U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **UGRO Capital Limited,** having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002.on the day, month and year mentioned below.

The borrowers 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 **UGRO Capital Limited** for the amount mentioned in the notice together with interest thereon. 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.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1.	**1. Rudara Enterprises 2. Vikash Gupta 3. Sunil 4. Sanvar Mal Loan Account Number: HCFJAISEC00001015089**	**Demand Notice Dated:- 04.12.2025 for an amount of Rs. 69,43,783/- as on 04-12-2024**	All that part and parcel of the immovable property Being in Khasra No.-227, Vill.Post - Khandelsar, ehsilDantaramgarh, Distt.-Sikar (Raj) 332403, Pincode: 332403, **Bounded on the North:** 145'4" +70' H/O Mr. Vinod Lekhra, **on the East:** 113' Ranoli To Kochor Road, **on the West:** 118' Self Land, **on the South:** 152'2" H/O Banshi Ram Lekhra. All that part and parcel of the immovable property Being in Patta No. 26, Book No. 193, Village - Khandelsar, G.P. - Khandelsar, P.S. - Dantaramgarh, Dist. - Sikar, Rajasthan, Pin Code – 332403. All that part and parcel of the immovable property Being in Patta No. 43, Book No. 193, Village - Khandelsar, G.P. - Khandelsar, P.S. - Dantaramgarh, Dist. - Sikar, Rajasthan, Pin Code – 332403.	**22-02-2025**

Place: Rajasthan
Date: 27.02.2025

Sd/-(Authorised Officer)
For UGRO Capital Limited

KIFS HOUSING FINANCE LIMITED

Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKON - Ambli Road, Ambli, Ahmedabad, Gujarat - 380054
Corporate Office: C-902, Lotus Park, Graham Firth Compound, Western Express Highway, Goregaon (East), Mumbai-400063, Maharashtra, India,
Ph.No.: +91 22 61796400, **E-mail:** contact@kifshousing.com, **Website:** www.kifshousing.com
CIN : U65922GJ2015PLC085079 | **RBI COR:** DOR-00145

PROPERTY FOR SALE UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY

Whereas the Authorised Officer, KIFS Housing Finance Limited has taken the Possession u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (The SARFAESI Act, 2002) of the properties ("the Secured Asset") given below. The Authorised Officer has received offer of Sale from some interested party against the above mentioned Secured Asset under the SARFAESI Act for recovery of the Secured Debt. Now, the Authorised Officer is hereby giving the Notice to Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interst (Enforcement) Rules 2002. The Details of the Account are as follows:

Sr No.	Name of the Borrower(s) / Co-Borrower (s)	Demand Notice Date and Amount	Reserve Price	EMD	Description of Secured Asset (immovable property)
1	(Loan Code : **LNHLJAI005877 & LNHEJAI008993** of **Jaipur** Branch **Mr. Abhishek Kumar Vijayvergia** (Applicant) **Mrs. Swati Vijay** (Co-Applicant 1) **Mr. Shiv Prasad Vijayvergiya** (Co-Applicant 2)	**February 29, 2024 Rs. 9,69,867/- & Rs. 3,84,479/-** (Rupees Nine Lakh Sixty Nine Thousand Eight Hundred Sixty Seven Only & Rupees Three Lakh Eighty Four Thousand Four Hundred Seventy Nine Only) as on **November 08, 2024**	**Rs. 7,50,000/-**	**Rs. 75,000/-**	Plot/House Situated at Flat No: S-01 LG 1, Plot No: 04, D-3, Block D, Royal City Machwa, Kalwar Road Near Riddhi Siddhi Collage Jaipur, Rajasthan. **Boundaries as per Sale Deed; East** : Road 30 Ft Wide, **West :** Plot No D 22, **North :** Plot No D 2, **South :** Plot No D 4

The Authorised officer will hold auction for sale of the Secured Asset on 'As is where is Basis', 'As is what is basis' and 'Whatever is there is basis'. KIFS is not responsible for any liabilities whatsoever pending upon the said property. The Authorised Officer reserves the right to accept or reject the offer without assigning any reason whatsoever and sale will be subject to confirmation by Secured Creditor. On the acceptance of offer of proposed buyer, he/she is required to deposit 25% of accepted price inclusive adjustment of Earnest Money Balance immediately and the balance amount shall be paid by the purchaser within 15(fifteen) days from date of acceptance of offer by the secured Creditor. The proposed buyer is to note that in case of failure of payment of balance amount by him/her within the time specified, the amount already deposited shall stand forfeited and property will be resold accordingly. This is **30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002** is hereby given to the public in general and in particular to the Borrower (s), Co Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of KIFS Housing Finance Limited (KIFS) Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever thereis" and to the amount due to KIFS, in full before the date of sale, auction is liable to be stopped.

