

इंडियन बैंक Indian Bank POSSESSION NOTICE
इलाहाबाद Allahabad

APPENDIX-IV [See Rule 8(1)] (For Immovable property)

Whereas, The Undersigned being Authorized Officer of Indian Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act no. 54 of 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 on the date mentioned against account and notified here under calling upon the borrower/guarantor/mortgagor or their legal heir to repay the amount mentioned in the notice being together with further interest at contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. within (60) sixty days from the date of receipt of said notice. The borrower/guarantor/mortgagor having failed to repay the amount notice is hereby given to the borrower/guarantor/mortgagor their legal and the public in general that the undersigned has taken the **Symbolic possession** of the properties described herein below in exercise to powers conferred on him/her under section-13 (4) of the said act read with the Rule 8 of the said Rules on the date mentioned hereunder.

The Borrower/Guarantor/Mortgagor/Legal attention is invited to the provision of Sub-Section (8) of section-13 of the Act, in respect of time available, to redeem the secured assets.

The borrower/guarantor/mortgagor/Legal heir in particular and the public in general are hereby cautioned not to deal with the property. Any dealing with the property will be subject to the charge of Indian Bank for the amount and interest thereon. Details of the mortgaged Properties of which the possession had been taken is as follows:

Name of the Borrower/Guarantor/Mortgagor	Details of the Mortgaged Property on which possession taken	Amount Due	Date of Possession
Borrowers-1. M/s. Suzack Shroes Private Limited (Borrower) 2. Shri Abdul Rauf Khan S/o Sri Abdul Rahman Khan (Director/Borrower/Guarantor) 3. Smt. Farhana Khan W/o Sri Abdul Rauf Khan (Director/Borrower/Guarantor)	All That Part & Parcel of Land & Building Situated at Industrial Land 45, 43B and 44 Shri Jee Puram Mauza Mohammadpur, Agra. Area-446.99 Sq Mts, as per two sale deed no. 3174 Dated 19.05.2007 & sale deed no. 2705 dated 30.04.2007 & Tamma No. 10467 dated 30.09.2015 standing in the name of Shri Abdul Rauf Khan S/o Sri Abdul Rehman Khan and Smt. Farhana Khan W/o Abdul Rauf Khan. Details of Title deed (s) : 1 A property which is registered in Sub registrar office Agra Sadar, Distt. Agra at Bahi No. 1 Jld No. 5228 on page No. 289 to 326 at serial No. 2705 Dt. 30.04.2007. Boundaries : North: Plot No. 43A, South: Land of Samiti, East: Rasta 25 Feet Wide, West: Other's Land. Details of Title deed (s) : 2 A property which is registered in Sub registrar office Agra Sadar, Distt. Agra at Bahi No. 1 Jld No. 5254 on page No. 225 to 258 at serial No. 3174 Dt. 19.05.2007. Boundaries : North: Plot No. 46, South: Plot Abdul Rauf Khan, East: Rasta 25 Feet Wide, West: Other's Plot.	Rs. 2,94,22,477/- (Rupees Two Crores Ninety Four Lakhs Twenty Two Thousand Four Hundred Seventy Seven Only) as on 04.01.2025 with further interest w.e.f. 05.01.2025, charges and other expenses thereon.	05.10.2024 04.01.2025

Place: Agra, Date: 06.01.2025

PERFECT BUILDWELL P LTD.
ZARA Aavaas-3

Sector-104, Gurugram (Haryana) Affordable Group Housing Project Licence No. 72 of 2019

List of defaulters who have not made payment till date in spite of reminder. The successful applicants may deposit their installment along with applicable interest on or before 20th January 2025, failing which their allotment shall be Automatically cancelled without any further notice, cancellation charges will be deducted as per Haryana Affordable Housing Policy and balance shall be refunded to the applicant without any further claims.

