FINANCIAL EXPRESS

DATE OF

OUTSTANDING

DUES (As per

Demand Notice )

( AMOUNT IN Rs.)

12,60,527/-

16,40,170/-

26,03,890/-

16,26,199/-

16,13,676/-

13,24,288/-

6,30,480/-

9,27,432/-

8.57,179/-

16.60.963/-

13,79,329/-

12.79.013/-

11,90,076/-

9.14,972/-

RETAIL ASSET CENTER: 2ND AND 3RD FLOOR; PROPERTY NO 7-E, MALHAR ROAD, SARAABHA NAGAR, LUDHIANA, -141001 CORPORATE OFFICE: "AXIS HOUSE", C-2, WADIA INTERNATIONAL AXIS BANK LTD. CENTRE, PANDURANG BUDHKAR MARG, WORLI, MUMBAI – 400025 REGISTERED OFFICE: 'TRISHUL', 3RD FLOOR OPP. SAMARTHESHWAI TEMPLE LAW GARDEN, ELLISBRIDGE AHMEDABAD – 380006 E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 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 is mortgaged/charged to the secured creditor, the physical possession of which has been taken by the Authorised Officer of Secured Creditor will be sold or "As is where is", "As is what is" and "Whatever there -is" on 23-08-2024 for recovery of Rs 12,05,348/-(Rupees Twelve Lakh Five Thousand Three Hundred Forty-Eight Only) dues as on 15.05.2023 with future interest and costs due to the secured creditor from GIGA RAM (Applicant) & MRS. MEHATI (Co-Applicant) in Loan Nos. PHR005708284269. Please refer the appended auction schedule for necessary details: KNOWN ENCUMBRANCES(IF ANY) No

RESERVE PRICE (IN RS.) Rs. 7,83,750/- (Rupees Seven Lakh Eighty -Three Thousand Seven Hundred Fifty Only.)

DATE, TIME, AND VENUE FOR

Notes:

OMKARA

EARNEST MONEY DEPOSIT (IN RS.) Rs. 78,375/(Seventy-Eight Thousand Three Hundred Seventy-Five Only) through DD/PO in favor of 'Axis bank ltd.' payable at Jaipur Rs. 10,000/- (Rupees Ten Thousand only)

BID INCREMENTAL AMOUNT LAST DATE, TIME AND VENUE FOR Till 22-08-2024 latest by 05:00 P.M. Axis House, G-9 SUBMISSION OF BIDS / TENDER Mahima Trinity Mall,3F-24 Swej Farm, New SangnerRoad, WITH EMD Jaipur Rajasthan and kindly addressed to Mr. GORDHAN

On 23-08-2024, between 11.00 A.M and 12.00 Noon, with unlimited extensions of 5 minutes each at web portal

https://www.bankeauctions.com e-auction tender documents containing e-auction bid form declaration etc., are available in the website of the Service Provider as mentioned above. SCHEDULE-DESCRIPTION OF PROPERTY: - Block-A , Flat No. 235, Bcm Ashiyana, Khasra No.

Road, Village- Pali At Pali Bounded As Under: North - Na. East - Na. West Na. South- Na For detailed terms and conditions of the sale, please refer to the link provided in the securer creditor's website i.e. https://www.axisbank.com/auction-retail and the Bank's approved service provider M/S C1 India Private Limited at their web portal https://www.bankeauctions.com

he auction will be conducted online through the Bank's approved service provider M/s.C1 Indi

Private Limited at their web portal https://www.bankeauctions.com. For any other assistance, the intending bidders may contact Mr. GORDHAN LOHAR. Mobile. No 9828586678 Authorized officer of the Bank during office hours from 10 a.m. to 4:00 p.m.

Date: 08.08.2024, Place: Pall, Rajasthan Sd/-, (Authorized Officer), Axis Bank Ltd.

#### **PURSHOTTAM INVESTOFIN LIMITED** Regd. Office: L-7, Menz. Floor, Green Park Extension, South Delhi - 110016

CIN - L65910DL1988PLC033799, Email: purshottaminvestofin@gmail.com Tel: 011-46067802, Website: www.purshottaminvestofin.in STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2024 (Rs. In Lacs except EPS)

S. No.	Particulars	Enc	Ended	
		30.06.2024 UNAUDITED	30.06.2023 UNAUDITED	31.03.2024 AUDITED
1	Total Income from Operation(Net)	2,698.04	2,504.31	7,923.64
2	Net Profit/(Loss) for the period (before Tax, Exceptional and/or Extraordinary Items)	(11.41)	77.50	1,135.83
3	Net Profit/(Loss) for the period before Tax (after Exceptional and/or Extraordinary Items)	(11.41)	77.50	1,135.83
4	Net Profit/(Loss) for the period after Tax (after Exceptional and/or Extraordinary Items)	(11.41)	77.50	837.10
5	Total Comprehensive Income for the period [comprising profit/(loss) for the period (after tax) and other comprehensive income (after tax)]	413.14	217.85	1,152.04
6	Paid-up Equity Share Capital	628.36	628.36	628.36
7.	Reserves (excluding Revaluation reserve as Shown in the Balance Sheet of previous year)	13	81	3,283.04
8	Earnings Per Share (EPS) (in Rs.) Basic and Diluted EPS	(0.18)	1.23	13.32

with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the Stock Exchange website www.bseindia.com and on Company's Website www.purshottaminvestofin.in.