Place : Rajasthan **The date of Auction is fixed for : March 29, 2025** **(Authorised Officer)**
Date : 27.02.2025 **For KIFS Housing Finance Limited**

Aadhar Housing Finance Ltd.

Corporate Office : 802, Natraj By Rustomjee, Western Express Highway, Sir M.V. Road, Andheri East, Mumbai-400069, Maharashtra
Kankroli Branch Office: Office No.301-302 (3rd Floor only without right of roof), N K Tower,Opp Nyara Petrol Pump, 100 Feet Road, Kankroli,Rajsamand-313324 Rajasthan

E- AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged, possession of which has been taken by the Authorised Officer of **Aadhar Housing Finance Limited** will be sold on **"As is where is", "As is what is", and " Whatever there is"** with no known encumbrances Particulars of which are given below:-

Borrower(s) Co-Borrower(s) Guarantor (S)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10%)	Nature of Possession
(Loan Code: **07310000112** of **Kankroli** Branch), Geeta Devi **(Borrower)**, Gulab Singh **(Guarantor 1)**	**10-Jul-24 Rs. 1298649/-**	Plot No. 71 & 72, situated at Deogarh, Patta No. 208 & 209, Araji No. 22, 23, 24, 25, Deogarh, Rajsamand, Rajasthan, 313331 Bounded by: East: Plot No. 71 West: Plot No. 70 North: 30 Feet Wide Road South: Agriculture Land	**Rs. 16,00,000/-** (Rupees Sixteen Lakh Only)	**Rs. 1,60,000/-** (Rupees One Lakh Sixty Thousand Only)	**Physical**

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **30-March-25** within 5:00 PM at the Branch Office address mentioned herein above or uploaded on **https://bankeauctions.com.** Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
2. Date of Opening of the Bid/Offer (Auction Date) for Property is **31-March-25** on **https://bankeauctions.com at 10:00 AM. to 11:00 AM**
3. AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As is Where Is Basis', 'As is What Is Basis' and 'Whatever Is There Is Basis'.
4. The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited' Only.
5. Auction/bidding shall be only through **"Online Electronic Bidding"** through the website https://bankeauctions.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
6. The intending bidders should register their names at portal **M/s C 1 INDIA PVT LTD** through the link https://bankeauctions.com/registration/signup, and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s C 1 INDIA PVT LTD through the website https://bankeauctions.com
7. For further details contact Authorised Officer of Aadhar Housing Finance Limited. **Gaurav Kumar Saini (9783947189)** OR the service provider M/s C 1 INDIA PVT LTD, Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail:tn@c1india.com& support@bankeauctions.com, Phone No. +917291981124 /25 /26. As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.
8. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. **www.aadharhousing.com.** **Sd/- Authorised officer**
9. The Bid incremental amount for auction is **Rs.10000/-.** **Place: Kankroli , Date: 27.02.2025** **Aadhar Housing Finance Limited**

PUBLIC NOTICE

ICICI Home Finance Registered office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051

Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
Branch Address: 1st floor, Bahadur Residency, Bamore Gate, Jaipur Road, Tonk, Rajasthan 304001
Branch Address:1st Floor, Shop No. 91-92, New Cloth Market, Sri Ganganagar, Rajasthan 335001
Branch Address: Plot No.1, 1st floor, Sahyog Bhawan, Aerodrome Circle, Kota - 324007
Branch Address: S-32, JDA Market, Gopalpura, Mansarover Link Road, Near Ridhi Sidhi Sweets, Jaipur -302018

