

बैंक ऑफ महाराष्ट्र Bank of Maharashtra

Noida Zonal Office: B-192/A, Block B Sector 52, Noida Gautam Buddha Nagar, Uttar Pradesh -201301

Head Office: Lokmangal, 1501, Shivajinagar, Pune-5

POSSESSION NOTICE [Rule – 8 (1)] (For Immovable Property)

Whereas, the undersigned being the Authorized Officer of the Bank of Maharashtra under the securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice dated mentioned below calling upon the borrower and guarantor to repay outstanding amount (mentioned below) within 60 days from the date of receipt of the said notice. The notice was sent by Registered AD post and Speed Post.

The borrower having failed to repay the amount, the undersigned has taken **Symbolic Possession** of the properties described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said rules on dates mentioned below. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of Bank of Maharashtra, Branch for an amount herein above mentioned.

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

S. No.	Name & Address of Borrowers & Guarantor (S)	Details of Property	Date of Demand Notice Date of Possession Notice	Amount Due
SECTOR 19, NOIDA Branch				
1.	M/S WESTERN SPIRIT & LIQUOR - Borrower AC-14N, 1st floor, Above Canara Bank, Ansal Golf Link-1, Greater Noida, PIN-201310 Partners and/or Guarantors - 1-5 1. Mr. Ashish Singh Solanki 1. Mr. Ashish Singh Solanki 2. Mr. Mohit Singh Solanki Mahesh Singh, Chachoi, Bulandshahr, Uttar Pradesh - 203131 3. Mr. Surajpal Singh B-142, Sector -P-3 Greater Noida, PIN-201310 4. Mrs. Gargi Solanki R/O- 23, Alpine SAS Ltd, IAS Society, P-2, Omega 1, Kasana, Greater Noida, PIN-201310 5. Mrs. Rajvati R/O- 23, Alpine SAS Ltd, IAS Society, P-2, Omega 1, Kasana, Greater Noida, PIN-201310	Name of Owner: M/S WESTERN SPIRIT & LIQUOR through its partners Details of Property: Plot No. 116 at Block-D, Sector/Village Chuharpur Khadar, Area-780 Sqr. Mtr. Greater Noida, property owned by M/S WESTERN SPIRIT & LIQUOR, Bounded as following :- North East- 7.5 Mtr Wide Road, South East- Plot No.117, North West- Plot No. 115, South West- 7.5 Mtr wide Road	24.06.2024 20.09.2024	Rs. 2,46,43,258.00 + interest and other charges / expenses w.e.f. 24.06.2024

Date - 23.09.2024 Authorized Officer

Piramal CAPITAL & HOUSING FINANCE LTD.
(Formerly Known as Dewan Housing Finance Corporation Ltd.) CIN:L65910MH1984PLC032639

Registered Office: Unit No.-501,6th Floor, Piramal Amli Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurja (West), Mumbai-400070 - T +91 22 3802 4000. Branch Office: Unit No. 6 & 8, First Floor, Raksha Business Centre, Ambala Chandigarh Highway, Zirakpur, Pin Code: 146063

APPENDIX IV SYMBOLIC POSSESSION NOTICE (for immovable property)

