrower / Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

Village Nangla Gujran, Tehsil Badkhal, Dist. sand Three Hundred Five Hundred Thirty Two

Sd/- Authorised Officer, Grihum Housing Finance Limited (Formerly Known as Poonawalla Housing finance Ltd) Date: 15.05.2024, Place: Faridabad

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015. (Haryana) and Branch Office at:- 30/30E, Upper Ground Floor, Shivaji Marg, New Delhi - 110015 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act") Whereas the Auhorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITH OUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.com

Borrower(s) / Co-Borrower (s) /	Demand Notice Date and Amount		ption of the Immovable perty/ Secured Asset	D	ate of Physical Possession	Reserve Price		
Guarantor(s) 1. Mr. Bhupendra Sharma, 2. Bhupender Sharma Glass House, 3. Mr. Rohit Kumar Sharma, 4. Mrs. Sarita Devi	14-Jul-2022 Rs. 28,31,007/- (Rupees Twenty Eight Lakh Thirty One Thousand Seven Only) Bid Increase Amount Rs. 25,000/-	(Built Up Area Ad.Measuring: 810 Sq.ft) EMD Last Date		Tota On I Rs. 3	27-Sep-2023 Il Outstanding as Date 03-May-2024 I1,64,419/- (Rupees ty One Lakh Sixty ur Thousand Four	Rs. 16,00,000/- (Rupees Sixteen Lakh Only) Earnest Money Deposit (EMD) Rs. 1,60,000/- (Rupees One		
	(Rupees Twenty Five Thousand Only) of Inspection of property y-2024 1100 hrs -1400 hrs			Hundred Nineteen Only) Date/ Time of		Lakh Sixty Thousand Only) me of E-Auction		
29-May-2024 1100 hrs -1400 hrs 31-May-2024 till 5 pm. 03-Jun-2024 1100 hrs-1300 hrs.								

pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public

For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account:- IIFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code:-SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

For participating in e-auction, Intending bidders required to register their details with the Service Provider https://www. iiflonehome.com well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.

The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". 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. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75%

of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property. Bidders are advised to go through the website https://www.iiflonehome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed

For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iiflone home.com, Support Helpline no.1800 2672 499. For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com.

terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.

Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances. Further the notice is hereby given to the Borrower/s, that in case they fail to collect the above said articles same shall be sold in accordance with Law.

10. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale 1. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dis-

pute in tender/Auction, the decision of AO of IIFL-HFL will be final. 15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost

Place:-Delhi , Date: 15-May-2024 Sd/- Authorised Officer, IIFL Home Finance Limited.

OFFICE OF THE RECOVERY OFFICER

DEBTS RECOVERY TRIBUNAL-I, DELHI, 4th FLOOR, JEEVAN TARA BUILDING, PARLIAMENT STREET, NEW DELHI – 110001

SALE PROCLAMATION T.R.C. NO. 291/2022

|PUNJAB NATIONAL BANK erstwhile OBC BANK Vs M/S M.P. ASSOCIATES & ORS. PROCLAMATION OF SALE UNDER RULE 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK FINANCIAL INSTITUTIONS ACT, 1993. (CD1) M/SMPASSOCIATES

AT: 18/1091, 1st FLOOR, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005 ALSO AT: 2054, 2nd FLOOR, SAINIK COLONY, SECTOR-49, FARIDABAD-121001

ALSO AT: E-III/35, MOLARBAND EXTENSION, NEW DELHI-110044 (CD 2) MANAYA PERTEEK NAYYAR S/O VIVEK NAYYAR AT: 18/1091, 1st FLOOR, ARYA SAMAJ ROAD, KAROL BAGH, NEW DELHI-110005

ALSO AT: 2054, 2nd FLOOR, SAINIK COLONY, SECTOR-49, FARIDABAD-121001

(CD3) GIRESH CHAND GARG S/O LATE HARISH CHAND GARG, AT: 343, RAILWAY ROAD, BAJARIA, GHAZIABAD (CD 4) GAURAV GARG S/O GIRESH CHAND GARG, AT: 343, RAILWAY ROAD, BAJARIA, GHAZIABAD

(CD 3) SAURABH GARG S/O GIRESH CHAND GARG, AT: 343, RAILWAY ROAD, BAJARIA, GHAZIABAD (CD 3) MANINDER SINGH OBEROI S/O DHANVAT SINGH OBEROI, AT: 304, SAINIK COLONY SECTOR-49 FARIDABAD

(CD 3) PARVEEN NAYYAR W/O VIVEK NAYYAR, AT: 2054, 2ND FLOOR, SAINIK COLONY, SECTOR-49, FARIDABAD-121001 ALSO AT: A-304, SAINIK COLONY, SECTOR-49, FARIDABAD

Whereas Transfer Recovery Certificate No. 291/2022 in OA No 486/2015 dated 13.07.2015 drawn by the Presiding Officer, Debts Recovery Tribunal-I for the recovery of a sum of Rs. 5,26,24,818/- together with costs and future interest @ 12% p.a. simple, from the date of OA i.e. 13.07.2015 till its realization along with the cost from the Certificate debtors together with costs and

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate And whereas there will be due there under a sum of Rs. 5,26,24,818/- together with costs and future interest @ 12% p.a. simple, from the date of OA i.e. 13.07.2015 till its realization along with the cost, Notice is hereby given that in absence of any order of postponement, the property/properties as under shall be sold by e-auction and bidding shall take place through "On line Electronic

Bidding" through the website http://drt.auctiontiger.net on 20.06.2024 between 12.00 pm and 01.00 pm with extensions of 5 minutes duration after 01.00 pm, if required. The description of the property proposed to be e-auctioned is as follows Reserve Price **EMD**