List of Defaulters			
581.380 Sq.Ft (2 BHK Type - B)		643.364 Sq.Ft (3 BHK Type - A)	
Unit No.	250201	250708	261006
250101	261008	251004	240903
250908	261201	240902	

Note:-
 1. All payments should be made in favour of Perfect Buildwell Pvt. Ltd. A/c Zara Aavaas-3 collection A/c.
 2. Please mention your Booking No., Name and Phone No. on the back of Pay Order/ Demand Draft
 3. All payment should be made at our Branch Office, 2nd Floor, E-597, Greater Kailash-II, New Delhi-110048.
 4. In case of any clarifications you may get in touch at 40641100-88 or you can mail us at E-mail: customercare.aavaas3@zaragroup.in
 5. The above mentioned applicants can ignore the notice if already paid subject to their intimation.

IDBI BANK
 NPA Management Group, 7th Floor, IDBI Towers, World Trade Centre, Cuffe Parade, Colaba, Mumbai-400005
 rohan.chawdipande@idbi.co.in; bhavik.shastri@idbi.co.in; 02266553341; 02266552158

Public Notice about Willful Defaulter(s) declared by IDBI Bank Ltd.

S. No.	Name & Photograph (Promoter/Director)	Address (Promoter/Director)
1.	Photograph 	Shri Hardyal Singh Cheema, S/o Shri Amarjit Singh Cheema, Director, M/s Cheema Spintex Ltd. S.C.O. No. 64-65, 3rd Floor, Sector 17-A, Chandigarh - 160017 Shri Hardyal Singh Cheema, S/o Shri Amarjit Singh Cheema, Director, M/s Cheema Spintex Ltd. Village Kauli Majra, Tehsil Dera Bassi, District SAS Nagar, Mohali, Punjab-140506 Shri Hardyal Singh Cheema, S/o Shri Amarjit Singh Cheema, Director, M/s Cheema Spintex Ltd. House No. 176/2, Sector 41-A, Chandigarh - 160036 Shri Hardyal Singh Cheema, S/o Shri Amarjit Singh Cheema, Director, M/s Cheema Spintex Ltd. No. 167, Sector 19-A, Chandigarh-160019 Shri Hardyal Singh Cheema, S/o Shri Amarjit Singh Cheema, Director, M/s Cheema Spintex Ltd. 260, Sector 9C, Chandigarh-160009
2.	Photograph 	Shri Gurdial Singh Cheema S/o Shri Bhag Singh Cheema Director, Cheema Spintex Ltd. Bazpur Road, Chaiti Gaon, Cheema Niwas, Kashtipur, District: Udhampur Singh Nagar, Uttarakhand - 244713
3.	Photograph: Not Available	Shri Amarjit Singh Cheema, S/o Shri Bhag Singh Cheema, Director, M/s Cheema Spintex Ltd. Village Kauli Majra, Tehsil Dera Bassi, District SAS Nagar, Mohali, Punjab-140506 Shri Amarjit Singh Cheema, S/o Shri Bhag Singh Cheema, Director, M/s Cheema Spintex Ltd. House No. 176/2, Sector 41-A, Chandigarh - 160036 Shri Amarjit Singh Cheema, S/o Shri Bhag Singh Cheema, Director, M/s Cheema Spintex Ltd. 260, Sector 9C, Chandigarh-160009 Shri Amarjit Singh Cheema, S/o Shri Bhag Singh Cheema, Director, M/s Cheema Spintex Ltd. Cheema Niwas, Kashtipur, District Udhampur Singh Nagar, Uttarakhand-244713

It is hereby notified to the public at large that the above mentioned Promoter/Director failed and neglected to pay the instalments of principal, interest and other monies to IDBI Bank Ltd. with respect to the financial assistance granted to Cheema Spintex Ltd (Borrower). The Borrower/Promoter/Director are required to pay the outstanding sum of Rs 292,45,08,550/- (Rupees Two Hundred Ninety Two Crore Forty Five Lakh Eight Thousand Five Hundred and Fifty only) as on Nov 01, 2024 together with interest thereon till the date of payment in terms of various loan documents executed by them in favour of IDBI Bank Ltd. Hence, in public interest it is informed and cautioned that no person shall deal with the any of the properties of the Promoter/Director as huge dues are to be recoverable from them.