The above is an extract of the detailed format of Unaudited Quarterly Financial Results file

The above results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on 06.08.2024 Previous period / year figure have been regrouped / reclasified wherever necessary, to correspond

with the current period's classification/disclosure. By order of Board For Purshottam Investofin Ltd.

Sahib Singh Gusain Place : Delhi Managing Director DIN: 00649786 Dated: 06.08.2024

Registred Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur 641607 Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Kurla (West), Mumbai-400070. Tel.: 022-265440 Email: mumbai@omkaraarc.com / www.omkaraarc.com **POSSESSION NOTICE Appendix IV** 

Omkara Assets Reconstruction Pvt. Ltd.

#### [see rule 8 (1)] (For Immovable property) Whereas. The Authorized officer of the Omkara Assets Reconstruction Private Limited

(hereinafter referred to as "OARPL") under the Securitization 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 Demand Notice dated 14.03.2022 calling upon Borrower M/s. SBB Industries (Borrower), Mr. Sundar Lal (Partner/Guarantor), Mr. Brijesh Kumar (Partner/Guarantor), Mrs. Indra Devi (Partner/Guarantor) and Mr. Manoj Kumar (Partner/Guarantor) to repay jointly or severally the amount mentioned in the notice being a sum of Rs. 1,96,31,427/- (Rupees One Crore Ninety Six Lakhs Thirty One Thousand Four Hundred Twenty Seven Only) as on 31.05.2021 together with further interest from 01.06,2021 and costs, charges and expenses incurred, thereon within 60 days from the date of receipt of the said notice. Pursuant to the Assignment Agreement dated 25.06.2021, Industrial Bank Limited

(hereinafter referred to as "IBL") has assigned to Omkara Assets Reconstruction Private Limited (hereinafter referred to as "OARPL"), under Section 5 of the SARFAESI Act. the financial assistance granted by IBL to the borrowers, together with all security interest in respect thereof and all IBL's rights in respect thereof. The Borrower/Partner/Guarantor having failed to repay the amount, notice is hereby given

to the borrower and the public in general that the undersigned has taken physical possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 07th Day of August, 2024.

The Borrower/Partner/Guarantorin particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the OARPL acting as Trustee of Omkara PS06/2021-22 Trust for an amount of Rs.1,96,31,427/- (Rupees One Crore Ninety Six Lakhs Thirty One Thousand Four Hundred Twenty Seven Only) as on 31.05.2021 together with further interest and costs charges and expenses incurred thereon, less amounts paid since issue of demand notice if any, till payment and realization of the entire outstanding.

The Borrower/Partner/Guarantor'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.

### Details of Secured Asset (Schedule of Property): All that piece and parcel of Property being Industrial Plot No. G-15, measuring 1700 sq.

meters situated at Agro Food Park, M.I.A. Alwar, Rajasthan.

(Authorised Officer) Date: 08.08.2024 For Omkara Assets Reconstruction Private Limited Place: Alwar (Rajasthan) (Acting in its capacity as Trustee of Omkara PS06/2021-22 Trust

#### DELPHI WORLD MONEY LIMITED (Erstwhile EbixCash World Money India Limited) CIN: L65990MH1985PLC037697

Regd. Office: 8th Floor, Manek Plaza, Kalina CST Road, VidyaNagri Marg, Kalina, Santacruz (East), Mumbai 400 098,

Tel: +91-22-62881500, Email: corp.relations@ebixcash.com, Website: www.indiaforexonline.com

### NOTICE

#### (For attention of the Equity Shareholders of the Company) Mandatory transfer of Equity Shares to Investor Education and Protection Fund Authority ("IEPF Authority")

Shareholders are hereby informed that pursuant to the provisions of Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("the Rules") as amended, the Final Dividend declared for the financial year 2016-17, which remained unclaimed for a period of seven years will be credited to the IEPF. The corresponding shares on which dividends were unclaimed for seven consecutive years will also be transferred as per the procedure set out in the Rules.

