FINANCIAL EXPRESS

SR. 1.BORROWER(S) NAME

NO. 2. OUTSTANDING AMOUNT

CAPRI GLOBAL CAPITAL LIMITED

CAPRI GLOBAL

Registered & Corporate Office: - 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]

Sale notice for sale of immovable properties

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) and 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Capital Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there s" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

1.	1. Mr. Jai Prakash Narayan (Now Deceased) ("Borrower") 2. Mr. Rakesh Kumar 3.Mrs. Lata Rani (Co-borrower) LOAN ACCOUNT No. LNMEPAN000028588 (Old)/ 80500005915360 (new) Rupees 27,34,868/- (Rupees Twenty Seven Lacs Thirty Four Thousand Eight Hundred Sixty Eight Only) as on 08.03.2025 along with applicable future interest.	PROPERTY NO Parcel of Plot are Yds. compromise Khata / Khatoni 105, Killa No. 3/1, 128, Killa No. 2 350/1, (0-2), Jamni, Teh. Safid 126113. PROPERTY NO. All that Piece as admeasuring 45 S in Khewat No. 14 Safidon, Dist. Jino

MORTGAGED PROPERTY O. 1 All that Piece and OF EMD rea admeasuring 60 Sq. 3. DATE & TIME OF THE sed, in Khewat No. 149, PROPERTY INSPECTION No. 186, Mu./Rect. No. 1. E-AUCTION DATE: ./2/4(0-2), Mu./Rect. No. **15.04.2025 (Between** 2/2/2/(0-2), Khasra No. **3:00 P.M. to 4:00 P.M.)** 382/1/1(0-10), Village **2. LAST DATE OF** don, Dist. Jind, Haryana and Parcel of Plot area 3. DATE OF INSPECTION: Sq. Yds. compromised, **12.04.2025**

DESCRIPTION OF THE

2. LAST DATE OF SUBMISSION 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE **RESERVE PRICE:** Rs. 24,00,000/- (Rupees Twenty Four Lacs Only). **EARNEST MONEY DEPOSIT:** Rs. 2,40,000/- (Rupees Two **Lacs Forty Thousand Only) SUBMISSION OF EMD INCREMENTAL VALUE: Rs.** WITH KYC: 14.04.2025 20,000/- (Rupees Twenty **Thousand Only)**

1. RESERVE PRICE

.49, Khata / Khatoni No. 186, Mu./Rect. No. 128, Killa No. 2/2/1 (0-8), Village Jamni, Teh. nd, Haryana - 126113. **PROPERTY NO. 3** All that Piece and Parcel of Plot area admeasuring 88 Sq. Yds. compromised, in Khewat No. 149, Khata / Khatoni No. 186, Mu./Rect. No. 128, Killa No. 2/2/3 (0-9), Village Jamni, Teh. Safidon, Dist. Jind, Haryana - 126113. BOUNDARIES OF ALL PROPERTIES COMBINED: East By: Owner Property, West By: Panchayat Land, North By: Panchayat Land, South By: Street For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. www. Capriglobal.in/auction/

1. DATE & TIME OF E-AUCTION

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.

3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before

4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service

provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Chintan Bhatt Mob. 9265562821 & 9265562818. Email: Chintan.bhatt@auctiontiger.net..

7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Capri Global Capital Limited" on or before 14-April-2025.

9. The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontiger.net) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited Regional Office Plot no. 3B, 2nd Floor, Pusa Road, New Delhi 110 005 latest by 03:00 PM on 14-April-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale- - in the Loan Account No. mentioned above) for property of "Borrower Name.". 10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who

have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-se bidding among the gualified bidders shall start from the highest bid guoted by the gualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.

12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Capital Limited, Regional Office Office/Plot no. 3B, 2nd Floor, Pusa Road, New Delhi 110 005 and the Service Provider for getting declared as successful bidder in

14. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by $\,$ DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Capital Limited.

15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.

16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised officer and the deposit the entire amount

of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited. 18. Municipal / Panchayat Taxes. Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate.

Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 19. Sale Certificate will be issued by the Authorised Officer in fayour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the

necessary proof in respect of payment of all taxes / charges. 20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.

21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider.

22. The decision of the Authorised Officer is final, binding and unquestionable.

23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

24. Movable item (if any) lying in the property is not offer with sale. 25. Please Note that there is one Securitization application is pending before DRT Chandigarh-2 vide SA no. 86/2025.