Date : 06.01.2025
 Place : Mumbai

Sd/- Authorised Signatory
 IDBI Bank Ltd., (NPA Management Group)

Bank of India WEST PATEL NAGAR BRANCH
 Relationship Beyond Banking

PUBLIC NOTICE

Public Notice regarding outstanding rent of lockers. It is informed to the General Public that Bank of India, West Patel Nagar branch has Overdue Lockers with following details:

S.No.	Locker No.	Name	Address	Rent Due(Rs.) (excluding GST)	Rent Due Date
1	000130	Bal Kishan Verma	X-408 DDA Flats, New Ranjeet Nagar Delhi-110008	16,800.00	27-12-2015
2	000236	Vinod Girdhar	26/21 West Patel Nagar New Delhi-110008	12,600.00	25-09-2017
3	000256	Deepak Sharma	T-634 A Gali no- 21 Chachi Mandir Baijeet Nagar New Delhi-110008	12,600.00	10-09-2018
4	000091	Kishan Yadav	T-703 Prem Nagar Road, Baijeet Nagar New Delhi-110008	9000.00	09-04-2019
5	000255	Sangeeta	H No-82 Moti Bagh Nanakpura Gurudwara Chankyapuri New Delhi- 110021	8400.00	19-05-2021

Notice was sent by the branch to above locker holders by registered post to which no reply was received. Therefore, the locker holder or the legal heirs of the locker holder is requested to contact the branch within 15 days of this notice and pay the entire outstanding rent of the locker, in case of non-payment of dues, the locker will be broken under legal process.

Branch Manager, West Patel Nagar branch

"IMPORTANT"

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UJIVAN SMALL FINANCE BANK

Registered Office: Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru, Karnataka-560095
 Regional Office:- GMTT Building Plot No. D-7, Sector-3 Noida (UP)
 Ujivan Small Finance Bank having its branches at Alwar, Pali

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujivan Small Finance Bank Ltd, has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr.	Loan Account Number	Name of Borrower/ Co-Borrower/Guarantor	Date of 13-2 Notice & Demand Amount	Date of Possession	Present Outstanding Balance	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR (10% of reserve price)	Date and Time of E-Auction	Last date for submission of Bid	Account details for remitting EMD	Contact number
1.	22122502 50000003	1. Sajid Khan S/o Salimudeen 2. Sehnaj W/o Sajid Khan	Date 08.01.2024 Rs. 3,43,890/-	06.11.2024	Rs. 5,63,270.87 (as on 26.11.2024)	3-Feb-2025 01.00 PM	Rs. 8.72 Lakhs	Rs. 88,000/-	17-Feb-2025 12.00 PM to 12.30 PM	14-Feb-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Alwar Branch Situated at- Talwar Tower, Road No. 2 near Kashiram Chauraha, Opp. Jay Complex, Jay Marg, Arya Nagar, Alwar- 301001	9056771633, 9602161818
PROPERTY: All that part and parcel of property bearing Khaska No. 531, area admeasuring 302.5 Sq. Yards. Situated at Village- Gang, Manki Tehsil Naugao & Distt. Alwar, Rajasthan. North :- Land of Haneef, South :- Land of Donor, East :- Road, West :- House of Hakmu												
2.	22357630 0000002	1. Hema Ram S/o Puna Ram 2. Dakhu Devi W/o Puna Ram	Date 05.12.2023 Rs. 5,37,750/-	24.09.2024	Rs. 6,92,183.79 as on 19.10.2024	3-Feb-2025 01.00 PM	Rs. 5.10 Lakhs	Rs. 51,000/-	17-Feb-2025 1.00 PM to 1.30 PM	14-Feb-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Pali Branch Situated at- House No. 151, Babu Nagar Extension, College Road, Opp. Pali Central Co-op Bank, Pali, Babu Nagar Extension, Pali- 306401	9056771633, 9602161818
PROPERTY: All that Part & Parcel of Apartment No. E09/14, Third Floor, situated at Khaska no: 1164, (EkalBhukhand, Under Mukhya Mantri JanAavasYojna), Pali Chak First, Pali Rajasthan admeasuring 29.56 sq mtrs. which is bounded as follows: East: Block No. E08, West: Flat No. 15, North: Flat No. 13, South: Parking.												

