

India Shelter **INDIA SHELTER FINANCE CORPORATION LTD.**
 Home Loans Registered Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-120022.
 Branch Office: Bp-49, First Floor, Neelam Bala Road, Nir Faridabad-121001, No. 18, 1st Floor, District Centre, Sanjay Nagar, Ghaziabad, Uttar Pradesh - 201002, 167/1, Ground Floor, Krishna Tower, Mangal Pandey Nagar, Doctor Vivek Jain, Meerut, Uttar Pradesh-250002, Office No- 4.5,6,7, First Floor, Shree Ram Palace, Bhoja Market, Sector-27, Near Vinayak Hospital, Atta, Gautam Buddha Nagar, Noida - 201301, Uttar Pradesh, s, 173, Nehru Nagar, First Floor, B.s.m Chowk, Roorkee - 247667, 59, D/162, Civil Line, Second Floor, Above Bala Showroom, Rudrapur, 261353

PUBLIC NOTICE- 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 India Shelter Finance Corporation (Ishfc) (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), co-borrower(s) and guarantor(s) or their legal heirs representatives that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (secured creditor), will be sold on 31/07/2024 (on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER 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 sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 30-JULY-2024 till 5 PM at Branch/Corporate Office, Bp-49, First Floor, Neelam Bala Road, Nir Faridabad-121001, No. 18, 1st Floor, District Centre, Sanjay Nagar, Ghaziabad, Uttar Pradesh - 201002, 167/1, Ground Floor, Krishna Tower, Mangal Pandey Nagar, Doctor Vivek Jain, Meerut, Uttar Pradesh-250002, Office No- 4.5,6,7, First Floor, Shree Ram Palace, Bhoja Market, Sector-27, Near Vinayak Hospital, Atta, Gautam Buddha Nagar, Noida - 201301, Uttar Pradesh, s, 173, Nehru Nagar, First Floor, B.s.m Chowk, Roorkee - 247667, 59, D/162, Civil Line, Second Floor, Above Bala Showroom, Rudrapur-261353

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LAGZCLLONS000504439/AP-10097583	Mr./ Mrs. FAKHER CHAND, Mr./ Mrs. ADITYA CHAND	17.11.2023 Rs. 573883/- (Rupees Five Lakh Seventy Three Thousand Eight Hundred Eighty Three Only)	SYMBOLIC POSSESSION	Rs. 11,00,000/-	Rs. 1,10,000/-
CHL10002069 & AP-0642748 & AP-10059655	MR./ MRS. UMA RAY, MR./ MRS. RANJAN RAY	13.10.2022 Rs. 638988.71/- (Rupees Six Lakh Eight Thousand Eighty Eight Paise Seventy One Only)	SYMBOLIC POSSESSION	Rs. 9,00,000/-	Rs. 90,000/-
LA28CLLONS0005031638/AP-079303 & AP-10061980	MR./ MRS. ANJULA RAWAT, MR./ MRS. MANOJ RAWAT, MR./ MRS. RAGHUNATH SINGH RAWAT	20.06.2022 Rs. 223149.11/- (Rupees Twenty Two Lakh Thirty One Thousand Four Hundred Ninety Nine Paise Eleven Only)	SYMBOLIC POSSESSION	Rs. 18,00,000/-	Rs. 1,80,000/-

Description Of Property: All Piece And Parcel Of All The Pieces And Parcel Of Vill - Raipur Banger Kh. No-314 Pargana & Tehsil - Dadri, District- Gautam Buddha Nagar Up Area-109 Sq Feet, Boundary- East: Road 10 Ft, West: Plot Of Indraj, North: House Of Bala W/o Jagdish, South: House Of Munna W/o Narayan

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LA28CLLONS0005031638/AP-079303 & AP-10061980	MR./ MRS. ANJULA RAWAT, MR./ MRS. MANOJ RAWAT, MR./ MRS. RAGHUNATH SINGH RAWAT	20.06.2022 Rs. 223149.11/- (Rupees Twenty Two Lakh Thirty One Thousand Four Hundred Ninety Nine Paise Eleven Only)	SYMBOLIC POSSESSION	Rs. 18,00,000/-	Rs. 1,80,000/-