S.No. Description of Property Property bearing No. SHOP NO. 3 (G. F. WITHOUT ROOF RIGHTS), PROPERTY

MR. VIVEK KUMAR (CHIEF MANAGER)

NO. 343, OLD NO - 312, RAILWAY ROAD BAZARIA GHAZIABAD Property bearing No. SHOP NO. 4 (G. F. WITHOUT ROOF RIGHTS), PROPERTY Rs. 46 LAKHS/-Rs. 4.6 LAKHS NO. 343, OLD NO - 312, RAILWAY ROAD BAZARIA GHAZIABAD Property bearing No. SHOP NO. 9 (G. F. WITHOUT ROOF RIGHTS), PROPERTY Rs. 85 LAKHS/-Rs. 8.5 LAKHS NO. 343, OLD NO - 312, RAILWAY ROAD BAZARIA GHAZIABAD The EMD shall be paid through Demand Draft/Pay Order in favor of Recovery officer, DRT-I, Delhi -A/c T. R.C. No. 291/2022 alongwith self-attested copy of Identity (Voter I-Card/Driving/license/Passport) which should contain the address for future

Rs. 45 LAKHS/-

Rs. 4.5 LAKHS

communication and self-attested copy of PAN Card must reach to the Office of the Recovery Officer, DRT-I, Delhi latest by 18.06.2024 before 5.00 PM. The EMD received thereafter shall not be considered. The said deposit be adjusted in the case of successful bidders. The unsuccessful bidder shall take return of the EMD directly from the Registry, DRT-I, Delhi after receipt of such report from e-auction service provider/bank/financial institution on closure of the e-auction sale proceedings. The envelope containing EMD should be super-scribed "T.R.C. No. 291/2022" alongwith the details of the sender i.e. address. e-mail ID and Mobile Number etc.

Intending bidders shall hold a valid Login Id and password to participate in the E-Auction email address and PAN Number. For details with regard to Login id & Password, please contact M/s e-Procurement Technologies Ltd. (Auctiontiger) Ahmedabad, Contact no-079-40230 812/11/10/09/08/07/06. Mobile 09002715034, E-mail: wb@auctiontiger.net: support@auctiontiger.net

Prospective bidders are required to register themselves with the portal and obtain user ID/Password well in advance, which is mandatory for bidding in above e-auction, from M/s e-Procurement Technologies Ltd (Auctiontiger)

Details of concerned bank officers/Helpline numbers etc. are as under:-Name & Designation **Email & Phone Nos.**

10. What is proposed to be sold are the rights to which the certificate debtors are entitled in respect of the properties. The properties will be sold along with liabilities, if any. The extent of the properties shown in the proclamation is as per the Recovery Certificate Schedule. Recovery Officer shall not be responsible for any variation in the extent due to any reason. The properties will be sold on "as is where

is' and 'as is what is' condition 1. The property can be inspected by prospective bidder(s) before the date of sale for which the above named officer of the bank may be 12. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without

Email: cs8292@pnb.co.in Mobile No. 9310865921

assigning any reason. EMD of unsuccessful bidders will be received by such bidders from the Registry of DRT-I, on the identification/production of Identity proof viz., PAN Card, Passport, Voter's ID, valid Driving License or Photo identity Card issued by Govt. and PSUs. Unsuccessful

bidders shall ensure return of their EMD and, if not received within a reasonable time, immediately contact the Recovery Officer, DRTI. Delhi/or the Bank. 4. The sale will be of the property of the above named CDs 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. 15. The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot

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

16. 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. 17. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made there under and to the further following conditions: 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

18. The amount by which the biddings are to be increased shall in multiple of Rs. 10,000 (Rs. Ten Thousand only). In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.

19. The Successful/Highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 20. Successful/ highest bidder shall have to prepare DD/Pay order for 25% of the sale proceeds favoring Recovery Officer, DRT-I, Delhi,

the same in the office of the Recovery Officer so as to reach within 3 days from the close of e-auction failing which the earnest money 21. The Successful/Highest Bidder shall deposit, through Demand Draft/Pay Order favouring Recovery Officer, DRT-I, Delhi A/c T. R.C. No 291/2022, the balance 75% of the sale proceeds before the Recovery Officer, DRT-I on or before 15th day from the date of sale 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 along

A/c T.R.C. No 291/2022 within 24 hours after close of e-auction and after adjusting the earnest money (EMD) and sending/depositing

with the poundage fee @ 2% upto Rs 1,000 and @ 1% on the excess of such gross amount over Rs 1000/- in favor of Registrar, DRT-I Delhi, (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above.) 22. In case of default of payment within the prescribed period, the property shall be resold, after the issue of fresh proclamation of sale.

The deposit, after defraving 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. **SCHEDULE OF PROPERTY** Details of any Claims, if any, which have been Lot. Description of the property to be sold with the names of the co-Revenue

No. owners where the property belongs to the defaulter and any assessed upon encumbrance to put forward to the property, and the property or | which property | other known particulars other person as co-owners. any part thereof 1. Property bearing No. SHOP NO. 3 (G. F. WITHOUT ROOF RIGHTS), PROPERTY NO. 343, OLD NO - 312, RAILWAY ROAD BAZARIA GHAZIABAD 2. Property bearing No. SHOP NO. 4 (G. F. WITHOUT ROOF RIGHTS), PROPERTY NO. 343, OLD NO - 312, RAILWAY ROAD

RIGHTS), PROPERTY NO. 343, OLD NO - 312, RAILWAY ROAD

No information received 3. Property bearing No. SHOP NO. 9 (G. F. WITHOUT ROOF No information received

is liable

No information received

Given under my hand and seal on 25/04/2024

BAZARIA GHAZIABAD

BAZARIA GHAZIABAD

Recovery Officer Debts Recovery Tribunal-I. Delhi



bearing on its nature and value.