The following borrower/s have defaulted in the repayment of principal and interest of the loans facility obtained by them from ICICI Home Finance Company Limited ("ICICI HFC") and the loans have been classified as Non-Performing Assets (NPA). A notice was issued to them under Section 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act-2002 on their last known addresses, however it was not served and hence they are hereby notified by way of this public notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Property Address of Secured Asset/ Asset to be Enforced	Date of Notice Sent/ Outstanding as on Date of Notice	NPA Date
1.	Sanjay Sharma (Borrower). Kalpana Sharma (Co-Borrower). 28 Shyam Nagar Nayla Road, Jai Singh Pura Khor Delhi Road Jai Singh Pura Khor Delhi Road Jaipur, Jaipur Jaipur Rajasthan- 302027. LHJDC00001394642.	Flat Unit No. 604, 6th Floor, Bony Dreams, Near Urbana Jewels, Muhana Mandi, Khasra No 115/1, Gram Madrampura, Sanganer, Jaipur Rajasthan- 303902.	12-02-2025 Rs. 1248294.08/-	03-02-2025
2.	Sanjay Sharma (Borrower). Kalpana Sharma (Co-Borrower). 28 Shyam Nagar Nayla Road, Jai Singh Pura Khor Delhi Road Jai Singh Pura Khor Delhi Road Jaipur, Jaipur Jaipur Rajasthan- 302027. LHJDC00001394650.	Flat Unit No. 604, 6th Floor, Bony Dreams, Near Urbana Jewels, Muhana Mandi, Khasra No 115/1, Gram Madrampura, Sanganer, Jaipur Rajasthan- 303902.	12-02-2025 Rs. 38,181.38/-	03-02-2025
3.	Om Parkash Meena (Borrower). Shakuntla Kumari Meena (Co-Borrower). Meena Ka Mohalla Satheli Bundi Bundi, Bundi Bundi Rajasthan- 323021. LHKOT00001353438.	P. of Om Prakash Meena Patta No. 10360, Khasra No. 455, G.P. Leelda Vyasan P. Samiti Talera Dist. Bundi Rajasthan 323021 . Bounded By - North: Own Land & Road, South: Own Land, East: H/o Moti Lal, West: H/o Mathura Lal .	12-02-2025 Rs. 6,05,757.92/-	03-02-2025
4.	Om Parkash Meena (Borrower). Shakuntla Kumari Meena (Co-Borrower). Meena Ka Mohalla Satheli Bundi Bundi, Bundi Bundi Rajasthan- 323021. LHKOT00001365688.	P. Of Om Prakash Meena Patta No. 10360, Khasra No. 455, G.P. Leelda Vyasan P. Samiti Talera Dist. Bundi Rajasthan- 323021. Bounded By - North: Own Land & Road, South: Own Land, East: H/o Moti Lal, West: H/o Mathura Lal.	12-02-2025 Rs. 42,340.9/-	03-02-2025
5.	Aslam Khan (Borrower). Hakiman (Co-Borrower). Ward No. 07 Garh Bass Bhukarka Ka Birani Nohar Rajasthan- 335523. LHGAN00001532984 .	Na Patta No 20, Ward No. 07 Village Bhukarka Barani Na Nohar Rajasthan- 335523. Bounded By - North: 36 Ft Sadik Khan, South: 34 Ft Road, East: 34 Ft Agricultural Land, West: 34 Ft Memuna.	12-02-2025 Rs. 11,42,484.46/-	03-02-2025
6.	Aslam Khan (Borrower). Hakiman. (Co-Borrower). Ward No. 07 Garh Bass Bhukarka Ka Birani Nohar Rajasthan- 335523. LHGAN00001532985.	Na Patta No. 20, Ward No. 07 Village Bhukarka Barani Na Nohar Rajasthan- 335523. Bounded By - North: 36 Ft Sadik Khan, South: 34 Ft Road, East: 34 Ft Agricultural Land, West: 34 Ft Memuna.	12-02-2025 Rs. 51,069.04/-	03-02-2025
7.	Vidya Dhar (Borrower). Sunita. (Co-Borrower). Ward No 5, Po Ratnpura 1RPM Po Ratnpura 1rpm Nohar Rajasthan- 335523. LHGAN00001447964.	Residential Plot, Patta No 10, Corner Facing Towardseast- South Situated in Gram Panchayat Ratanpura Nohar, Hanumangarh Rajasthan- 335523. Bounded By- North: Devi Lal, South: Road, East: Road, West: Rohitash.	12-02-2025 Rs. 7,98,254.76/-	03-02-2025
8.	Vidya Dhar (Borrower). Sunita (Co-Borrower). Ward No 5, Po Ratnpura 1RPM Po Ratnpura 1RPM Nohar Rajasthan- 335523. LHGAN00001447965.	Residential Plot, Patta No. 10, Corner Facing Towardseast-South Situated in Gram Panchayat Ratanpura Nohar, Hanumangarh Rajasthan 335523 . Bounded By- North: Devi Lal, South: Road, East- Road, West: Rohitash.	12-02-2025 Rs. 45,356.78/-	03-02-2025
9.	Rajveer (Borrower) Suman Rani (Co-Borrower) Sharda (Co-Borrower). Ward No 03, Rajkiye Prathmik Vidyalay Ke Pass Rajkiye Prathmik Vidyalay Ke Pass Nohar, Nohar Nohar Rajasthan- 335523. LHGAN00001362180.	Na Patta No. 28, Gram Sondi Na Nohar Rajasthan- 335523. Bounded By- North: 70 Ft Plot Rajveer, South: 72 Ft Plot Ram Kumar, East: 33 Ft Road, West: 33 Ft Plot Jaiveer.	12-02-2025 Rs. 6,98,281.88/-	03-02-2025
10.	Rajveer (Borrower) Suman Rani (Co-Borrower). Sharda. (Co-Borrower). Ward No 03, Rajkiye Prathmik Vidyalay Ke Pass Rajkiye Prathmik Vidyalay Ke Pass Nohar, Nohar Nohar Rajasthan- 335523. LHGAN00001362181.	Na Patta No 28, Gram Sondi Na Nohar Rajasthan- 335523. Bounded By- North: 70 Ft Plot Rajveer, South: 72 Ft Plot Ram Kumar, East: 33 Ft Road, West: 33 Ft Plot Jaiveer.	12-02-2025 Rs. 4,73,511.86/-	03-02-2025
11.	Rajesh Chawla (Borrower). Nidhi Chawla (Co-Borrower). S/o Mohan Lal Chawla Kigidhar Gurudwara Ke Pass 539 Vinoba Basti Ganganagar Sriganganagar Rajasthan- 335001. NHGAN00000857598.	Shop No 05 (South Part) H Block Sri Ganganagar Near Diggi Sriganganagar Rajasthan- 335001. Bounded By - North: Remaining Part of Shop No.05, South: Shop No.06, East: Remaining Part Of Shop No.05, West: Road .	15-02-2025 Rs. 2,64,338.84/-	03-02-2025
12.	Mahesh Verma (Borrower). Santosh Devi Verma (Co-Borrower). Regro Ka Mohalla Malpura Tonk Rajasthan- 304502. LHTON00001564828.	Patta No 118 Near Gandhi Park, Regar Ka Mohalla, Malpura, Tonk Rajasthan- 304502. Bounded By- North: House of Narayan Regar, South: House of Ramdayal Regar, East: Aam Rasta, West: House of Ratan Regar.	15-02-2025 Rs. 4,50,937/-	08-02-2025