Description Of Property: All Piece And Parcel Of Khasra No.352 Min Measuring Area 179.55 Square Meter. Situated At Village Vijaynagar, Tehsil Kudrapur Dist. Udhham Singh Nagar. BOUNDARY:-East Land Of Vendor, West-Rasta, North-Rasta, South-Land Of Ashutosh.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LA28CLLONS0005031638/AP-079303 & AP-10061980	MR./ MRS. ANJULA RAWAT, MR./ MRS. MANOJ RAWAT, MR./ MRS. RAGHUNATH SINGH RAWAT	20.06.2022 Rs. 223149.11/- (Rupees Twenty Two Lakh Thirty One Thousand Four Hundred Ninety Nine Paise Eleven Only)	SYMBOLIC POSSESSION	Rs. 18,00,000/-	Rs. 1,80,000/-

Description Of Property: All The Piece And Parcel Of The Land Bearing Plot No.44 Khasra No.27/1 Area 167.22 Sq. Mt. Situated At Durga Enclave Mauza Kaulakha Tehsil And Dist. AGRA BOUNDARY:- East- Plot No-45, West - Plot No-43, North- Other Land, South-20 Ft.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HL28CHLONS0005013262/AP-10037810	MR./ MRS. DEEPESH, MR./ MRS. SURAJ	14.12.2022 Rs. 818454.75/- (Rupees Eight Lakh Eighteen Thousand Four Hundred Fifty Four And Seventy Five Paise)	SYMBOLIC POSSESSION	Rs. 7,70,000/-	Rs. 77,000/-

Description Of Property: All Piece And Parcel Of Khasra No-92, Nagla Jassa, (Chak Soyam), AGRA UP-282001 BOUNDARY:- Towards East - Land Of Others Towards West - Road And Exit 10 Feet Wide Towards North - Plot Of Man Singh Towards South - Land Of Others

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LA28CLLONS0005003001/AP-0933424	MR./ MRS. GEETA DEVI, MR./ MRS. RAJ KAIM	14.07.2021 Rs. 703813.17/- (Rupees Seven Lakh Three Thousand Eight Hundred Thirteen And Seventeen Only)	SYMBOLIC POSSESSION	Rs. 6,00,000/-	Rs. 60,000/-

Description Of Property: All That Piece And Parcel Of Property Bearing H No.46/756 Rannagar, Jagdish Pura, AGRA U.P.282002 Area Of Property 62.70 Sq. Mt. East- House Of Ram Singh, West- Gali 3 Ft. Wide & Exit, North- House Of Khachera, South-Rasta & Exit 9 Ft. Wide

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HL11MILONS0005014019/AP-10035623	MR. Raj Namita, Mr. Raj Kumar	26.12.2023 Rs.19,76,562.90/- (Rupees Nineteen Lakh Seventy Six Thousand Five Hundred And Sixty Two And Ninety Six Paise Only)	SYMBOLIC POSSESSION	Rs. 18,00,000/-	Rs. 1,80,000/-

Description Of Property: All Piece And Parcel Of Property 3rd floor with roof Terrace rights measuring 51.83 sq mtr, West property no 137 (no 28/2B), Khasra no 316/714/1, Gali no 3, Jwala nagar, Shahdara, Delhi-110032, Boundry - East - Property Of Others, West - Property Of Others, North- Property Of Others, South - Gali.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
CHL10000461/AP-10003662	MR./ MRS. Poonam Jain, MR./ MRS. Sanjeev Jain	13.4.2021 Rs.58,263.85/- (Rupees Five lakh eighty-two thousand three hundred thirty five and eighty five paise Only)	SYMBOLIC POSSESSION	Rs. 8,00,000/-	Rs. 80,000/-

Description Of Property: All Piece And Parcel Of Property bearing plot no 19 & 20 KH No- 534 BANKE GURU LAXMI NAGAR, MOZE, DIHANDUPURA CHUNGI BAHR, AGRA UP.282010

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LA24LALONS0005008179 & LAROECLONS0005043533/AP-10014717 & AP-10097865	MR./ MRS. PRIYA MOHTI, MR./ MRS. MOHTI PANDHI, MR./ MRS. ANIL PANDHI	16.09.2022 Rs. 5388508.34/- (Rupees Fifty Three Lakh Eighty Eight Thousand Five Hundred Eighty Paise Thirty Four Only)	SYMBOLIC POSSESSION	Rs. 45,00,000/-	Rs. 4,50,000/-