Terms & Conditions:-

The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS".
 1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ les put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
 3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned before the auction date as mentioned above.
 4. The E-Auction will be conducted through Ujivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd. Contact person - Mr. Prabhakaran (Mob. No. 7418281709). The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujivansfb.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India PVT LTD, Helpline Number- 7291918824, 25, 26 support email id:- support@bankauctions.com, Auction portal- <https://www.bankauctions.com>.
 5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.
 6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount.
 7. The publication is subject to the force majeure clause.
 8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujivan Small Finance Bank nor Service provider will be responsible for any lapse/failure/Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/ alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.
 This is also a notice to the above named borrowers/Guarantors/Mortgagors about public auction scheduled for sale of mortgaged properties.

Date: 04.01.2025 Place: Noida

Authorized Officer Ujivan Small Finance Bank

"FORM NO. INC-26"
 Before the Regional Director Northern Region, New Delhi

In the matter of the Companies Act, 2013, Section 13(4) of the Companies Act, 2013 and Rule 30(5)(a) of the Companies (Incorporation) Rules, 2014

AND

In the matter of ZOOM BUILDCON PRIVATE LIMITED having its registered office at D-209, G/F, Vivek Vihar, Phase-I, Delhi-110095 India

.....Petitioner

Notice is hereby given to the General Public that the Company proposes to make an application to the Regional Director (Northern Region) under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the Special Resolution passed at the Extra Ordinary General Meeting held on 12th Day of December, 2024 enabling the Company to change its Registered Office from "National Capital Territory of Delhi" to "State of Uttar Pradesh".

Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver or cause to be delivered or sent by registered post of his/ her objections supported by an affidavit stating the nature of his/ her interest and grounds of objection to the Regional Director (Northern Region) B-2 Wing, 2nd Floor, Pt. Deendayal Anandya Bhawan, CGO Complex, New Delhi-110003 within fourteen days from the date of publication of this notice with a copy of the application company at its registered office at the address mentioned below.

D-209, G/F, Vivek Vihar, Phase-I, Delhi-110095 India

For and on Behalf of the Applicant Zoom Buildcon Private Limited

Sd/-
 Dated : 04.01.2025 Arun Kumar Garg
 Place : Delhi Director
 DIN : 0112845
 Address : 405, Block-A, Fortuna Apartment, 15, Jopling Road, Lucknow Uttar Pradesh-226011

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

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

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

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 23-01-2025 on "As is where is" and "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 PM. on the said 23-01-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 22-01-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1st & 2nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.