26. For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Amit Verma Mo. No. 9013255520/7400445137 and for further inquiry Ms. Kalpana Chetanwala-7738039346. 27. This publication is also 30 (Thirty) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9(1) of Security Interest

(Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place. Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Capital

Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Sd/- (Authorised Officer) Capri Global Capital Ltd. Place: DELHI/NCR Date: 11-MARCH-2025

HOUSING FINANCE LIMITED

the E-Auction Sale proceedings

CAPRIGLOBAL CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office _ 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013 Circle Office: 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 9 (1)]

Sale notice for sale of immovable properties

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) and 9 (1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and 'Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

	NO.	2. OUTSTANDING AMOUNT
1	1.	1. Mrs. Rashmi Avasthi ("Borrower")
ı		2.Mr. Vineet Awasthi (Co-borrower)
ı		LOAN ACCOUNT No.
ı		LNCGHKKDHL0000000456 (Old) /
ı		51200000498917 (New)
ı		Rupees 9,93,687/- (Rupees Nine
ı		Lacs Ninety Three Thousand Six
ı		Hundred Eighty Seven Only) as on
ı		04.01.2025 along with applicable
ı		future interest.

SR. 1.BORROWER(S) NAME

for property of "Borrower Name.".

DESCRIPTION OF THE MORTGAGED PROPERTY ') All that piece and parcel of property OF EMD having Land and Building bearing 3. DATE & TIME OF THE residential Flat No. 407, Third Floor, without Roof Right, covered / super area, 27.03.2025 (Between area 52 Sq. Mts., Nand Residency, 3:00 P.M. to 4:00 P.M.) situated in Khasra No. 191, Nand Vatika 2. LAST DATE OF Colony Phase-3, Plot No. 1, Village SUBMISSION OF EMD Girdhar Sunarsi, Near Wave City, WITH KYC: 26.03.2025 Pargana and Tehsil Dadri, District 3. DATE OF INSPECTION: Gautam Budh Nagar, Uttar Pradesh - 25.03.2025

1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION PROPERTY INSPECTION 1. E-AUCTION DATE:

1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE **RESERVE PRICE:** Rs. 9,45,000/-Rupees Nine

Lacs Forty Five Thousand Only). **EARNEST MONEY DEPOSIT:** Rs. 94,500/- (Rupees Ninety Four Thousand Five Hundred Only) **INCREMENTAL VALUE: Rs.** 10,000/- (Rupees Ten

Thousand Only) 201001 For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www. Capriglobal.in/auction/ TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ. 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute

any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s. 4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.

5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.

6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: ramprasad@auctiontiger.net,.

7. For participating in the e-auction sale the intending bidders should register their name at https://sarfaesi.auctiontiger.net well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of **"Capri Global Housing Finance Limited" on or before 26-March-2025.**

9. The intending bidders should submit the duly filled in Bid Form (format available on https://sarfaesi.auctiontiger.net) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited Regional Office Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 latest by 03:00 PM on 26-March-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale- - in the Loan Account No.

10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited

extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.

13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office Office/Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 and the Service Provider for getting declared as successful bidder in the

14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.

15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.

16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire

amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited.

18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids

shall be made taking into consideration of all the statutory dues pertaining to the property. 19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary

proof in respect of payment of all taxes / charges.

20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a

22. The decision of the Authorised Officer is final, binding and unquestionable. 23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.

24. Movable item (if any) lying in the property is not offer with sale. 25. For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Ms. Swati Singh Mo. No. 8960750463 and for further inquiry Ms. Kalpana

later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.

26. This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power

supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: DELHI/ NCR Date: 11-MARCH-2025 Sd/- (Authorised Officer) Capri Global Housing Finance Limited (a) pnb Housing inance Limited

Registered Office: - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web: - www.pnbhousing.com

Janakpuri Branch: C-2/21, First Floor, Mata Chanan Devi Road, Above Bank of Baroda, Janakpuri, New Delhi 110058 Notice 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 horrowers (mortgaged/chicago) of the reconstitution of the reconstitut

borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the 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. Loan No. Name of the Total Outstanding | Nature of Reserve EMD Last Date of Date of Known Encumbe **Description of the** Inspection Borrower/Co-Borrower/ (10% of Submission Incremental Amount **Properties Mortgaged (D)** Auction | rances/Court Cases Guarantor(s)/Legal heirs (A) (RP) (E) | RP) (F) | of Bid (G) if any (K) Time (I) | & Time (J)| Flat No 18, Fourth Floor, Pocket 1, Block B8, Sector 34, Rohini, New Delhi, India, 110085 Rs. 2070672.48 13.03.2025, 27.03.2025 HOU/JAN/0318/510404, B.O.: Rs. Rs. 26/03/2025 Physical **Not Known** Janakpuri, Vikas Chandra / 10.00 AM |,02:00 PM 81600 10000 816000 Kamlésh Chandra 21/04/2023