Description Of Property: All Piece and Parcel Property Bearing One Shop And Residential Premises On 1st Floor And 2nd Floor Along With Basement Constructed On Land Measuring In East 6 Feet 7 Inch In West 14 Feet 3 Inch In North 27 Feet 4 Inch In South 23 Feet 1 Inch Total Area 292.277 Sq. Feet 5/8 Part Le 146.138 Sq. Feet, Pertaining To Part Of House Tax No-783 Situated In Mohalla Paschim Amber Taluk Roorkee With In Limit Of Nagar Nigam Roorkee Pargana And Tehsil Roorkee Dist Haridwar. BOUNDARY:- East - Way Of 7 Feet, West - Way, North - Remaining 5/8 Part Of The Property, South - Way Of 7 Feet 7 Inch

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
CHL100004243 & LA11ECLONS0005040664/AP-0799771 & AP-10084353	MR./ MRS. SHAKUNTALA DEVI, MR./ MRS. SHESHMANI SHARMA	22.09.2022 Rs. 409827.66/- (Rupees Four Lakh Nine Thousand Eight Hundred Twenty Seven Paise Sixty Six Only)	SYMBOLIC POSSESSION	Rs. 12,00,000/-	Rs. 1,20,000/-

Description Of Property: All Piece And Parcel Of Part Of Plot No 15 Khasra No. 122, Area 50.16 Situated At Nagla Albitiya Lohamandi Ward, AGRA BOUNDARY:- East- Land Of Shri Rannveer, West-Rasta 25 Ft Wide And Exit, North-Plot No. 16, South- Remaining Part Of Plot No. 15.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LA28CLLONS0005007174/AP-10012273	MR./ MRS. SUSHMA KUMARI, MR./ MRS. BHARAT SINGH	13.04.2021 Rs. 3116680.34/- (Thirty One Lakh Sixteen Thousand Six Hundred Eighty And Thirty Four Paise Only)	SYMBOLIC POSSESSION	Rs. 30,00,000/-	Rs. 3,00,000/-

Description Of Property: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING KHASRA NO-225/2 HOUSE NO-51/10K/3H, MAUJA JOGIPURA AVADI WEST ARJUN NAGAR, AGRA UP-282001

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
CHL100004574/AP-0783493	MR./ MRS. ANITA SARKAR, MR./ MRS. BABURAM SARKAR	24.03.2022 Rs. 1031851.9/- (Rupees Ten Lakh Thirty One Thousand Eight Hundred Fifty One Paise Ninety Only)	SYMBOLIC POSSESSION	Rs. 12,00,000/-	Rs. 1,20,000/-

Description Of Property: ALL THAT PIECE AND PARCEL OF PROPERTY BEARING KHET NO 26 MIN GRAM MANPUR PASHCHIM, PARGANA BHAWAR CHHA-KHATA, TEHSILDWARDI DISTT NAINITALUK 261339.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LP200006034/AP-0429232	MR./ MRS. Geeta Sharma, MR./ MRS. Satish Chand Sharma	30.3.2021 Rs. 475523.99/- (Rupees Four lakh seventy five thousand five hundred thirty two and ninety nine paise Only)	SYMBOLIC POSSESSION	Rs. 4,00,000/-	Rs. 40,000/-

Description Of Property: All Piece And Parcel Of Plot No. 59a, Devi Enclave Colony, Near Nagla Asha, Khasra No. 1998, 1996, 1997, 1999, 2000, 2001, 2003, 2004, 2005, 2007, Mauza- Pota, Tehsil - Etmadpur, AGRA East: Plot No. 60, West : Plot No. 59, North : Others Plot, South : 20 Feetwide Rasta

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LA11CLLONS0005042911/AP-10093116	MR./ MRS. Kushma, MR./ MRS. Narendra Singh	13.12.2023 Rs. 24,11,785/- (Rupees Twenty Four Lakh Eleven Thousand Seven Hundred Eighty Five Only)	SYMBOLIC POSSESSION	Rs. 22,00,000/-	Rs. 2,20,000/-

Description Of Property: All That Piece And Parcel Of Property Bearing Kh. No-709, Mohalla - Gautamparkkhasa- Dadri, Pragna + Tehsil -Dadri-Gautam Budh Nagar, UP-20130. BOUNDARY:- East: House Of Others, West: House Of Others, North: Road 12 Ft, South: House Of Others

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
CLAI00003327/AP-0712361	MR./ MRS. DEEKSHA W/O SUDHIR KUMAR, MR./ MRS. SUDHEER KUMAR	07.10.2019 Rs. 107390.94/- (Rupees Seventeen Lakh Seven Thousand Three Hundred Ninety and Fourteen Paise)	SYMBOLIC POSSESSION	Rs. 15,35,000/-	Rs. 1,53,500/-

Description Of Property: All That Piece and parcel of property bearing a plot of land measuring total area 1250 sq. Feet or 116.17 sq. Mtrs bearing at house tax register no old 16/8 and new 53 situated in malpur latipur andr hadood (Adarsh Nagar) within the limit of nagar nignam roorkee pargana & tehsil roorkee, Dist Haridwar, Bounded as :- East- House of dharmveer singh dhann West- House of Ravindra Kumar, North- Road 11.6 Feet wide, South- House of Other

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HL14CHLONS0005008356/AP-10012850	MR./ MRS. RAJ W/O KUMARI W/O RAJARAM, MR./ MRS. PANKAJ KUMAR SHAKATA	16.07.2022 Rs. 1413856.45/- (Rupees Fourteen Lakh Thirteen Thousand Eight Hundred Fifty Six Paise Fourty Five Only)	SYMBOLIC POSSESSION	Rs. 10,20,000/-	Rs. 1,02,000/-

Description Of Property: All Piece and Parcel Property Bearing Plot No. 48, Middle Of Khasra No. 232, Mohalla Nai Mandi, Kawambhera, Pargana And Tehsil An Zila Meerut-20002 Area Of Property 95.09 Sq. Mtrs. BOUNDARY:- East- 27.74 Ft./ House Of Ramesh Chand, West- 22.74 Ft./ Rasta Area 16 Ft. Wide, North- 45 Ft./ House Of Vijay Pal & Godavari Devi & Ajay, South- 45 Ft./ Plot Of Uma Begu.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HLGZCLLONS0005038865 & LAGZCLLONS0005041385/AP-10082972 & AP-10084173	MR./ MRS. SUSHMA, MR./ MRS. CHAINPAL	20.06.2023 Rs. 1956201.29/- (Rupees Fifteen Lakh Six Thousand Two Hundred One Paise Thirty Nine Only)	SYMBOLIC POSSESSION	Rs. 14,00,000/-	Rs. 1,40,000/-

Description Of Property: All Piece and parcel of plot no 24/2 Khasra no no 652, Situated at Pal Vihar Village Dorthi Khurd, Loni, Tehsil And Dist Ghaziabad Uttar Pradesh Area 50 sq. yards Boundary:- East- Rasta 15 Ft, West- Plot Of Other, North- Plot Of Other, South- Plot of other owner.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LAGZCLLONS0005048079/AP-10014569	MR./ MRS. NISHA, MR./ MRS. GOLAK GIRI	19.08.2023 Rs. 908404/- (Rupees Nine Lakh Eight Thousand Four Hundred Eighty One Only)	SYMBOLIC POSSESSION	Rs. 7,00,000/-	Rs. 70,000/-

Description Of Property: All Piece And Parcel Of All The Piece And Parcel Of Property Comprising Of A Second Floor Of Property No. 1235 12/1 A, Having An Area Of 40.15 Sq. Meters, Situated At Village Sudi Khampur Being Situated In Unauthorized Colony Baljeet Nagar New Delhi 8 Colony Regn. No21 - (Loop, Hereinafter Referred To As The "Said Property Boundary:- East: Other's Property West: Portion Of Said Property North: Gali South: Other's Property

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
CLAI00002461/AP-0677809	MR./ MRS. SHASHI W/O LATE SH. SUNIL KUMAR, MR./ MRS. VIKRANT TYAGI	11.11.2019 Rs. 525,170/- (Rupees Five Lakh Two Hundred Seventy)	SYMBOLIC POSSESSION	Rs. 8,50,000/-	Rs. 85,000/-

Description Of Property: All That piece and parcel of property bearing one plot of land measuring in east 26 Feet 8 Inch, In West 26 Feet 8 Inch, In North 27 Feet 1 South 27 Feet Area is 720 Sq. Feet, Pertaining to Khasra no 352, Situated at Village Douthi Kalynpur Mischkhan, Pargana & Tehsil Roorki, Dist Haridwar Bounded as:- East- Way 12 Foot, West- Plot of Smt. Anupam, North-Plot of SMT Nisha Gupta, South-Plot of Smt. Shashi bhandari

Terms and conditions:
 1) The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: Bp-49, First Floor, Neelam Bala Road, Nir Faridabad-121001, No. 18, 1st Floor, District Centre, Sanjay Nagar, Ghaziabad, Uttar Pradesh - 201002, 167/1, Ground Floor, Krishna Tower, Mangal Pandey Nagar, Doctor Vivek Jain, Meerut, Uttar Pradesh-250002, Office No- 4.5,6,7, First Floor, Shree Ram Palace, Bhoja Market, Sector-27, Near Vinayak Hospital, Atta, Gautam Buddha Nagar, Noida - 201301, Uttar Pradesh, s, 173, Nehru Nagar, First Floor, B.s.m Chowk, Roorkee - 247667, 59, D/162, Civil Line, Second Floor, Above Bala Showroom, Rudrapur-261353 between 10.00 a.m. to 5.00 p.m. on any working day.
 2) The immovable property shall not be sold below the Reserve Price.
 3) All the bids/ tenders submitted for the purchase of the above property shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be returned to the unsuccessful bidders after auction.
 4) The highest bidder shall be declared as a 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 the discretion of the Authorized Officer to decline/ acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so.
 5) The prospective bidders can inspect the property on 26-July-2024 between 11.00 AM and 5.00 PM with prior appointment.
 6) The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorized Officer within 24 hours, and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty.
 7) 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 Authorized 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 is a Sunday or other holiday, then on the first working day after the 15th day.
 8) 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 India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.
 9) The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property.
 10) 12% of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.
 11) Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
 12) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
 13) The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.
 14) Interested bidders may contact Mr. Sudhir Tomar at Mob. No. + 91 98184 60101

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above mentioned Borrowers/Mortgagors/guarantors are hereby notified 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.

Date: 14.07.2024 For India Shelter Finance Corporation Ltd Authorized officer
 Place: DELHI, NCR, AGRA, UTTARAKHAND Mr. Sudhir Tomar at Mob. No. + 91 98184 60101

pnb Housing **E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)**
 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
 Registered Office: - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones-011-23357171, 23357172, 23705414, Web - www.pnbhousing.com
 Lucknow Branch:- Lucknow Branch:-PNB Housing Finance Limited, 307 & 308, 3rd Floor, Commercial Complex, Cyber Heights, Vibhuti Khandi Gomat Nagar Lucknow -226010
 Notice is hereby given to the Public in General And In Particular To The Borrower(s) & Guarantor(s) Indicated in Column No-4 That The Below Described Immovable Property (ies) Described In Column No-4 Mortgaged/charged To The Secured Creditor, The Constructive/Physical Possession Of Which Has Been Taken 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 Borrowers/ Mortgagor(s) (since Deceased) As The Case May Be Indicated In Column No-4 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 Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A) Demanded 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 Incremental Rate (H) Inspection Date & Time (I) Date of Auction & Time (J) Known Encumbrances/Court Cases If any (K)
 HOU/LUC/071/895853, B.O.Lucknow, Rahul Tiwari/Mrs./Mrs. Mihira W/o Ruchi Tiwari Rs. 29,31,867.35/- as on 11/10/2023 Symbolic Possession Plot No 14, Khasra no 153 SA, Village Bahadurpur, Ward Shankarpurva, Ashishkpur Colony, Kursi Road Lucknow 226021 Rs. 203400 Rs. 203400 29/07/2024 Rs. 10,000 20.07.2024, 10:00 AM to 5:30 PM 30.07.2024, 12:30 PM Not Known
 *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 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/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 bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) 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. C.I INDIA PRIVATE LIMITED would 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 120023 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 Anupam Tripathi, 1800 2800, auction@pnbhousing.com is authorised person of PNBHFL or refer to www.auction@pnbhousing.com
 Place : Lucknow , Date : 14-07-2024 Authorized Officer, M/s PNB Housing Finance Limited

pnb Housing **E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)**