

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

Notice under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	26956607	HOME LOAN	07.03.2025	3,79,999.59/-

NAME OF BORROWERS AND CO-BORROWERS : 1.MR. SUNIL KUMAR JAISAWAL 2. MR. ANIL KUMAR JAISAWAL

PROPERTY ADDRESS : ALL THAT PIECE AND PARCEL OF PLOT. NO 427, PROPERTY MEASURING 60 SQ. YDS., KHASRA NO. 211/10/1, WAKIA BALAJI ENCLAVE, VILLAGE SAHNEWAL KALAN 1, TEHSIL & DISTRICT LUDHIANA, PUNJAB-141001, AND BOUNDED AS: EAST: NEIGHBOR 18', WEST: RASTA 20' WIDE 18', NORTH: NEIGHBOR 18', SOUTH: NEIGHBOR 18'

Sr No.	Loan Account No.	Type of Loan	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
2	98924147	LOAN AGAINST PROPERTY	02.04.2025	17,12,234.88/-

NAME OF BORROWERS AND CO-BORROWERS : 1. JASPAL SINGH 2. SURJEET KAUR

PROPERTY ADDRESS : ALL THAT PIECE AND PARCEL OF COMMERCIAL PROPERTY MEASURING 130 SQ. YDS., COMPRISED IN KHASRA NO. 3496/111, KHATA NO. 1135/1446 AS PER JAMABANDI FOR YEAR 2006-07, SITUATED AT VILLAGE TARAF PIRUBANDA, H.B. NO. 167, ADADDI KNOWN AS SEWAK PURA, TEHSIL & DISTRICT LUDHIANA, PUNJAB-141003, AND BOUNDED AS: EAST: STREET 20' WIDTH, ADM. 30', WEST: NARANJAN SINGH, ADM. 30', NORTH: SUKHDEV SINGH, ADM 39', SOUTH: PRATAP SINGH, ADM. 39'

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc. within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
Date : 21.04.2025 IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)
Place : LUDHIANA

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Notice under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	43144126	LOAN AGAINST PROPERTY	26.03.2025	1,46,609.70/-

NAME OF BORROWERS AND CO-BORROWERS : 1. SUMIT KHURANA 2. JAGDISH KHURANA 3. SUNITA RANI

PROPERTY ADDRESS : ALL THAT PIECE AND PARCEL OF RESIDENTIAL PROPERTY MEASURING 0 KANAL 6 MARLA I.E 617 SHARE OF OKANAL 17 MARLA COMPRISED IN KHEWAT NO. 524, KHATONI NO.668 BEARING KHASRA NO. 51736/3(0-17), SITUATED AT MAJJA RATIA I TO IJ(SHAKTI NAGAR), TEHSIL: RATIA, DISTRICT: FATEHABAD, HARYANA-125051, WITHIN THE MUNICIPAL COMMITTEE LIMITS OF RATIA BY VIRTUE OF SALE DEED NO. 2791 REGISTERED ON 25.10.2017, AND BOUNDED AS: - BOUNDARIES AS PER SITE:-EAST: ROAD, 33'-0" WEST: OTHER HOUSE, 33'-0", NORTH: H/O HARI SINGH, 46'-0, SOUTH: OTHER PLOT, 46'-0

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc. within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
Date : 21.04.2025 IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)
Place : FATEHABAD

FORM NO. 3
[SEE REGULATION-13(1)(A)]
DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 1)
2ND FLOOR, SCO NO. 33-34-35, SECTOR 17-A, CHANDIGARH

CASE NO. : OA/1839/2024

SUMMONS UNDER SUB-SECTION (4) OF SECTION 19 OF THE ACT, READ WITH SUB-RULE (2A) OF RULE 5 OF THE DEBT RECOVERY TRIBUNAL (PROCEDURE) RULES, 1993.
Exh No. 26588

YES BANK VS M/S EXPERT TRAVEL AND FINANCIAL SERVICE

To,
(1) M/S EXPERT TRAVEL AND FINANCIAL SERVICE
R/O TARLOK SINGH TAILOR MASTER, PATHANKOT ROAD, JALANDHAR, PUNJAB - 144001
(2) AKHIL VERMA
S/O ANIL VERMA, R/O 269 RAMNEEK AVENUE, PATHANKOT ROAD, JALANDHAR, PUNJAB - 144002.
ALSO AT.
R/O 2ND FLOOR SCO-44, SHOP NO.2, OPPOSITE CASTLE TOYOTA COMPLEX, PATHANKOT ROAD, JALANDHAR, PUNJAB - 144001.
ALSO AT.
R/O 88-A, PATHANKOT ROAD MANN ENCLAVE JALANDHAR-1 JALANDHAR PUNJAB-144012.