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

Sr. No.	Loan A/c. No.	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of possession	O/s as on 30-12-2024
1.	TCHHL03 7000010 074729	Mr. Neeraj Agrawal S/o Mr. Mohan Lal Agrawal, Mrs. Pooja Goyal W/o Mr. Neeraj Agrawal,	Rs. 22,97,714/- ----- 23-09-2022	Rs. 17,50,000/- (Rupees Seventeen Lakh Fifty Thousand Only)	Rs. 1,75,000/- (Rupees One Lakh Seventy Five Thousand Only)	Physical	Rs. 3388749/- (Rupees Thirty Three Lakh Eighty Eight Thousand Seven Hundred Eighty Nine Only)
Description of the Immovable Property: All piece & parcels of Residential Flat bearing No. 108 at Third Floor of Multistorey Residential Building bearing MC No. 33/6D/3A/1, Admeasuring Built Up Area 46.67 Sq. Mtrs., Super Built Up Area 622 Sq. Ft. i.e. 57.78 Sq. Mtrs., Comprised in Khaska No 1514, Situated at Shri Krishna God Residency, Balkhash Kunj, Mauja Ghatwasan (Old Abadi), Ward Hariparvat, Tehsil & District Agra - 282005 (Uttar Pradesh), with all common amenities mentioned in Sale Deed. Bounded :- East :- House of Santosh Sharma, West :- Corridor & Exit, North :- House of Kailash Chandra Jain, South :- House of Gourav Sharma.							
2.	TCHHF03 51000100 215940	MR. SAUKAT ALI S/O MR. NABI MOHD MRS. SHAHANA W/O MR. SAUKAT ALI,	Rs. 13,43,294/- (Rupees Thirteen Lakh Four Thousand Two Hundred Ninety Four Only) ----- 18-01-2024	Rs. 14,00,000/- (Rupees Fourteen Lakh Only)	Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only)	Physical	Rs. 16,44,513/- (Rupees Sixteen Lakh Forty Four Thousand Five Hundred Thirteen Only)
Description of the Immovable Property: All Piece & Parcels of Built-up First Floor (Without Roof/Terrace Rights) of Freehold Residential Property bearing No. 111 - B (Old) & 117 - B (New), Admeasuring 40 Sq. Yds. i.e. 33.5 Sq. Mtrs., Comprised in Khaska No. 21/4/2, Along with Proportional Freehold Share in the Land beneath, Situated at Village Khayala, Locality known as Vishnu Garden, Block - NE, New Delhi - 110018, with all common amenities under Sale Deed.							

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

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:
 Note:- The E-auction of the properties will take place through portal <http://bank.auctions.in> on 23-01-2025 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 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 17-01-2025 between 11 AM to 5.00 PM, with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable; as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction of the prospective bidders may contact the Service Provider, M/s. C1 India Pvt. Ltd., Block No. 605 A, 6th Floor, Mainbano Commercial Complex, Ameerpet, Hyderabad - 500038 Email : info@bank.auctions.in or Manish Bansal, Email id: Manish.Bansal@tatacapital.com Authorised Officer/Mobile No 8588983696. Please send your query on WhatsApp Number - 9990978669. 13. TD'S 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://sur.li/cqamh> 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:- Delhi & UP Date :- 06-01-2025

Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.

PNB Housing
 Branch Off.: 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001. Ph: 011-23357474, 23357472, 23305414. Web: www.pnbhousing.com

Branch Off.: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110001 Branch Off.: S-17, 2nd Floor, Green Park Extension, New Delhi-110016
 6 Branch Off.: C/221, First Floor, C Block, Mata Chanan Devi Road, Janakpuri, New Delhi - 110058, Branch Off.: SCO No-136, 1st Floor, Green Park, Above Allahabad Bank, Sector-21
 C, Faridabad, Haryana - 121003, Branch Off.: SCO No. 391, Sector- 29, Urban Estate Near Ifco Chowk Metro Station, Gurugram-122001, Branch Off.: UG, Plot No-9/IN5-11, Sector-09, Vasundhara, Gurugram, Haryana-122011, Branch Off.: 201011 Branch Off.-Ground Floor, D-2, Sector - 3, Noida (U.P.) - 201301

NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, READ WITH RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE 20-01-2025

We, the PNB Housing Finance Ltd. (hereinafter referred to as "PNBHFL") had issued Demand Notice U/s 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter referred to as the "Act", by our DELHI Office Situated at 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110001, by our GREEN PARK Office Situated at S-17, 2nd Floor, Green Park Extension, New Delhi-110016, by our JANAKPURI, Office Situated at C/221, First Floor, C Block, Mata Chanan Devi Road, Janakpuri, New Delhi - 110058, by our FARIDABAD, Office Situated at SCO No-136, 1st Floor, Huda Market, Above Allahabad Bank, Sector-21, C, Faridabad, Haryana - 121003, by our GURUGRAM, Office Situated at SCO No. 391, Sector- 29, Urban Estate Near Ifco Chowk Metro Station, Gurugram-122001, by our GHAZIABAD, Office Situated at UG, Plot No-9/IN5-11, Sector-09, Vasundhara, Gurugram, Haryana-122011, by our NOIDA, Office Situated at Ground Floor, D-2, Sector - 3, Noida (U.P.) - 201301. The said Demand Notice was issued through our Authorised Officer, to you all below mentioned Borrowers/Co-Borrowers/Guarantors since your account has been classified as Non-Performing Assets as per the Reserve Bank of India/National Housing Bank guidelines due to nonpayment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. The outstanding amount is mentioned below. Further, with reasons, we believe that you are evading the service of Demand Notice and hence this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay the amount 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 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 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNBHFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the PNBHFL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s) thereafter. 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.