In compliance with the Rules, Individual notices are being sent to all the concerned shareholders whose shares are liable to be transferred to IEPF as per the aforesaid Rules, the full details of

such shareholders is made available on the Company's Website: www.indiaforexonline.com: In this connection, please note the following: 1) In case you hold shares in physical form: Duplicate share certificate(s) will be issued and transferred to IEPF. The original share certificate(s) registered in your name(s) and

held by you, will stand automatically cancelled. 2) In case you hold shares in electronic form: Your demat account will be debited for the

shares liable for transfer to the IEPF.

In the event valid claim is not received on or before 27th September 2024, the Company will proceed to transfer the liable dividend and Equity shares in favor of IEPF authority without any further notice. Please note that no claim shall lie against the Company in respect of unclaimed dividend amount and shares transferred to IEPF pursuant to the said rules. It may be noted that the concerned shareholders can claim the shares and dividend from IEPF authority by making an application in the prescribed Form IEPF-5 online and sending the physical copy of the requisite documents enumerated in the Form IEPF-5, to the Nodal Officer of the Company For any queries on the above matter, shareholders are requested to contact the Company's Registrar and Share Transfer Agents, Bigshare Services Private Limited; Unit Delphi World Money Limited (Erstwhile EbixCash World Money India Limited before that Weizmann Forex Limited), Office No S6-2, 6th floor Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East) Mumbai 400093, India. Tel: 022-62638200 Fax: 022-62638299 Email: investor@bigshareonline.com

PLACE: MUMBAI

DATE: 07™ AUGUST, 2024

FOR DELPHI WORLD MONEY LIMITED (ERSTWHILE EBIXCASH WORLD MONEY INDIA LIMITED BEFORE THAT WEIZMANN FOREX LIMITED)

> VINAY SINGH COMPANY SECRETARY & COMPLIANCE OFFICER

ADITYA BIRLA HOUSING FINANCE LIMITED Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266 Branch Office- Unit No. 301/301-A, 3rd Floor, Platina Tower, M.G. Road, Sector-28, Village Sikandarpur, Tehsil Wazirabad, District Gurugram-122022.

**APPENDIX IV** 

[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002] **Possession Notice (for Immovable Property)** 

Whereas, The undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 27-05-2024 calling upon the borrowers NEERAJ CHAUDHRY, MONIA CHAUDHRY, M/S SAPPHIRE DIGITAL PRINTERS mentioned in the notice being of Rs. 14,26,10,625.00/- (Rupees Fourteen Crore Twenty Six Lac Ten Thousand Six Hundred Twenty Five Only) within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 02nd day of Aug of the year, 2024.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Housing Finance Limited for an amount of Rs. 14,26,10,625.00/- (Rupees Fourteen Crore Twenty Six Lac Ten Thousand Six Hundred Twenty Five Only) and interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act., in respect of time available, to redeem the secured assets.

#### **DESCRIPTION OF THE IMMOVABLE PROPERTY**

Item-1:- All That Piece And Parcel Of Villa No. T-2, Having A Built Up Area Of 7000.00 Sq.Ft. In Group Housing Project Known As "Rise Skybungalows Located On Gh-02 (On Mcf Land In Revenue Estate Of Village Sarai Khawaja), Sec-41, Faridabad, Haryana-121003, And Bounded As:- East: Villa No. 3 West: Villa No. 1 North: Open Land South: Open Land/Villa No. 6

Item-2:-All That Piece And Parcel Of Villa No. T-3, Having A Built Up Area Of 7000.00 Sq.Ft. In Group Housing Project Known As "Rise Skybungalows Located On Gh-02 (On Mcf Land In Revenue Estate Of Village Sarai Khawaja), Sec-41, Faridabad, Haryana-121003, And Bounded As:- East: Villa No. 4 West: Villa No. 2 North: Studio South: Open Land/Villa No. 7

Date: 02.08.2024 **Authorised Officer** Place: Faridabad **Aditya Birla Housing Finance Limited** 

INVITATION FOR PROPOSAL TO TAKE OVER THE **ASSIGNMENT OF NRRA UNDER IBC CODE, 2016** READ WITH REGULATION 37 A OF THE IBBI (LIQUIDATION PROCESS) REGULATIONS, 2016 M/s AVJ Infrastructure Private Limited (in Liquidation) **CIN:** U45400DL2008PTC181118

> Last Date for submission of Eligibility Documents: 29 August 2024 Date of declaration of Qualified participant: 31 August 2024 Last date for deposit of Earnest Money (EMD) by the Qualified Participant: 7 September 2024 Last Date of submission of Proposal: 10 September 2024, till 6:00 PM

The liquidator of AVJ INFRASTRUCTURE PVT LTD (in Liquidation) hereby invites Proposals from the interested person(s) for the assignment of Not Readily Realizable Assets (NRRA). Offers are invited for assignment/transfer of not readily realizable assets of AVJ INFRASTRUCTURE PVT LTD (in liquidation) {being Disputed assets" being the Stock of Sand /ing at Odhri / Financial Assets / Loans and Advances/ Debtors / other Receivables Hypothecation of book debts (as reflected in the audited Balance Sheet of the Corporate debtor)/ remaining debtors/receivables and Assets underlying Avoidance Applications filed with Hon'ble NCLT which are being considered as Not Readily Realizable Assets}, under Regulation 37A of IBBI Liquidation Process Regulations, 2016 (Within ambit of IBC, 2016) on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"