The steps are being taken for substituted service of notice. The above borrower/s and/or their guarantors (as applicable) are advised to make the payments of outstanding within period of 60 days from the date of publication of this notice else further steps will be taken as per the provisions of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: February 27, 2025 Authorized Officer
Place: Jaipur, Bundi, Nohar, Sriganganagar, Tonk ICICI Home Finance Company Limited

U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")

The undersigned being the authorised officer of **UGRO Capital Limited** under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Name of the Borrower(s)	Demand Notice Date and Amount
1. SIDDHI VINAYAK ENTERPRISES 2. DILEEP SINGH KARNAWAT 3. OM SINGH KARANAWAT 4. MAHENDRA SINGH 5. MUMAL KANWAR 6. SAROJ KANWAR 7. SUMAN KANWAR 8. PARMESHWAR KARNAWAT LAN – HCFJAISEC00001047524, HCFJAISEC00001020172	**Demand Notice Date: 04/02/2025 Notice Amount: Rs. 62,86,757.00 As on 03/02/2025**

Description of Secured Asset(s):- All that part and parcel of the immovable property bearing Residential plot Patta No. 4218 and 4219, Measuring 364.14 Sq. Yds., Situated at Ward No 23 New Shitla Ka Bas, Rani Sati Road Sikar Rajasthan. Four Boundaries of the are as under (Patta No. 4218) **East-** Rani Sati Road 32'2" To 35'3" **West-** Bhutiyon ki Haveli **North-** Makkah Girdhari Singh **South-** Makan Suresh Kumar **Four Boundaries of the area as under- East-** Rani Sati Road 38'4 **West-** Bhutiyon ki Haveli **North-** Makan Rampratap **South-** Makan Om Singh.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with **UGRO Capital Limited.**

In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, **UGRO Capital Limited** shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to **ATTACH AND/OR SEAL** the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law.