Whereas, the Authorized Officer of Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand notice calling upon to the Borrower(s), Co-Borrower(s), Guarantor(s) to repay the amount mentioned in the notice together with interest at contractual rate and expenses, cost, charges etc. due thereon till the date of payment within 60 days from the date of receipt of the said notice. Subsequently, Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) assigned the financial assets pertaining to Borrower(s) together with the underlying security interest created therefor along with all rights, title and interest thereon in favour of JMFARC Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya - Trust (hereinafter referred to as "JMFARC" under the provisions of the SARFAESI Act vide an assignment agreement dated March 29, 2023 (hereinafter referred to as "Assignment Agreement"). The Borrower having failed to repay the amount, notice is hereby given to the Borrower(s), Co-Borrower(s), Guarantor(s) and the public in general that the undersigned, being the Authorized Officer of JMFARC has taken possession of the property described herein below, in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of JMFARC for an amount as mentioned herein under with interest thereon till the date of repayment. The borrower(s), Co-Borrower(s), Guarantor(s) attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Borrower(s), Co-Borrower(s), Guarantor(s)	Description of secured asset (immovable property)	Demand Notice Date and Amount	Date of Physical Possession
1.	(Loan Code No.-9700007334), Dehradun-Branch), Gautam G (Borrower) / Shrinivas S (Co-Borrower)	Kh No 5670 & 5671 NA Mauza Roasool Pur Mauza Roasool Pur Pargana Pachwa Doon Dehradun Uttarakhand IN 248001	20/02/2024 for Rs. 61,72,004/- (Rupees Six Lacs Seventeen Thousand Two Hundred Four Only)	17/09/2024
2.	(Loan Code No.-9700007202), Dehradun-Branch), Gautam G (Borrower) / Shrinivas S (Co-Borrower)	Kh No 5670 & 5671 NA Mauza Roasool Pur Mauza Roasool Pur Pargana Pachwa Doon Dehradun Uttarakhand IN 248199	20/02/2024 for Rs. 31,19,959.38/- (Rupees Three Lacs Nineteen Thousand Nine Hundred Fifty Nine and Thirty Eight Paise Only)	17/09/2024
3.	(Loan Code No.-HLSA000598EE), Haridwar-Branch), ANKUR KUMAR (Borrower) / NETRAPAL (Co-Borrower)	Part of plot no. 166 Kharsa No. 16 MI Tirupati Enclave Dadapur Govindpur Pargana Roorkee Tirupati Enclave Dadapur Govindpur Pargana Roorkee 249402	28/05/2024 for Rs. 16,26,615/- (Rupees Sixteen Lacs Twenty Six Thousand Six Hundred Fifteen Only)	17/09/2024
4.	(Loan Code No.-M0076140), Haridwar-Branch), GOURAV KUMAR (Borrower) / RAJBALADHIMAN (Co-Borrower)	Khata no-109 Kharsa no-286MI Situated At Shyamrup Noaba Situated At Shyamrup Noabad 249408	23/04/2024 for Rs. 15,45,786/- (Rupees Fifteen Lacs Forty Five Thousand Seven Hundred Eighty Six Only)	17/09/2024
5.	(Loan Code No.-2860001696), Haridwar-Branch), Sapna (Borrower)	Part Of Kharsa No.- 534, NA Bhangeri Mahawatpur, Bhangeri Mahawatpur, Roorkee, Haridwar Uttarakhand IN 247666	26/03/2024 for Rs. 15,83,989.17/- (Rupees Fifteen Lacs Eighty Three Thousand Nine Hundred Eighty Nine and Seventeen Paise Only)	17/09/2024

Date: 24.09.2024 (Authorized Officer) Piramal Capital & Housing Finance Ltd.

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 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 Authorized Officer of TCHFL, will be sold on 10-10-2024 as "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 10-10-2024. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorized Officer of the TCHFL on or before 09-10-2024 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	Loan Ac. No and Branch	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
1.	10285074	Mr. Mohd Irfan Sio Mr. Rahat Ali Mrs. Kishwar Jahan W/o Mr. Mohd Irfan	Rs. 41,62,289/- (Rupees Forty One Lakh Sixty Two Thousand Two Hundred Eighty Nine Only)	Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)	Rs. 2,50,000/- (Rupees Two Lakh Fifty thousand Only)	Physical

Description of the Immovable Property: All that piece and parcel of the All Piece & Parcels of Built up free hold Flat bearing no. B-14/35-2, on Second Floor, with roof rights, area measuring 70 Sq. Yards. i.e. 58.53 Sq. Mtrs under M.I.G. Category, One Dwelling Unit As is where is, With the Common Rights of Stairs, Passage and Other Common Facilities, bearing Property No. B-14/3, Built on Part of Plot No. B-14, Out of Kharsa No. 1076/5/2/272, Situated at Dilshad Extension No. 01, now known as Dilshad Colony in the Area of Village Jhimli Tahipur, Ilaga Shahrada, Delhi together with the undivided proportionate freehold rights of the land with all common amenities mentioned in Sale Deed Bounded - East - Road West - Part of Plot No. B-14 North - Plot No. B-13 South - Part of Plot No. B-14