The assignment/transfer will be subject to the provisions of the IBC, 2016, Regulations made there under and the Process Information Document

### Description of Assets to be assigned

 Disputed assets" being the Stock of Sand lying at Odhri All other Assets of the Company including Financial Assets / Loans and Advances/

Debtors / other Receivables/ Hypothecation of book debts (as reflected in the audited Balance Sheet of the Corporate debtor)/remaining debtors/receivables and Assets underlying Avoidance application filed with Hon'ble NCLT

The above assignment would be done by the undersigned on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS".

The assignment shall be subject to provisions of the Insolvency and Bankruptcy Code, 2016, read with regulation 37A of the Insolvency and Bankruptcy Board of India (liquidation process) regulations, 2016, and the provisions of detailed Process Information Document. nterested participants can inspect the available documents by sending an email to

iquidation.avjinfrastructure@gmail.com, brijender@deswal.com with the Subject as "Interested n NRRA of AVJ INFRASTRUCTURE PVT LTD". The Liquidator shall advise further process, terms, and conditions etc. on review of offers received n consultation with the stakeholders' consultation committee. The Liquidator reserves the right to reject all or any offers received, at any stage without assigning any reason thereof

GST as applicable extra. All the investors shall provide, along with or prior to submission of their offers / proposals

for assignment or transfer of Not Readily Realisable Assets of the company on offer, an amount which is equal to the 10 % of the offered amount for the assets for which the offer is being made, as EMD/ earnest money by way of a direct transfer, in the bank account of M/S AVJ INFRASTRUCTURE PVT LTD - in liquidation.

ssuedby: Brijender Singh Deswal Liquidator

Date: 8 August 2024 IP Regn. No. IBBI/IPA-003/IP-N00002/2016-2017/10021

AFA Number: AA3/10021/02/211224/301086 valid till 21/12/2024 1B/24, NEA (Northern Extension Area), Pusa Road, Old Rajinder Nagar, New Delhi 110060 Phone: 9811414181

Email: liquidation.avjinfrastructure@gmail.com, brijender@deswal.com

## hero Housing Finance Limited

Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057 Branch Office: Office No. 7, Community Centre, Basant Lok, Vasant Vihar,

## New Delhi-110057

PUBLIC NOTICE (E- AUCTION FOR SALE OF IMMOVABLE PROPERTY) [UNDER RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or

their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 27-Aug-2024 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEF for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorised Officer of the Hero Housing Finance Ltd On or before 25-Aug-2024 till 5 PM at Branch

Loan	Name of Borrower(s)/	Date of	Type of Possession	Reserve	
Account	Co- Borrower(s)/	Demand Notice	(Under	Price	
No.	Guarantor(s)/ Legal	Amount as	Constructive/	Earnest	
	Heir(s)/ Legal Rep.	on date	Physical)	Money	
HHFLAXHOU 22000019714	Vinod Kumar, Neha Kashyap, Satyam	22/08/2023 Rs. 13,86,785/-	Physical	Rs. 8,00,000/-	
	Son of Vinod Kumar	as on 07/08/2024		Rs. 80,000/-	

Description of property: Flat No. FF-03, LIG, First Floor, without roof rights, rear RHS, consisting of one drawing/dining room, one bedroom, one toilet. & one kitchen having covered area measuring 308 sq. ft. i.e. 28.61 sq. mtrs situated on Plot No-F-101, Khasra No. 180/3, & 181, Block - F, SLF Ved Vihar, Village- Sadullabad, Pargana And Tehsil Loni, District- Ghaziabad, Uttar Pradesh- 201102 Bounded By: North: Other's Property, East: Plot No. F- 102, South: Front Unit FF-2/9 mtr wide road West: Unit No. FF-4/ Plot No. F-100

HHFNSPHOU2100001		19/07/2023	Physical	Rs. 17,50,000/- Rs. 1,75,000/-	
3650 & HHFNSPIPL2 1000013655	Netrapal, Manju Daughter of Devendra	Rs. 26,59,564/- as on 07/08/2024	Add Com		
one drawing/dining roon measuring 508 sq. ft.i.e.4 Vihar, Village Loni, Pargi	y: Flat No SF-1, M.J.G, Sec n, two bedroom, two toilets 47.19 sq. mtrs, situated on ana And Tehsil Loni, Distric st: Other Flat, North: Other	, one kitchen & one b Plot No F-64, Khasra t Ghaziabad, Uttar Pr	alcony, tota No. 1213, B aesh- 2011	l coverered area llock- F, SLF Ved 02. Bounded By:	
Terms and condi	tion: The E-auctio	n will take pl	ace thre	ough portal	

extension of 10 minutes each. The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.