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. ** To the best kno authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in encumprances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective 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. 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 terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally be on 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 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 property/secured asset shall be resold. 4. C1 INDIA PRIVATE LIMITED 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 Pawan Kumar Contact Number 1800 120 8800, auction@pnbhousing.com encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

Place: Jankpuri, Dated: 11.03.2025 Authorized Officer, M/s PNB Housing Finance Limited

ASIRVAD MICRO FINANCE LTD

CIN U65923TN2007PLC064550 9th and 10th Floor, No 9, Club House Road, Anna Salai, Chennai 600 002. Tamil Nadu. Tel:044-42124493

GOLD AUCTION NOTICE

The borrowers, in specific and the public, in general, are hereby notified that public auction of the gold ornaments pledged in the below accounts is proposed to be conducted at the following branches on 25/03/2025 from 10.00 am onwards. The auction is of the gold ornaments of defaulted customers who have failed to make payment of their loan amount despite being notified by registered letters. Unauctioned items shall be auctioned on any other days without any further notice. Change in venue or date if any) will be displayed at the auction centre and on the company website. The details given below are in the order of Branch Name, Loan Number.

List of Pledges:-

MADHYA PRADESH, BARWANI, ANJAD GL, 330040700000950, 330040750000044, 0046, RAJPUR GL, 340950700000839, BHOPAL, BERASIA GL, 328880 700002295, 2303, 2307, 2312, 2314, 2323, 2324, 2325, 2337, 2341, 2349, 2375, 2380, 2383, 2384, CHHATTARPUR, BADAMALHERA GL, 3297207000014 89, 1494, 1525, DHAR, KUKSHI GL, 329710700000859, 0892, DINDORI, DINDORI GL, 328900700001494, 1496, 1557, GWALIOR, BHITARWAR GL, 34168 0700000632, 0643, 0659, 341680730002331, HOSHANGABAD, BANKHEDI GL MP, 328830700001274, INDORE, SANWAR GL, 329010700000771, 0786, JHABUA, ALIRAJPUR GL, 329540700000917, RANAPUR GL, 329730700000554, MANDSAUR, BHANPURA GL, 329920700000887, MORENA, AMBAH GL, 329620700001036, RAJGARH, KHILCHIPUR-GL, 328430700001130, 328430750000037, PACHORE GL, 328890700001135, 1161, 328890750000011, RAJGARH GL, 328460730002792, SAGAR, RAHATGARH GL, 329930700001381, SEHORE, ICHAWAR GL MP, 328730700001227, 1239, 1245, NASRULLA GANJ GL, 328990700001441, 1443, 1472, 1482, REHTI GL, 329160700001368, 1373, 1412, 329160750000017, SHAJAPUR, KALAPIPAL-GL, 3286307000 01360, 1366, 1384, 1386, 1399, MAKSI GL, 340860700000898, 0917, VIDISHA, KHURWAI GL, 328600750000017, LATERI GL, 341290700000810, 341290 730003202, 3203,

Persons wishing to participate in the above auction shall comply with the following:-

Interested Bidders should submit Rs. 10,000/- as EMD (refundable to unsuccessful bidders) by way of Cash on the same day of auction. Bidders should carry valid ID card/PAN card. For more details, please contact 9542500664

Authorised officer Asirvad Micro Finance Ltd

TATA TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013. Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1St & 2Nd Floor, Lajpat Nagar - Part 2, Above HDFC Bank, New Delhi 110024

> NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 28-03-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said 28-03-2025. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 27-03-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1St & 2Nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.