At the Auction, the public generally is invited to submit their bids (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 Authorized 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 will take place through portal <https://bankauctions.in/> on 10-10-2024 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 at once again be put up to auction subject to the discretion of the Authorized 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 Authorized 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 Authorized 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 Authorized Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 27-09-2024 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 Authorized 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 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 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 arrears 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, Mrs. A.CIousa, Block No.605 A, 6th Floor, Maltrivnam Commercial Complex, Amerpet, Hyderabad - 500038 through its coordinators Karnataka & Goa, Mob. No.8142000809, srinivas@bankauctions.in & Telangana & AP Mob No.8142000064, prakash@bankauctions.in & Odisha, West Bengal, Chhattisgarh, NE states Mob No. 8142000300, pradhan@bankauctions.in & Tamil Nadu & Kerala Mob. No. 8142000735, dhinesh@bankauctions.in & Delhi, NCR, Punjab, Gujarat, Haryana & North states Mob No. 9515160064, prakash@bankauctions.in & Maharashtra, Gujarat & Madhya Pradesh Mob No. 8142000725, Anjali@bankauctions.in and Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorized Officer Mobile No.8589893696. Please send your query on WhatsApp Number - 9990786693. TDS of 1% will be applicable and payable by the highest bidder above 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://surl.li/wkqvzy> 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 Authorized officer for all queries and enquiry in this matter.

Date: Delhi & UP Sd/- Authorized Officer, Tata Capital Housing Finance Ltd.

UGRO U GRO CAPITAL LIMITED
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurja, Mumbai 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) / SECURED ASSET(S) UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Secured Asset(s) mortgaged / charged to U Gro Capital Limited ("Secured Creditor"), the possession of which has been taken by the authorized officer of Secured Creditor, will be sold on "As is what is" and "As is where is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Details of Borrower(s) / Guarantor(s)	Details of Demand Notice	Details of Auction
1. Shaji Industries 2. Mr. Akash Atri 3. Mrs. Laxmi Devi Loan Account Number: HCFDELS00001001629	Date of Notice: 11-01-2023 Outstanding Amount: Rs. 43,31,174/- as on 11-01-2023	Reserve Price: Rs. 1,03,90,000/- EMD: Rs. 10,39,000/- Last date of EMD Deposit: 11-10-2024 Date of Auction: 12-10-2024 Time of Auction: 11 AM to 01 PM Incremental Value: Rs. 1,00,000/-

Description of Secured Asset(s):
"All the piece and parcel of the immovable property being Land area measuring 65 Sq. Yds. and construction thereon, Situated at Khata No. 164, Kharsa No. 501 & 500K, Main Dadr Surajpur Road (Noida Dadr Road), Village Devla, Pargana & Tehsil Dadr, District Gautam Budh Nagar, Uttar Pradesh-201306."

For detailed terms and conditions of the sale, please refer to the link provided at ugrocapital.com or contact the undersigned at ugrolitigation@ugrocapital.com
Date : 24.09.2024. Place: Noida Sd/- Soham Bhattacharya (Authorised Officer) For UGRO Capital Limited

POSSESSION NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LTD.
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Whereas, the Authorized Officer of the Secured Creditor mentioned herein, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as mentioned below calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The notice was sent by Registered AD post and Speed Post.

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

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

Sl No	Name of Assignor	Name of Trust	Loan Account Number	Borrower Name & Co-Borrower(s) Name	Date of Demand Notice & Amount	Date of Possession	Possession Status
1.	Piramal Capital and Housing Finance	EARC TRUST SC - 477	19700044273	1) Mr. Tarun Jain (Borrower) 2) Mrs. Divya Jain (Co-Borrower/Mortgagor)	14.11.2023 & Rs. 41,82,411.62/- (Rupees Forty One Lakh Eighty Two Thousand Four Hundred Eleven and Sixty Two Paise only) as on 14-11-2023 &	18-09-2024	Physical Possession
2.	Poonawala Fincorp Limited (formerly known as Magna Housing Finance Ltd)	EARC TRUST SC-423	HL/02 3/1H/15/000012	1. Indresh Kumar (Borrower) 2. Raj Kumar (Co-Borrower) 3. M/S. Rajput Show Parts (Co-Borrower)	29.03.2023 & Rs. 30,10,818.36/- (Rupees Thirty Lakh Ten Thousand Eight Hundred Eighteen and Thirty Six Paise Only) as on 28.03.2023	19-09-2024	Physical Possession