Terms and Conditions of the E-Auction: 1. E-Auction is being held on "As is where is Basis" & "As

https://sarfaesi.auctiontiger.net on 27-Aug-2024 (E-Auction Date) After 2.00 PM with limited

is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online": 2. Bid increment amount shall be Rs.15,000/- (Rupees Fifteen Thousand Only): 3. The E Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No(s) 07961200576/544/594/596/531/583/569, 6351896643 and E-mail on support@auctiontiger.net/ maulik.shrimali@auctiontiger.net) at their web portal https://sarfaesi.auctiontiger.net. 4. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Housing Finance Limited. 5. The Authorized Officer Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com. 6. For property details and visit to property contact to Mr. Ershad Ali / ershad.ali@herohfl.com/ 8802270415. 7. The prospective bidders can inspect the property on 20-Aug-2024 between 11,00 A.M and 2,00 P.M with prior appointment.

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR The above mentioned Borrower/Mortgagor/guarantors are hereby noticed to pay the sum as

mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you. For detailed terms and conditions of the sale, please refer to the link provided in https://uat.herohomefinance.in/hero\_housing/other-notice on Hero Housing Finance Limited (

Secured Creditor's) website i.e www.herohousingfinance.com For Hero Housing Finance Ltd., Authorised officer Date: 08/08/2024 Place: Delhi/NCR Mr. Sunil Yadav, Mob- 9818840495Email;assetdisposal@herohfl.com

(a) pnb Housing Char Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com BRANCH OFFICE: 874 FLOOR DCM BUILDING16, BARAKHAMBA ROAD, CP NEW DELHI - 110001 lotice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the

Loan No. Name of the Borroweri Co-Borrower /Guarantor/Legal heirs (A)	Demanded Amount & Date (B)	Nature of posses- sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	of RP) (F)	Last Date of Submision of Bid (G)	Bid Incre mental Rate (H)	Inspection Date & Time (f)	Date of Auction & Time (J)	Known Encumb- rances/Court Case if any (K)
16660008920, Indu Jain / Mr. Vijayant Jain, Mr. Prateek Jain (Guarantor) & MR. Nikhil Jain (Guarantor) B.O.: Delhi	Rs. 16,080,132.92 as on date 04.10.2017	(Physical)	GF-2, Plot No. 1528, Sector-5, Vasundhara, Ghaziabad, Uttar Pradesh. 900 sq ft		Rs. 3,20,900/-	23.08.2024	Rs. 10,000/-	12.08.2024 between 10:00 AM to 05:30 PM	24.08.2024 between 12:30 PM to 02:30 PM	Not Known
16660008920, Indu Jain / Mr. Vijayant Jain, Mr. Prateek Jain (Guarantor) & MR. Nikhil Jain (Guarantor) B.O.: Delhi		(Physical)	SF-3, Plot No. 1528, Sector-5, Vasundhara, Ghaziabad, Uttar Pradesh. 850 sq ft		Rs. 3,03,200/-	23.08.2024	Rs. 10,000/-	12.08.2024 between 10:00 AM to 05:30 PM	24.08.2024 between 12:30 PM to 02:30 PM	Not Known

respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on

date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties secured assets and status is mentioned in column no-K (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/ orders passed etc. If any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in erms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on

assets except what is disclosed in the Column No. - K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective

the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private imited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Deepak Shah, Toll Free No.: 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com PLACE:- Delhi, DATE:- 07.08.2024 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED



Sr. NAME OF THE BORROWER &

# GIC HOUSING FINANCE LTD.

REGD. OFFICE: NATIONAL INSURANCE BLDG. 6TH FLOOR 14. JAMSHEDJI TATA ROAD. CHURCH GATE MUMBAI -400020 Telephone No's:- 022-22851766-68, 022-22884985 IAZIABAD AREA OFFICE: Shop No - 3, 1st Floor, Astoria Boulevard, RDC, Rajnagar, Ghaziabad - 201002. Telephone No's:- 0120-4995536/ 9918065222 Ghaziabad.ncr@gichf.co.in

noida@gichfindia.com DELHI BRANCH OFFICE: UGF - 10A-E, Kanchanjunga building, 18 Barakhamba Road, Opp. to Metro station, Connaught place, New Delhi-110001 Telephone No's:- 011 23731669,23327548 delhi@gichfindia.com

NOIDA BRANCH OFFICE B-104, Vishal Chambers, Sector - 18, Noida - UP Telephone No's:- +91 120 2514145 / 2511751