Loan Account Number	Name & Address of Borrower & Co-borrower	Name & Address of Guarantor(s)	Property(ies) Mortgaged	Date of De-Notice	Amount O/s as on date of Demand Notice
HOU/DEL/03 16272254 & HOU/DEL/041927952 B.O.: Delhi	Ravi Narayan Gehlot & Narayan Singh Gehlot, Add:1- M-102, Fl. Blossom-2, Sector-51, Mayfield Garden, Gurgaon, Haryana-122001 Add:2- C-86, Upper Ground Floor, Block C, Woodview Residences, Vill- Badha Hayapur, Sector 89,90, Gurgaon, Haryana-122001.	NA	C-86, Upper Ground Floor Block C, Woodview Residences, Vill- Badha Hayapur, Sector 89,90, Gurgaon, Haryana-122001.	13-Dec-2024	Rs. 69,21,520.89 (Rupees Sixty Nine Lac Twenty One Thousand Five Hundred Eighty Nine Paise)
HOU/DEL/0719 728238 B.O.: Faridabad	Anjali Kumar Pandey & Rani Pandey Add:1- H No-2313, Housing Board Colony, Sector-55, Ballabgarh, Faridabad, Haryana-121004 Add:2- Unit No-1156/Lg, Group Floor, Housing Board Colony, Sector 55, Faridabad, New Delhi-110034, Anjali Kumar Pandey Add:3- M/s 110, Kirti, Pooja, Plot No-22/16, Behni Hg Petrol Pump, NIT, Faridabad, Haryana-121001.	NA	Unit No-2156/LG, Ground Floor, Housing Board Colony, Sector-55, Faridabad, Haryana-121004	13-Dec-2024	Rs. 14,51,190.22 (Rupees Fourteen Lac Fifty Two Thousand One Hundred Ninety and Twenty Two Paise)
HOU/HA/0518 571888 B.O.: Ghaziabad	Sunil Singh Bandral & Diviya Bandral Add:1- Q No 33/SF/Type 3, Old Colony Ibbas Carious, Dishaad Garden, Delhi-110095, Add:2- Village-Southwest, Sudhi Kalfra, Kalfra, Jammu Area, Kashtipur, Add:3- 504, 5, Tower-H, Bharati City Phase 2, Khaska No-9 to 26, 29 to 42, 44 to 67, At Village Nistoli and Khaska No-74, 87 to 90, 10 to 114 At Village Atzarpur Pergana Loni Tehsil-Ghazabad, Distt. Ghazabad, Uttar Pradesh-201206, Add:4- Institute of Human Behaviour Allied Scs, Shahdara, Delhi-110032.	NA	604, 6, Tower-H4, Bharati City Phase 2, Khaska No-9 to 26, 29 to 42, 44 to 67, At Village Nistoli and Khaska No-74, 87 to 90, 10 to 114 At Village Atzarpur Pergana Loni Tehsil-Ghazabad, Distt. Ghazabad, Uttar Pradesh-201206, Add:4- Institute of Human Behaviour Allied Scs, Shahdara, Delhi-110032, Tella Mod, Uttar Pradesh-20206	13-Dec-2024	Rs. 142,0,303.74 (Rupees Fourteen Lac Twenty Three Thousand Three and Seventy Four Paise)
HOU/HDF/0319 728238 B.O.: Ghaziabad	Ashish Verma & Manu Verma Add:1- B-861, 2nd Floor, Mayur Vihar Phase-3, GD Colony, Near Redfox Hotel, Delhi-110096, Add:2- Village-M				