The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from **UGRO Capital Limited** and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Place: SIKAR, RAJASTHAN **Sd/-(Authorised Officer)**
Date: 27/02/2025 **For UGRO Capital Limited, authorised.officer@ugrocapital.com**

pnb Housing Finance Limited

Regd. Office:- 9th Floor, Antriksh Bhavan, 22, K G Marg, New Delhi-110001. Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com
Jaipur Branch:- SB-59,UDB Towers,1st Floor, opp. Jaipur Nagar Nigam,Tonk Road,Jaipur-302015.

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

We, the PNB Housing Finance Limited (hereinafter referred to as 'PNBHFL') had issued Demand notice U/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The said Demand Notice was issued through our Authorized Officer to all below mentioned Borrowers/Co-Borrower/Guarantors since your account has been classified as Non-Performing(NPA)Assets as per the Reserve Bank of India/ National Housing Bank guidelines due to non-payment of instalments/ interest. The contents of the same are the defaults committed by you in the payment of instalments of principals, interest, etc. Further, with reasons, we believe that you are evading the service of Demand Notice hence we are doing this Publication of Demand Notice which is also required U/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action/measures under all 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 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. 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 No.	Name/ Address of Borrower and Co- Borrower(s)	Name & Address of Guarantor(s)	Property (ies) Mortgaged	Date of Demand Notice	Amount O/s as on date Demand Notice
HOU/JPR/1018/593343, B.O. Jaipur	**Kamal Motwani & Jaya Aswani** 60 B Mangodi Walo Ki Bagichi,Gali No 6 Braham Puri,jaipur, Rajasthan, India, 302002 & N 15 And N 16 Basement Gaurav Tower,Malviya Nagar, Jaipur, Rajasthan,India,302017	**NA**	P No B 121, Vinayak Residency A B C, Jirota, Shri Kishanpura, Sanganer, Jaipur, Rajasthan, 302029	**15/01/2025**	**Rs.2157800.64/-** (Rupees Twenty One Lakh Fifty Seven Thousand Eight Hundred and Sixty Four Paisa Only)
NHL/JPR/1117/458231, B.O. Jaipur	**Mala Mathur & Sandeep Mathur** 65/103 Shyopur Road Near Gulab Vihar,pratap Nagar Sec 11 Sanganer, Jaipur, Rajasthan, India,302033 & E 102 And 103 Epip Sitapura Ind Area,Jaipur,Rajasthan,India,302022 & S 10 Shyam Nagar Ajmer Road Sodala, Jaipur, Rajasthan, India,302019	**NA**	FF Floor, FF Floor, 30, The Rise,Plot No.8-B, Sector-8,, Pratap Nagar, Tonk Road, Sanganer, Jaipur-302033, ,Jaipur, Rajasthan-302033, India	**15/01/2025**	**Rs.12,01,949.67/-** (Rupees Twelve lakh One Thousand Nine Hundred Forty Nine and Sixty Seven Paise Only)

Place: Rajasthan, Dated:27.02.2025 **Authorized Officer (M/s PNB Housing Finance Ltd.)**

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.98,Udyog Vihar, Phase-IV,Gurgaon-122015.(Haryana) and **Branch Office at:- 4th floor, Vinayak Heights, Gautam Marg, Vaishali Nagar, Jaipur, Rajasthan 302021** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Auhorized Officer ("AO") of IIFL-HFL had taken the possession of the following property/ies 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 BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflonehome.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. Vivek Jha 2. Mrs. Vindeshvri Soni (Prospect No IL10059640, IL10155151)	**21-May-2024 Rs.17,76,526/-** (Rupees Seventeen Lakh Seventy Six Thousand Five Hundred and Twenty Six Only) **Bid Increase Amount Rs. 25,000/-** (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing Unit No S-2, Second, Floor, Plot No 28, Ganesh Nagar -17, Niwaru Road, Village Niwaru, Jaipur, Rajasthan, India, 302012. Area Admeasuring (In Sq. Ft.): Property Type: Carpet_Area, Super_Built_Up_Area Property Area: 530.00, 754.00	**05-Dec-2024** **Total Outstanding as On Date 05-Feb-2025 Rs. 21,01,425/-** (Rupees Twenty One Lakh One Thousand Four Hundred and Twenty Five Only)	**Rs. 14,11,000/-** (Rupees Fourteen Lakh Eleven Thousand Only) **Earnest Money Deposit (EMD) Rs.1,41,100/-** (Rupees One Lakh Forty One Thousand One Hundred Only)

Date of Inspection of property	EMD Last Date	Date/ Time of E-Auction
17-Mar-2025 1100 hrs -1400 hrs.	19-Mar-2025 till 5 pm.	21-Mar-2025 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.iiflonehome.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.iiflonehome.com >My Bid >Pay Balance Amount.