GREATER NOIDA BRANCH OFFICE: 303, 3rd Floor, Tradex Tower -1, Alpha Commercial Belt, Greater Noida - 201307 DWARKA BRANCH OFFICE - F-15 & 16, 1st floor, Manish Global Mall, Plot no 2, LSC-1, Sector 22, Dwarka, Delhi-110075, Telephone No's:- 011-28050910 /011-28053735

GURGAON BRANCH OFFICE: Unit No.301/302,3rd Floor,MGF Metropolis,M.G.Raod,Gurgaon- 122001 gurgaon@gichfindia.com MEERUT BRANCH OFFICE 2nd Floor, Darshan Plaza, Samrat Enclave, Garh Road, Meerut Uttar Pradesh - 250004 0121-2602730

### DEMAND NOTICE

u/s 13 (2) of the Securitisation and Reconstruction of the financial Assets and Enforcement of Security Interest Act, 2002. In term of our sanction letter, you all have been sanctioned short term loan for construction/purchased of residential project on the above referred respective properties. The

respective repayment whereof is secured by creating equitable mortgage in favour of us. The said respective loans have been sanctioned vide express covenant on your part to repay the said short term loan promptly as per the terms and conditions incorporated in the separate loan Agreement executed by you in favour of GIC Housing Finance Ltd., You have availed and utilised the said financial assistance, however, the repayment in the said short term loan/s account have been irregular and your account /s have been classified as non performing assets in accordance with the directions / guidelines relating to assets classification issued by National Housing Bank. We upteen times called upon you all and informed you about said outstanding dues, however there is no reply and or compliance on your part. Thus you are commercially insolvents.

Therefore GIC Housing Finance hereby call upon you all under this service u/s 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, to discharge their liabilities to GIC HF Ltd. In full as stated in aforesaid column no 4, within sixty days from the date of publication of this notice together with further interest and penal interest at contractual rate on balance principal outstanding till payment and/or realisation, falling which we shall be free exercise all or any of the rights under section 13(4) of the said act, which please note.

You are also put on notice that in terms of sub-section 13 of the said Act, you sale not transfer by way of sale, lease or otherwise the aforesasid secured assets without obtaining written consent from GIC HFL ltd., failing which you will be liable for an offence punishable under section 29 of the said Act, please take further note hereof.

4. This notice is without prejudice to the right of GIC HFL to initiate such other actions or legal proceeding as it deems necessary under any other applicable provision of law. The undersigned is duly authorised officer of GIC HFL to issue this notice and exercise powers under sub section (2) of section 13 of aforesaid Act.