Description of the Property: All that piece and parcel of immovable Residential property Plot No. Unspecified, Adm. 160.00 Sq. Yrds, out of Rakda 0 Kanal 5 Marla 3 sarsa, 48/1224 share of Rakda 6 kanal 16 mara Khevat/Khata No. 117/129, Mustli No. 7, Killa No. 7/6-16), Kitta 1, situated at waka mauza Jakapur, Tehsil sonha, Distt. Gurgaon; boundaries: North: 44 ft. and other property owner: 52 ft. and other property owner West : 30 ft. and other property East: 31 ft. and 16.5 ft. wide Road.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The 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 the Edelweiss Asset Reconstruction Company Limited for the amount mentioned below and interest thereon.

Date: Delhi Sd/- Authorized Officer Edelweiss Asset Reconstruction Company Limited

Public Notice For E-Auction For Sale of Immovable Properties
Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infiline Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-I, Gurgaon-122015 (Haryana) and Branch Office at "SCO 21, 5TH FLOOR, LUDHIANA FERROZGANDEH MARKET, LUDHIANA, PUNJAB - 141001" under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IFL-HFL's dues. The Sale will be done by the undersigned through an e-auction platform provided at the website: www.iflhome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable Property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Abhishek Sharma 2. Mr. Ram Saroop 3. Mrs. Sarita (Prospect No. 825831)	06-Dec-2022 Rs. 23,42,503.1/- (Rupees Twenty Three Lakh Forty Two Thousand Five Hundred Three Only)	All that part and parcel of the property bearing First Floor portion Lettise side of the Property bearing Plot No. 11181/1, Khata No. 2613/3321, Abadi Ishar Nagar, Near Hunjan Electrication, Block C, Ludhiana, Punjab, India-141006 (Carpet Area 42 Measuring 787 Sq.ft. Built Up Area 42 Measuring 1050 Sq.ft.)	12-Sep-2024 Total Outstanding As On Date 05-Sep-2024 Rs. 26,75,124/- (Rupees Twenty Six Lakh Seventy Five Thousand One Hundred And Twenty Four Only)	Rs. 21,40,000/- (Rupees Twenty One Lakh Forty Thousand Only) Earnest Money Deposit (EMD) Rs. 2,14,000/- (Rupees Two Lakh Fourteen Thousand Only)

Date of inspection of property 23-Oct-2024 1100 hrs -1400 hrs **EMD Last Date** 25-Oct-2024 till 5 pm. **Date/Time of E-Auction** 28-Oct-2024 1100 hrs -1300 hrs.

Mode of Payment: -EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iflhome.com> and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.

For Balance Payment - Login <https://www.iflhome.com> -My Bid >Pay Balance Amount.

Terms and Conditions:-

- For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.iflhome.com> well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will be automatically get extended.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IFL-HFL.
- Bidders are advised to go through the website <https://www.iflhome.com> and <https://www.ifl.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: care@iflhome.com, Support Helpline Numbers @ 1800 2872 499.
- For any query related to Property details, inspection of Property and Online bid etc. call IFL HFL toll free no. 1800 2872 499 from 09:30 hrs to 18:00 hrs. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrower(s), that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IFL-HFL will be final.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

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

Place : Ludhiana Date : 24-September-2024 Sd/-Authorized Officer, IFL Home Finance Limited