TERMS AND CONDITIONS:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider **https://www. iiflonehome.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.
2. 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 automatically get extended for 5 minutes.
3. 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.
4. 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.
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
6. **Bidders are advised to go through the website https: //www.iiflonehome.com and https://www.iifl.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.**
7. **For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@iiflonehome.com, Support Helpline Numbers:@1800 2672 499.**
8. For any query related to Property details, Inspection of Property and **Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- care@iiflonehome.com**
9. 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 IIFL-HFL shall not be responsible for any loss of property under the circumstances.
10. 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.
11. In case of default in payment at any stage 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.
12. 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 IIFL-HFL will be final.

15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated 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:- Jaipur, Date: 27-Feb-2025 **Sd/- Authorised Officer, IIFL Home Finance Limited.**

CAPITAL INDIA HOME LOANS LIMITED

CAPITAL INDIA Home Loan **Registered Address :** 701, 7th Floor, Aggarwal Corporate Tower, Plot No. 23, District Centre, Rajendra Place, New Delhi – 110008. **CIN: U65990DL2017PLC322041**

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Capital India Home Loans Limited /Secured Creditor, will be sold on **"As is where is", "As is what 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, due to Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below. The reserve price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Name of Borrower/ Co-Borrower/ Guarantor(s)	Description of the immovable property	Outstanding Amount As On	Reserve price / Earnest Money Deposit	Date & Time of Auction
1 RUP SINGH CHUNDAWAT S/O BHERU SINGH. 2.NIRMALA KUNWAR W/O RUPSINGH SINGH.	UIT Lease Hold Residential Property Flat No. D-207," Second Floor", Block D,"Shubh Shanti Vihar" Situated At Plot No.01, Admeasuring Carpet Area 315, Revenue Village Umarda ,Tehsil-Girwa,Distrct-Uadipur-313703, Together With All Rights (Including But Not Limited To Rights To Use And Occupy Common Areas, Facilities, Amenities, Development Rights Etc. (As Applicable), And All Furniture, Fixtures, Fittings, And Things Attached Thereto, Which Is Bounded as Under: East: As Per Tittle Deed , West: As Per Tittle Deed , North: As Per Tittle Deed , South: As Per Tittle Deed	₹ 8,89,712 as on 14-10-2024	₹ 8,60,000/- / ₹ 86,000/-	29-03-2025 & 1.30 PM

Date & Time of On-Site Inspection of Property : 03 & 04 March'25

For detailed terms and conditions of the sale, please refer to the link provided in Capital India Home Loans Limited/ Secured Creditor's website i.e. **https://www.bankauctions.com**
The intending bidder can also contact **: Sandeep Shivaji Kamble, Mobile.: 9322572949/ 8600200088**

SALE NOTICE TO BORROWER/GAURANTORS

The above shall be treated as Notice U/r. 9(1) read with 8(6) of Security Interest (Enforcement) Rules, 2002, to the Obligants to pay the same within 30 days from the date of publication.

Date: 27-02-2025 **Sd/-**
Place : Udaipur, Rajasthan **Authorized Officer**
Capital India Home Loans Limited

CHANGE OF NAME

I SIMRAN THAWANI D/o GHANSHYAM THAWANI R/o 10 Shastri Nagar, Near LIC Office, Dist Beawar (Raj.) declare that my name SIMRAN is wrongly mentiaon in my Passport and other documents. My correct name is SIMRAN THAWANI. In future I will be know as SIMRAN THAWANI D/o GHANSHYAM Thawani for all purposes.

CHANGE OF NAME

I RASHI THAWANI Wife of GHANSHYAM THAWANI R/o 10 Shastri Nagar, Near LIC Office, Dist Beawar (Raj.) declare that my name RASHI is wrongly mentiaon in my Passport and other documents. My correct name is RASHI THAWANI. In future I will be know as RASHI THAWANI Wife of GHANSHYAM Thawani for all purposes.

CENTRUM Home Loans

**Corporate & Registered Office : Unit No. 801