ADDRESS OF THE MORTGAGED PROPERTY

No	CO-BORROWER/ LOAN FILE NO./ BRANCH NAME	ADDRESS OF THE MORTGAGED PROPERTY	Classification Date	ISSUE DEMAND NOTICE
1.	RAKHI RATHAUR/ UP0620600001440 / GHAZIABAD BRANCH	KHASRA NO. 1458, KHASRA NO. 1458, FLAT NO. UGF-02, FLOOR NO: UPPER GROUND, PLOT NO: G76-78, BALAJI ENCLAVE, RAISPUR, GHAZIABAD, UTTAR PRADESH, PIN CODE: 201002	29.05.2024	31.07.2024
2.	MANISHA SETHI/ UP0620600001805 / GHAZIABAD BRANCH	KHASRANO. 152-B, FLAT NO. FF-1, FLOOR NO: 1ST, PLOT NO: B-1, SAI UPWAN, YUSUFPUR CHAKSAHBERI, DADRI, UTTAR PRADESH, PIN CODE: 203207	29.01.2024	31.07.2024
3.	DHARMENDRA KUMAR & RACHNA / UP0620600003049/ GHAZIABAD BRANCH	KHASRA NO. 1202, HOUSE ON PLOT NO. 168/16,SITUATED AT NEW BASTI LALLAPURA,VILLAGE: MALIYANA,TALUKA: MEERUT,STATE: UTTAR PRADESH,PIN CODE: 250002	29.07.2024	05.08.2024
4,	ASHU SINGH & SHIVANI SINGH / UP0620600001503 / GHAZIABAD BRANCH	KHASRA NO.296 MIN, FLOOR NO: ENTIRE THIRD FLOOR, PLOT NO: 48, SITUATED AT RESIDENTIAL COLONY SHRI GANESH VATIKA, VILLAGE: DASNA, GHAZIABAD, STATE: UTTAR PRADESH, PIN CODE: 201001.	29.07.2024	05.08.2024
5.	MUKESH CHANDER & RITA /UP0610600001310 /MEERUT BRANCH	KHASRA NO. 270, HOUSE NO 280, MODERN RAILWAY CITY PHASE-2 GIRDHARPUR SUNARSI DADRI GAUTAM BUDH NAGAR UTTAR PRADESH, PIN CODE: 201009	29.10.2023	30.07.2024
6.	SANJEEV KUMAR & SHWETA JAIN/DL0610600001482/MEERU T BRANCH	BACK SIDE SECOND FLOOR ,PLOT NO A-18,KHASRA NO 17/7 VILLAGE MATIALANANHEY PARK UTTAM NAGAR NEW DELHI-110075	29.07.2024	01.08.2024
7.	SAURABH KUMAR/ UP06106000000052/ MEERUT BRANCH	FLAT NO S-2 SECOND FLOOR PLOT NO 76 KHASRA NO 69 SAI ENCLAVE VILLAGE SIHANI LONI GHAZIABAD-201010	29.07.2024	01.08.2024
8.	DHANANJAY TYAGI UP0610600000711/ MEERUT BRANCH	FLAT NO UGF-02 UPPER GROUND FLOOR PLOT NO 57 KHASRA NO 1482 BALAJI ENCLAVE RAISPUR DASNA GHAZIABAD U.P201009	29.07.2024	01.08.2024
9.	KAILASH CHANDRA SINGH/ POONAM RANA DL0660600000344/ DWARKA BRANCH	PROP. NO.RZ-C-143-B, PLOT NO. C-143B, KHASRA NO. 15/3, VILLAGE- MIRZAPUR, MAHAVIR ENCLAVE, NEW DELHI- 110045	29.07.2024	02.08.2024
10.	KAILASH CHAND/ DL0660600000449 / DWARKA BRANCH	PLOT NO. 6A-1/3, PVT. FLAT NO.302, THIRD FLOOR, KHASRA NO. 488/1, VILLAGE-MOLARBAND, KALKAJI, NEW DELHI- 110044	29.05.2024	02.08.2024
11.	RAKESH SHARMA/ PAYAL SINGH / DL0660600000444/ DWARKA BRANCH	PROP. NO. C2/57, PVT. FLAT NO.002, UPPER GROUND FLOOR, BACK SIDE, KHASRA NO.16/6, VILLAGE- MIRZAPUR, MAHAVIR ENCLAVE, NEW DELHI-110045	29.05.2024	02.08.2024
12.	ARVIND / PINKI / UP0110610005886/ DELHI BRANCH	FLAT OF ENTIRE THIRD FLOOR, PLOT NO-21, KH NO-1577, KAILASH PURAM COLONY NEAR PIPAL TREE, VILLAGE- RAISPUR, GHAZIABAD U.P-20102	01.07.2024	27.07.2024
13.	DHEERAJ / UP0110610004496/ DELHI BRANCH	FLAT NO-UGF-1, UPPER GROUND FLOOR, PLOT NO-B-3, OUT OF KH NO-1447, AKSHAY ENCLAVE NEAR NDRF CAMP, VILLAGE- RAISPUR GHAZIABAD UP-201001	29.07.2024	02.08.2024
14.	ROCKY TANWAR / DL0110610006085 / DELHI BRANCH	FLAT NO-C-1, SECOND FLOOR WITHOUT ROOF RIGHTS, PROPERTY BEARING NO-30, OUT OF KH NO-1712/2 SITUATED IN THE ABADI OF LAL DORA OF VILLAGE- AYA NAGAR, HAUZ KHAS MEHRAULI NEW DELHI-110016	01.08.2024	03.08.2024
	COURT IN THIS IDA (TATABILO)	ELITADO TE A ARREST COR DI OTAVO E TA O METUROCCEDIO: TO OUT		

15. SUSHIL MISHRA / MANISH FLAT NO-TF-2, 3RD FLOOR, PLOT NO- F-78-C, WITH ROOF RIGHTS OUT 01.08.2024 03.08,2024 11,86,819/-KUMAR / UP0110610005765 / OF KH NO-1468, BALAJI ENCLAVE VILLAGE- RAISPUR GHAZIABAD U.P-**DELHI BRANCH** 201002 AMARJEET MANDAL / H.NO-105 -A, WITH ROOF RIGHTS, PLOT NO-A-105, BLOCK-A, OUT OF 01.08.2024 03.08.2024 15,28,050/-KAUSHALYA DEVI / KH NO-219 AND 220, METRO PILLAR NO-786, SITUATED IN THE AREA OF VILLAGE-NAWADA, COLONY KNOWN AS BHAGWATI GARDEN EXTN DL0110610006105 / DELHI BRANCH UTTAM NAGAR DELHI-110059 PANKAJ KUMAR / SUNITA DEVI H.NO-A-1, (PLOT NO-A-1,) BLOCK-1, OUT OF KH NO-699, COLONY 01.08.2024 03.08.2024 9.26,705/-UP0110610007127 / DELHI KNOWN SKY DREAM PH - II, VILLAGE-ROJA JALALPUR DADRI GAUTAM BRANCH BUDHA NAGAR U.P-203207 18. BHANU PRAKASH ASTHNA KHASRAN 1085-1086, FLAT NO: 14, FLOOR: THIRED FLOOR, BUILDING 29.06.2024 01.07.2024 10,86,454/-UP0710600000545/ GREATER NAME: NA. PLOT NO:34, STREET NAME: MAHENDRA ENCLVE BLK-Z NOID BRANCH SEC WARD NO: 47, LAND MARK: VIJAY COLLAGE, VILLAGE: RAJPUR LOCATION GHAZIABAD, TALUKA: DASNA, STATE: UTTAR PRADESH

PINCODE: 201001 19 SUMIT SHARMA/ MUSKAN KHASRA NO: 38, FLAT NO: TF-06, FLOOR: THIRED FLOOR, BUILDING 29.06.2024 30.07.2024 23,45,308/-SAREEN SHARMA/ NAME:: PANCHAWATI COLONY, PLOT NO: 53-54-55-56-57. GHAZIABAD UP0210610004069/ VILLAGE: MAHAMA SARAI, LOCATION: GHAZIABAD, TALUKA:

NOIDA BRANCH GHAZIABAD, STATE: UTTAR PRADESH. PIN CODE-201001 MANISH MISHRA/ KHASRA NO: 151 B, BUILDING NAME: SAI UPWAN, FLAT NO: A, FLOOR: 29.07.2024 01.08.2024 13,69,803/-UP0210610002476/NOIDA SECOND FLOOR, PLOT NO: A-22-23, LANDMARK: GAUR AVANUEC CITY BRANCH VILLAGE: YUSUFPUR CHAKSAHBERI, LOCATION: NOIDA, TALUKA: GAUTAM BUDH NAGAR, STATE: UTTAR PRADESH, PIN CODE-201301

SANDEEP RUCHAL/ KHASRA NO: 785, BUILDING NAME: SHOURYA PURAM, FLAT NO: 102, 29.07.2024 01.08.2024 13.15.392/-UP0210610003240/NOIDA FLOOR: FIRST FLOOR, PLOT NO: D-067, STREET NAME: TYPE-G, SEC BRANCH WARD NO: NH-24 LANDMARK: H P PETROL PUMP, VILLAGE: SHAHPUR BHAMETA, LOCATION: BHARAT NAGAR GHAZIABAD, TALUKA:

GHAZIABAD, STATE: UTTAR PRADESH, PIN CODE-201010 22. KUNAL KUMAR/ PLOT NO II-A/110, FLOOR NO:03 VAISHALI, NEAR METRO STATION 29.06.2024 13,13,146/-03.07.2024 UP0510610002196 /GURGAON VAISHALI UTTAR PRADESH-201010

BRANCH NIRMAL KANT JHA/ KHASRA NO 35, HAPPY HOMES, HOUSE NO 202, SECOND FLOOR 29.06.2024 03.07.2024 16,47,585/-UP0510610002288/ GURGAON PLOT NO 179, VRINDAVAN GARDEN, LANDMARK: VRINDAVAN HOSPITAL, SHAHBERI, NOIDA, UTTR PRADESH-201301

24. SANDEEP KUMAR SAMALIYA KH NO-10/9, UPPER GROUND FLOOR WITHOUT ROOF RIGHT, HOUSE 29.05.2024 10.06,2024 21,72,401/-DAROPATI DEVI NO :101, PLOT NO B-142/143, MANSA RAM PARK, BLK -B .WARD-136 /DL0510610005190/GURGAON ,PILLAR 742, MATIALA, LOCATION: MATIALA, DELHI-110059 DEEPCHAND/KAMLA ARYA/ KH NO-20/18,3rd FLOOR BACKSIDE, HOUSE NO.: Rz-13, T -EXTN UTTAM 29.05.2024 03.06.2024 15,52,152/-

DL0510610004792/GURGAON NAGAR, WARD -136 LANDMARK: SOLANKI ROAD, VILL-MATIALA UTTAM NAGAR DELHI 110059 SHAMSHAD ALI & SHEEBA KHASRANO: 601 & 604, BUILDING NAME: ENGINEERS ENCLAVE, FLAT 29.07.2024 01.08.2024 18,61,302/-SIDDIQUE / UP0210610003750/ NO: A-202, FLOOR: SECOND FLOOR, PLOT NO: STREET NAME: BLOCK-

A, LANDMARK: PLS TATA MOTORS, VILLAGE: HALDONI, LOCATION:

NOIDA, TALUKA: DADRI, STATE: UTTAR PRADESH. PIN CODE-201301

Date: 08.08.2024 Place: DELHI, GHAZIABAD, NOIDA, GREATER NOIDA, DWARKA, MEERUT, GURGAON

Sd/- Authorised Officer

Yours Truly,

For GIC Housing Finance Ltd.

New Delhi

financialexp.epapr.in

NOIDA BRANCH