Public Notice For E-Auction For Sale of Immovable Properties
Sale of Immovable property mortgaged to IFL Home Finance Limited (Formerly known as India Infiline Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-I, Gurgaon-122015 (Haryana) and Branch Office at "SCO 21, 5TH FLOOR, LUDHIANA FERROZGANDEH MARKET, LUDHIANA, PUNJAB - 141001" under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IFL-HFL's dues. The Sale will be done by the undersigned through an e-auction platform provided at the website: www.iflhome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable Property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mrs. Renu Foragan 2. Mrs. Sunjet Pralop (Prospect No. 958684, 960308)	08-May-2022 Rs. 11,24,284.1/- (Rupees Eleven Lakh Twenty Three Thousand Eighty Four And Eighty Four Only)	All That Part And Parcel Of The Property Bearing First Floor Portion Lettise side of the Property bearing Plot No. 11181/1, Khata No. 2613/3321, Abadi Ishar Nagar, Near Hunjan Electrication, Block C, Ludhiana, Punjab, India-141006 (Carpet Area 42 Measuring 787 Sq.ft. Built Up Area 42 Measuring 1050 Sq.ft.)	Total Outstanding As On Date 05-Sep-2024 Rs. 11,94,366/- (Rupees Eleven Lakh Ninety Four Thousand Three Hundred And Sixty Six Only)	Rs. 18,01,000/- (Rupees Eighteen Lakh One Thousand Only) Earnest Money Deposit (EMD) Rs. 1,80,100/- (Rupees One Lakh Eighty One Thousand Only)
1. Mr. Ganga Sagar Shashi 2. Mrs. Shivam Prasad Chaturvedi (Prospect No. 769805 & 955445)	24-Jun-2022 Rs. 19,99,946/- (Rupees Nineteen Lakh Ninety Nine Thousand Four Hundred Sixty Six Only)	All that part and parcel of the property bearing Plot No.-64, Area Measuring 602 Sq. Yd. of Western Side Built Up Front Side First Floor Without Roof Temp.Rights Pl.No.201, out of the All Area Measuring 100 Sq. Yd., out of Kharsa No. 3228.23, with common rights to use, including, cess, stamp duty and passage and the colony known as Sank Nagar, Utam Nagar, Delhi, India, 110059 (Carpet Area Measuring 432 sq.ft.)	Total Outstanding As On Date 05-Sep-2024 Rs. 27,12,274/- (Rupees Twenty Seven Lakh Twelve Thousand Two Hundred Seventy Four Only)	Rs. 23,57,000/- (Rupees Twenty Three Lakh Fifty Seven Thousand Only) Earnest Money Deposit (EMD) Rs. 2,35,700/- (Rupees Two Lakh Thirty Five Thousand Seven Hundred Only)
1. Mr. Kaasya 2. Mrs. Samrati 3. Mr. Santosh (Prospect No. IL10202780)	21-Nov-2022 Rs. 9,23,859/- (Rupees Nine Lakh Twenty Three Thousand Eight Hundred Fifty Nine Only)	All that part and parcel of the property bearing Bhumi No. 2789, Kharsa No. - 975 Ka. Area Measuring 844 Sq Ft. Mauza Nawab, Gah, Tahsil, Vikasnagar - Dehradun, Uttarakhand, India, 248001	Date of Symbolic Possession 06-Feb-2023 Total Outstanding As On Date 05-Sep-2024 Rs. 11,60,718/- (Rupees Eleven Lakh Sixty Thousand Seven Hundred Eighty Eight Only)	Rs. 6,00,000/- (Rupees Six Lakh Only) Earnest Money Deposit (EMD) Rs. 60,000/- (Rupees Sixty Thousand Only)

Date of inspection of property 23-Oct-2024, 1100 hrs -1400 hrs **EMD Last Date** 25-Oct-2024, till 5pm. **Date/Time of E-Auction** 28-Oct-2024, 1100 hrs -1300 hrs.

Mode of Payment: -EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.iflhome.com> and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.

For Balance Payment - Login <https://www.iflhome.com> -My Bid >Pay Balance Amount.

Terms and Conditions:-

- For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.iflhome.com> well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will be automatically get extended.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IFL-HFL.
- Bidders are advised to go through the website <https://www.iflhome.com> and <https://www.ifl.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: care@iflhome.com, Support Helpline Numbers @ 1800 2872 499.
- For any query related to Property details, inspection of Property and Online bid etc. call IFL HFL toll free no. 1800 2872 499 from 09:30 hrs to 18:00 hrs. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrower(s), that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IFL-HFL will be final.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

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

Place : Delhi, Dehradun, Date : 24.09.2024 Sd/- Authorized Officer, For IFL Home Finance Ltd.

HDFC BANK Plot # 31, Najafgar Industrial Area, Tower-A, 1st Floor, Shivaji Marg, Moti Nagar, New Delhi - 110015

POSSESSION NOTICE APPENDIX IV (RULE 8(1))

Whereas, the undersigned being the authorized officer of the HDFC BANK LTD. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules