

**AXIS BANK LIMITED** Axis Bank Ltd, Retail Lending and Payment Group (Local Office/Branch): Axis Bank Ltd-RAC, 3rd Floor, Dhan Trident, PU-4, Block-B, Near Metro tower Indore - 452001.

**POSSESSION NOTICE UNDER RULE 8 (1) (For Immovable Property)**

WHEREAS the Authorized Officer of the Axis Bank Ltd (Formerly known as UTI Bank Ltd.), having its Registered Office: "TRISHUL", Opp Samarshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad- 380006, among other places its Branch office at Retail Lending and Payment Group (Local Office/Branch): Axis Bank Ltd-RAC, 3rd Floor, Dhan Trident, PU-4, Block-B, Near Metro tower Indore - 452001, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice under Section 13(2) of SARFAESI Act calling upon the borrower / guarantors / Mortgagees:-

SL. NO	NAME OF THE APPLICANT / CO - APPLICANT GUARANTORS AND ADDRESS	LIABILITY IN RS	PROPERTIES OFFERED EQUITABLE MORTGAGE AND DATE OF POSSESSION
1	(I) MR. SAGAR HARIYANI S/O Mr. Dharmendra Hariyani (IL) -MR. SUNNY HARIYANI S/O Mr. Dharmendra Hariyani R/O - 265/A, Pashvarnath Nagar, Rto Road, Near Sudama Nagar, Indore M.P. - 456001 Demand Notice Date: 12-06-2024 Loan Account No: PHR004302992196	Rs. 7,66,780 /- (Seven Lakhs Sixty Six Thousand Seven Hundred And Eighty Rupees) Only as on 12-JUN-24 (This amount includes interest applied till 30-JUN-24)	Equitable Mortgage Of All That Pieces And Parcel Of Residential Immovable Property Situated Flat No. 501, 5th Floor, Building No. B-04, Village- Bijalpur, Mr-3, Near Chaitram Square, Ab Road, Dist. Indore. Admeasuring Area - 601 Sq. Ft. In The Name Of Mr. Sagar Hariyani S/O Mr. Dharmendra Hariyani The Boundaries Are As Follows. East :- Open Space, West :- Apartment No. 502, North :- Apartment No. 504, South :- Open Space. Physical Possession Date:- 10-09-2024
2	(I) MR. VIRENDRA DANGI S/O Mr. Shiv Prasad Dangi (IL) MR. AGENDRA DANGI S/O Mr. Shiv Prasad Dangi R/O - Hno. 56, Paras Dham Colony, Chhola Road, Bhanpur, Near Theda Khamba, Bhopal, M.P. - 462010 Demand Notice Date: 12-06-2024 Loan Account No: PHR004402239176	Rs. 17,44,769/- (Seventeen Lakhs Forty Four Thousand Seven Hundred And Sixty Nine Rupees Only) as on 11-JUN-24 (This amount includes interest applied till 30-JUN-24)	Equitable mortgage of all that pieces and parcel of RESIDENTIAL immovable property situated at Plot No. 35, Which Is Situated At Part Of Land Revenue Survey No. 71 & 72, "Prashva Dham", Near Shiv Nagar, Village Bhanpur, Dist. Bhopal. Admeasuring-100.65 Sq. Mtr.. In The Name Of Mr. Virendra Dangi S/O Shiv Prasad Dangi. The Boundaries are as follows. East :- Plot No. 10, West :- Colony Road, North :- Plot No. 34, South :- Plot No.36. Symbolic Possession Date:- 10-09-2024

DATE:- 10.09.2024  
PLACE: MADHYA PRADESH  
SD/- AUTHORIZED OFFICER  
AXIS BANK LIMITED

**pnB Housing** APPEX-IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES 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

Res. Offc:- 9<sup>th</sup> Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Ph:011-23357171, 23357172, 23705414. Web: www.pnbhousing.com

Branch Office: 201 2nd Floor, Megapolis Square, 579, M.G. Road, Indore - 452001

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-B 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 respective borrower(s)/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 the 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 Borrower/Co-Borrower/Guarantor/Legal heirs (A)	Demand Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Increase Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Know Encumbrances/ Court Case if any (K)
0006660004462 Satendra Kumar Yadav / Prabhata Satendra B.O.: Indore	Rs. 1017037.34 as on date 23-09-2023	Physical	Flat No.304, Third Floor, Tower C-01, New York City, Gram Nihalpur Mundi, Indore, Madhya Pradesh, 452001.	Rs. 8,74,000/-	Rs. 87,400/-	26.09.2024	Rs. 10,000/-	20.09.2024 between 12:00 PM to 04:00 PM	27.09.2024 between 01:30 PM to 03:00 PM	*NIL/Not Known

Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. To the best knowledge and information of the 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 the Column No. - K. Further such 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.

(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 pledging in the proceedings/orders passed etc. If any, which is not mentioned in the above mentioned documents 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 bound to deposit 25% of the amount of sale price, (inclusive of earnest money) 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 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 Section 13(4) of the Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the Act and Section 13(4) of the Act. The borrower and guarantor shall be liable to pay the PNBHFL the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL upto the date of publication of the notice for sale of the secured assets by public auction, by involving creditors, tender from public or private treaty. FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Private Limited will be assisting the Authorized officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurugram, Haryana 122003 Website - www.bankauctions.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. VIVEK LODHA, Toll Free No.: 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com

PLACE:- INDORE DATE:- 11.09.2024  
SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

**TATA CAPITAL HOUSING FINANCE LIMITED**

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
Branch Address : TATA CAPITAL HOUSING FINANCE LIMITED 49 Zone II, Near Satyavillas Hotel, M.P Nagar Bhopal - 462016

**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 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 Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) in particular 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 28-09-2024 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 28-09-2024. 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 27-09-2024 till 5.00 PM at Branch address :TATA CAPITAL HOUSING FINANCE LIMITED, 49 Zone II, Near Satyavillas Hotel, M.P Nagar Bhopal 462016.

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.	Loan A/c. No.	Name of Borrower(s) / Co-borrower(s) / Legal Representative/Guarantor(s)	Amount as per Demand Notice and Demand Notice Date	Reserve Price	Earnest Money	Type of possession
1	9434756	Mrs. Neha Devi Nema, Mr. Rahul Kumar Nema	Rs. 21,35,498/- (Rupees Twenty One Lakh Thirty Five Thousand Four Hundred Ninety Eight Only) & 12-01-2016	Rs. 9,00,000/- (Rupees Nine Lakh Only)	Rs. 90,000/- (Rupees Ninety Thousand Only)	Physical
<b>Description of the Immovable Property:</b> All that piece and parcel of the Flat No. 201 Flat admeasuring an area of 83.18 sq mtrs on the second floor of the building Alpine Greenage and other improvements thereon comprised in Sy. No. 529/1, 530/2 in Genkheda Tehsil, Huzur, District Bhopal, Madhya Pradesh (More fully described in the Schedule to sale deed No. 1180 of S R O Bhopal bounded by To the North by: Flat No. 202, To the East by: Road, To the South by: Colony Passage, To the West by: Flat No. 204						
2	9401720	Mrs. Neha Devi Nema, Mr. Rahul Kumar Nema	Rs. 21,22,766/- (Rupees Twenty One Lakh Twenty Two Thousand Seven Hundred Sixty Six Only) & 14-01-2016	Rs. 6,00,000/- (Rupees Six Lakh Only)	Rs. 60,000/- (Rupees Sixty Thousand Only)	Physical
<b>Description of the Immovable Property:</b> All that piece and parcel of the Flat admeasuring an area of 63.85 sq mtrs on the fourth floor, Flat No.404 of the building Alpine Greenage and other improvements thereon comprised in Sy.No.529/1, 530/2 in Genkheda Tehsil, Huzur, District Bhopal, Madhya Pradesh (more fully described in the Schedule to sale deed No. 1180 of S R O Bhopal.						
3	10438566, TCHIN028001 010008601	Mr. Faizan Beg, Mrs. Shanno Hamida Bee	Rs.3,64,585/- (Rupees Three Lakh Sixty Four Thousand Five Hundred Eighty Five Only) is due and payable by you under Agreement no. 10438566 and an amount of Rs.3,36,822/- (Rupees Three Lakh Thirty Six Thousand Eight Hundred Twenty Two Only) is due and payable by you under Agreement no. TCHIN02800010008601 totalling to Rs.7,01,407/- (Rupees Seven Lakh One Thousand Four Hundred Seven Only) & 17-05-2022	Rs. 3,90,000/- (Rupees Three Lakh Ninety Thousand Only)	Rs. 39,000/- (Rupees Thirty Nine Thousand Only)	Physical
<b>Description of the Immovable Property:</b> All the rights, piece & parcel of immovable property bearing Flat No.-EWS16/13, Mahshi Patanjali Parisar, Bda, Godarmau, Ward No-1, Bhopal, Madhya Pradesh, 462001. Admeasuring Area 35.72 Sq.mtr. Bounded as follows:- Bounded :- East :- E-16/16, West :- Open Area, North :- 16/14, South :- Open Area.						
4	10209433	Mr Avtar Singh, Mr Neelesh Khera	Rs. 20,95,207/-, 25-01-2023	Rs. 15,40,000/- (Rupees Fifteen Lakh Forty Thousand Only)	Rs. 1,54,000/- (Rupees One Lakh Fifty Four Thousand Only)	Physical
<b>Description of the Immovable Property:</b> All that property i.e one Flat No T-02/B-02/533 on Fifth Floor, Comprising of flat area is 48 sq mtr situated at "NIRUPAM ROYAL PALM COLONY", on land bearing Khasara No 30/1/111 Measuring 0.047 hectare, 30/1/14 Measuring 0.047 Hectare 30/1/10 Measuring 0.047 hectare, 30/1/113 Measuring 0.047 Hectare, 30/1/23 (Ka-1) Measuring 0.0464 Hectare, 30/1/15 measuring 0.047 Hectare, 30/01/13 measuring 0.047 Hectare, 30/1/4 measuring 0.047 Hectare, 30/1/23/3 Measuring 0.040 Hectare, 30/1/23/2 Measuring 0.036 Hectare, 30/1/9 Measuring 0.047 Hectare, 30/1/4 measuring 0.047 Hectare, 30/1/23/1 Measuring 0.047 Hectare, 30/1/22 Measuring 0.046 Hectare, 30/1/16, Measuring 0.047 Hectare, 30/1/23/1 Measuring 0.046 Hectare, 3/1/1 Measuring 0.283 Hectare, Total Rabka 1.398 Hectare/3.444 Acres situated at Village Jathkhedi, within the Municipal Corporation Bhopal, under Ward No 53 Inside Main Road Bhopal and bounded as follows : Bounded :- East :- Colony Road, West :- Corridor, North :- Flat No T-2/B-2/535, South :- Flat No. T-2/B-2/531						

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

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://bankauctoins.in/> on 28-09-2024 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

**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 not 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 18-09-2024 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. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas 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 through its coordinators Karnataka & Goa, Mob. No.8142000809, srinivas@bankauctoins.in & Telangana & AP Mob No. 8142000664, prakash@bankauctoins.in & Odisha, West Bengal, Chhattisgarh, NE states Mob No. 814200030, pradhan@bankauctoins.in & Tamil Nadu & Kerala Mob No. 8142000735, dinesh@bankauctoins.in & Delhi, NCR, Punjab, Gujarat, Haryana & North states Mob No. 9515160064, prakash@bankauctoins.in & Maharashtra, Gujarat & Madhya Pradesh Mob No. 8142000725, Arjit@bankauctoins.in and Email : info@bankauctoins.in or Manish Bansal, Email Id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number 999078669. 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 <http://suril.icqzq.com> 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 undersigned or the Authorised officer for all queries and enquiry in this matter.

Place : Bhopal  
Date : 12-09-2024  
SD/- (Authorised Officer)  
Tata Capital Housing Finance Ltd.

**pnB Housing** Read. Office:- 9th Floor, Antriksh Bhawan, 22, K.G Marg, New Delhi-110001. Ph:011-23357171, 23357172, 23705414. Website: www.pnbhousing.com

Finance Limited Indore Branch:-201-A & 202, 2nd Floor, Megapolis Building, 579 MG Road, Indore, Madhya Pradesh - 452001

**NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE**

We, the PNB Housing Finance Limited (hereinafter referred to as "PNBHFL") had issued Demand notice U/s 13(2) of Chapter III of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer at below mentioned Borrower(s)/Co-Borrower/Guarantor since your account has been classified as Non-Performing(NPA) Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/interest. The contents of the same are the defaults committed by you in the payment of instalments of principal, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measures under or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the Act and Section 13(4) of the Act. The borrower and guarantor shall be liable to pay the PNBHFL the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL upto the date of publication of the notice for sale of the secured assets by public auction, by involving creditors, tender from public or private treaty. FURTHER, you are prohibited U/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.

Sr. No.	Loan Account No.	Name/Address of Borrower and Co-Borrower(s)	Name & Address of Guarantor(s)	Property (ies) Mortgaged	Date of Demand Notice	Amount (Rs) as on date Demand Notice
1.	NHL/1	Mr./Mrs. LKesh Motiyani (Applicant) & Mr./ Mrs. Sachin Motiyani (Co-Applicant) Residential Address: 35, pragas Paga Flat No 101, 318/5, Mart Regency, Khatiwala Tank, Indore, MP-452001, India. Permanent Address: 35, Pragras Paga Flat No 101, Mart Regency, Khatiwala Tank, Indore, MP-452001, India. Address: 109 Mg Road, Plot No 13/14 Bolyia B.O., Indore, MP-452001. Mortgage Property Address: Flat No 105/3 Indore, Old, 159 New Ground Floor, mg Road, indore, Madhya Pradesh-452007	NA	Plot No 105/3 Old, 159 New Ground Floor, MG Road, indore, Madhya Pradesh-452007, India.	14.08.2024	Rs. 20,63,406.58 (Rupees Twenty Lakh Sixty Three Thousand Four Hundred Sixty Five Eight Paise Only)

Place: Indore, Date: 12.09.2024  
Authorized Officer, (M/s PNB Housing Finance Ltd.)

**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.  
CIN No. : U65922MH2005PLC272501

**POSSESSION NOTICE**

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in therespective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below.

The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S/N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Ishwari Verma, Jasso Bai LP0000000007295 & HL0000000007184	20-Jun-24 Rs.285161 & Rs.675181 as on 13-Jun-24	North Par of House No 28 and 29, Laxmanpuri, Kavelu Kaarkhana, Near Nanakheda to Neelganga Road, Ujain Madhya Pradesh, 456010.	Symbolic Possession Taken on 09-09-2024
2	Sanjay Kumar Sharma, Seema Sharma LP000000029835, HL0000000030433 & LP0000000049711	19-Jun-23 Rs.234637 & Rs.295025 & Rs.132990 as on 12-Jun-23	House Tax Register Par Darj Plot No 15-k, Patwari Haika No 39, Gram Lalakhedi, Tehsil Tarana, Dist Ujain Madhya Pradesh 456668	Physical Possession Taken on 09-09-2024

Date : 12.09.2024  
Place : Ujain  
Authorized officer  
Vastu Housing Finance Corporation Ltd

**Bank of India** Zonal Office: Mig 15 Rajeshwar Building, Shivnagar, Damoh Road Jabalpur Pin Code 482002  
E-mail Id - Jabalpur.ard@bankofindia.co.in

**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 immovable properties as described in column 3 in table hereunder mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorised Officer of Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on 30.09.2024 for recovery of the amount(s), as stated in column 4 of the table hereunder, due to Bank of India (the secured creditor) from the borrowers and Guarantors as mentioned in column 2 of the following table. The reserve price and earnest money deposit will also be applicable as stated in the following table in column 6 & 7 respectively:

**Date of E-Auction - 30.09.2024, Time : 11.00 AM to 5.00 PM**

Name of Branch (1)	Name of Borrower/ Guarantors (2)	Description of Property & Owner Name (3)	Dates of Demand Notice U/s 13(2) & Amount (4)	Date of Possession/Types of Possession (5)	Reserve Price (6)	Earnest Money Deposit (7)
Civil Lines	M/s A.D. Construction Proprietor - Mr Anil Kumar Dubey S/o Mr Ravi Shankar Dubey (Borrower), Mrs Priyanka Dubey W/o Mr Anil kumar Dubey (Guarantor), Mr Ravi Shankar Dubey s/o Mr Sharda Prasad Dubey (Guarantor) Mrs. Indubala Dubey w/o Mr. Ravi Shankar Dubey (Guarantor)	EQM of Property (Residential Flat) situated at FF B-1/2, 1st Floor, DD Complex, JDA Scheme no-05 Deendayal Chowk, Vijay Nagar, Jabalpur-482001, in the name of Mr. Anil Kumar Dubey s/o Mr. Ravi Shankar Dubey. Area 1709.33 Sq. Feet. and Bounded as under: East: Road, West: Road, North: Flat no B-1/1, South: Flat no B-1/3	06.10.2021 ₹ 60,53,303.57/- Interest + Other Charges	03.02.2022 Symbolic	₹ 54,26,000 Lacs	₹ 5,43,000 Lacs
Civil Lines	Mr. Israr Khan S/o Mr. Juman Khan (Borrower) Address: 1081, Near Subbasha Majar, Gohalpur, Jabalpur-482001	EQM of Housing Property Situated at Mouza Gurda, Layout Plot No-K-3, Part of Khasra No-123, N B No-600, PH. No-24/26 (old), 81 (new), New Ward No-74, RN Mandal Maharajpur, Tehsil- Panagar, Dist- Jabalpur (M.P.). Area: 650 sqft. in the name of Shri Israr Khan s/o Juman Khan. and Bounded as under: East: Plot no K2, West: Plot no K4, North: Plot No K9, South: Side Road.	01.05.2018 ₹ 12,14,613/- Interest + Other Charges	17.07.2018 Symbolic	₹ 9,44,000 Lacs	₹ 95,000 Lacs
Kingsway Cantt.	M/s Mehboob Carving Works Through its Prop Mr. Matloob Hassan Ansari (Borrower) Address: Near Ekta Market Old Mandala Road, Ward No 70 Rani Awanti Bai Ward Jabalpur - 482020 (M.P.)	EQM property situated at Mouza Guraiyghat, N.B. No 604, P.H. No 23/27, Kh. No 151/2(Old), After Mutation part of Kh. 151/2/2, Veerangna Rani Awanti Bai Ward No 67, Tehsil & Dist Jabalpur (M.P.) Bounded as Under: East: Property of Naveen Kumar, West: Conservancy, North: Property of Badloo Ram Yadav, South: Side Road.	10.04.2024 ₹ 12,19,689/- Interest + Other Charges	18.06.2024 Symbolic	₹ 41,31,000 Lacs	₹ 4,13,000 Lacs

**DETAILS OF ENCUMBRANCES KNOWN TO THE SECURED CREDITOR: NOT KNOWN**

**TERMS AND CONDITIONS - 1.** Auction Sale / Bidding will be only through "Online Electronic Bidding Process" through the website <https://www.ebkray.in>

2. If required, there shall be unlimited extension of 10 minutes each. Auction would commence on reserve price and bidders shall improve their offers with amount of Rs.10,000/- for all above property(ies). The sale shall not take place at or below reserve price.

3. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

4. The intending bidders should get themselves registered on the abovementioned website. They should make their own inquiries regarding any statutory liabilities, arrears of property tax, electricity dues, etc. relating to the above property(ies) before participating in the auction sale process. The properties are being sold along with all existing and future encumbrances, whether known or unknown to the Bank. The Authorized Officer shall not be responsible in any way for any third party claims / rights.

5. The particulars of Secured Assets specified in the Schedule here in above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

6. The Authorized Officer is not bound to accept the highest bid or any bids or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason therefor, and vary, modify and waive any condition of sale in his absolute discretion, The authorised Officer reserves the right to withdraw the above e-Auction without assigning any reason.

7. For detailed term and conditions of the sale, please refer [www.ebkray.in](http://www.ebkray.in), [www.bankofindia.co.in](http://www.bankofindia.co.in), or contact : Shri Sushant Dongre (Mob. No. 7580888800), Manager ARD, Bank of India Zonal Office Jabalpur.

8. This publication is also a 15/30 days notice to the above mentioned borrower(s) / Guarantor(s) / Mortgageor(s).

9. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194-IA of Income Tax Act if the aggregate of the sums credited or paid for such consideration is Rs. 50 lakhs or more. TDS should be filed online by filing form 260B & TDS Certificate to be issued in form 16 B. The purchaser has to produce the proof of having deposited the income tax into the government account.

Date: 11.09.2024, Place : Jabalpur  
Authorized Officer, BANK OF INDIA

**MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED**

**POSSESSION NOTICE (Appendix IV) Rule 8(3)**

Whereas the Authorized officer of Manibhavnam Home Finance India Pvt. Ltd., a (hereinafter referred to as "MBHF"), MBHF, which has duly been authorised by the Central Government, vide a notification dated 17.06.2021, to be treated as a Financial Institution, for the purposes of the "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, having its registered office at- 2nd Floor, N-2, South Extension Part-1, New Delhi- 110049, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 OF 2002) (hereinafter referred to as "Act") and in exercise of the powers conferred under Section 13(2) of the Act read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice to the following borrowers and co-borrowers to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower/guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on as per under mentioned Date. The borrower 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 "MBHF" and interest other charges thereon. The amount of the Borrower is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

Name & Address of Borrower/Co-Borrower: 1. Madhu Bai Patidar W/O Sagar Mai Patidar, 19, Gram Mankund, District Dewas Tehsil Hattipalya, Dewas, Madhya Pradesh, Pin Code-455001. 2. Sagar Patidar S/O Parvat Singh Patidar 3. Aravt Singh S/O Bhagirthi Both At - Gram Mankund, District Dewas Tehsil Hattipalya, Dewas, Madhya Pradesh, Pin Code-455001. Sr. No. 3 Also At : Makaan No. 47, Gram Mankund, Dewas Mankund, Madhya Pradesh - 455223.

Demand Notice Dated : 02.02.2024, Date of Possession : 09.09.2024  
Amount of Demand Notice : Rs. 11,77,473.58/- as on 22.02.2024

Details of Property : Property No. 01 - All That Piece And Parcel Of Property House/Plot No. 76, Situated P.H. No. 07, Ward No. 02, Gram Mankund, Tehsil Hattipalya Dist. Dewas, Madhya Pradesh. As Bounded:- East: Land Of Gabbu Singh North: House Of Arjun Singh West: Common Road South: House Of Pritu Pathan. Total Area: 2160 Sq. Ft. 200.74 Sq. Mt. Property No. 02 - All That Piece And Parcel Of Property House/Plot No. 09, Situated P.H. No.