The sale of the Secured Asset/Immovable Property will be on "as is where condition is" as per brief particulars described herein below;

Sr. No	A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	O/s as on
1,	TCHHF03 62000100 074664	Mr. Pawan Kumar Verma S/o Mr. Ram Krishan Verma. Mrs. Babli Verma W/o Mr. Pawan Kumar Verma	Rs. 1,19,11,871/- (Rupees One Crores Nineteen Lakh Eleven Thousand Eight Hundred Seventy One Only)	Property 1 - Shop No. 28 and Office No. 12 - Rs. 49,00,000/- And Property 2 - Residential House No. 366 (Old) and 430 (New) - Rs. 31,00,000/-	Property 1 - Shop No. 28 and Office No. 12 - Rs. 4,90,000 /- And Property 2 - Residential House No. 366 (Old) and 430 (New) - Rs. 3,10,000	Physical	Rs. 6052608/- (Rupees Sixty Lakh Fifty Two Thousand Six Hundred Eight Only) as on 03-03-2025

Description of the Immovable Property: Property 1-

Mr. Pulkit sharma

S/o Mr. Kapil Dev Sharma

Mrs. Megha Khullar

W/o Mr. Pulkit Sharma

"Greenwoods situated at GH-1, Sector-3, Vasundhara, Ghaziabad, Uttar Pradesh-201012.

 Commercial Shop bearing No. 28 (On Ground Floor) Admeasuring 20.12 Sq. Mtrs (Super Covered Area) and Commercial Office bearing No. 12 (On First Floor) Admeasuring 18.69 Sq. Mtrs. (Super Cover Area), Situated at Property No. 366 (Old) & 430 (New), Situated at Ram Nagar, Pargana Loni, Tehsil & District Ghaziabad (Uttar Pradesh), with all common amenities mentioned in sale deed.

Boundaries: East - Property of Seller (Shop No. 26 & Office No. 13), West - Kothi of Nawab Sahab, North - House of Sri Niwas Ji, South - Comman Passage 11'.

2) Residential House bearing No. 366 (Old) and 430 (New) (Only First Floor without Roof Rights), Part of Plot No. 63, Admeasuring 42.92 Sq. Mtrs., Covered Area 93.89 Sq. Mtrs. Situated at Mohalla Ram Nagar (Ismail Khan), Ward & Pargana Loni, Distt. Ghaziabad (Uttar Pradesh), with all common amenities mentioned in sale deed. Boundaries: East - Property of Surender Singh, West - Kothi of Nawab Sahab, North - Property of Sri Niwas, South - Common Passage 11' Wide, Note:-The bidders are advised to conduct due diligence before submitting the bid.

	MRS. PRANJALI SHARMA W/O MR. ABHINEET VASHISTH,	Hundred Forty Nine Only) 19-02-2022	(Rupees Sixty Three Lakh Only)	Lakh Thirty Thousand Only)	Five Thousand One Hundred Sixty Four Only) as on 05-03-2025
THE STATE OF THE PROPERTY OF THE	of the Immovable Property: All that pie Greenwoods, Plot No. GH – 01, Sector – 0	나 있는데 가는 사람들이 아니라 가게 되었다면 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 되었다.		502, 15th Floor, Admea	suring 1820 Sq. Feet (Super Area), Situated at

63.00,000/-

Rs. 72,50,000/-

Two Lakh Fifty

(Rupees Seventy | (Rupees Seven

Rs. 6,30,000/- Physical

(Rupees Six

Rs. 7,25,000/-

Lakh Twenty

Eight Only) as on 05-03-2025 Thousand Only) Five Thousand 21-10-2022 Description of the Immovable Property: All Piece & Parcels of Residential Flat/Unit bearing No. B-902, 09th Floor, Admeasuring 1990 Sq. Ft., on the building known as

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 28-03-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes

Rs. 1,12,16,359/- (Rupees One Crore

Twelve Lakh Sixteen Thousand Three

Hundred Fifty Nine Only)

MR. ABHINEET VASHISTH Rs. 84,41,149/- (Rupees Eighty Four

S/O MR, RAM KUMAR SHARMA Lakh Forty One Thousand One

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 18-03-2025 between 11 AM to 5.00 PM, with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property, 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s, 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 Email ; info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer. to the below link provided in secured creditor's website https://surl.li/eknps/ for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the

New Delhi

Place:- Delhi Date :- 11-03-2025

undersigned or the Authorised officer for all queries and enquiry in this matter.

Sd/- Authorised Officer Tata Capital Housing Finance Ltd.

Rs. 1,25,75,164/- (Rupees One

Crore Twenty Five Lakh Seventy

Rs. 1,55,03,528/- (Rupees One

Crore Fifty Five Lakh Three

Thousand Five Hundred Twenty

financialexp.epapr.in



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