SUMMONS
WHEREAS, OA/1839/2024 was listed before Hon'ble Presiding Officer Registrar on 28/01/2025.
WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under Section 19(4) of the Act (OA) filed against you for recovery of debts of Rs. 31,38,378.90/- (application along with copies of document etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-
(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security over such assets.
You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 13/05/2025 at 10:30 A.M. failing which the application shall be heard and decided in your absence.
Given under my hand and the seal of this tribunal on this date 03/02/2025.
Signature of the Officer Authorised to issue summons

mahindra HOME FINANCE
Mahindra Rural Housing Finance Limited
Registered Office: Mahindra Towers, P.K.Kurme Chowk, Worli, Mumbai 400 018.
Telephone No. : 91 22 62929800, Corporate Identity Number : U65922MH2007PLC169791
Email : mrhfl.investorhelpline@mahindrahomefinance.com, Website : www.mahindrahomefinance.com

STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31 MARCH 2025

₹ In Lakhs

SN	Particulars	Quarter ended 31 March 2025	Quarter ended 31 March 2024	Year ended 31 March 2025	Previous year ended 31 March 2024
		Audited	Audited	Audited	Audited
1	Total Income from Operations	29,558.65	31,031.81	1,19,670.07	1,29,443.59
2	Net Profit / (Loss) for the year (before Tax, Exceptional and/or Extraordinary items#)	(20,370.13)	61.22	(30,457.57)	484.17
3	Net Profit / (Loss) for the year before tax (after Exceptional and/or Extraordinary items#)	(20,370.13)	61.22	(30,457.57)	484.17
4	Net Profit / (Loss) for the year after tax (after Exceptional and/or Extraordinary items#)	(15,208.20)	111.80	(22,793.95)	360.49
5	Total Comprehensive Income / (Loss) for the year (Comprising Profit / (Loss) for the year (after tax) and Other Comprehensive Income (after tax))	(15,192.51)	141.19	(22,730.21)	375.46
6	Paid up Equity Share Capital	12,245.96	12,233.07	12,245.96	12,233.07
7	Reserves (excluding Revaluation Reserve)	1,13,784.05	1,36,575.89	1,13,784.05	1,36,575.89
8	Securities Premium Account	44,294.82	44,045.40	44,294.82	44,045.40
9	Net worth	1,26,030.01	1,48,808.96	1,26,030.01	1,48,808.96
10	Paid up Debt Capital / Outstanding Debt	6,36,407.00	6,51,181.96	6,36,407.00	6,51,181.96
11	Outstanding Redeemable Preference Shares	-	-	-	-
12	Debt Equity Ratio	5.05:1	4.38:1	5.05:1	4.38:1
13	Earnings Per Share (Face value of ₹ 10/- each) - (for continuing operations) -				
	1. Basic: (₹)	(12.43)	0.09	(18.62)	0.29
	2. Diluted: (₹)	(12.43)	0.09	(18.62)	0.29

- Exceptional and/or Extraordinary Items adjusted in the Statement of Profit and Loss in accordance with Ind AS Rules.

Notes:
a) The above is an extract of the detailed format of quarterly financial results filed with the Bombay Stock Exchange under regulation 52 of the Listing Regulations. The full format of the quarter and year ended financial results is available on the websites www.bseindia.com and www.mahindrahomefinance.com.
b) For the other line items referred in regulation 52(4) of the Listing Regulations, pertinent disclosures have been made to the Bombay Stock Exchange and can be accessed on URL www.bseindia.com and www.mahindrahomefinance.com.
c) There is no impact on net profit/loss, total comprehensive income or any other relevant financial item(s) due to change(s) in accounting policies for the quarter and year ended 31st March, 2025.

For and on behalf of the Board of Directors
Mahindra Rural Housing Finance Limited
CIN: U65922MH2007PLC169791
Sd/-
Raul Rebello
Chairman of the Board
[DIN: 10052487]

Date : 19 April 2025
Place : Mumbai

SBI State Bank of India, Home Loan Centre (10287), Shankar Sheth Road : 44/2B, Shankar Sheth Road, Gultekdi, Near Sharada Chambers, Pune - 411037. Tel: (020) 26308176, EMAIL: racpc.pune@sbi.co.in

DEMAND NOTICE

A notice is hereby given that the following Borrowers have defaulted in the repayment of principal and Interest of the loans facility obtained by them from bank and loans have been classified as **Non Performing Assets (NPA)**. The notices were 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, but they have been returned un-served and such they are hereby informed by way of this public notice.

Sr. No.	Name of the Borrower	Details of Properties/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount outstanding (As on the date of notice)
1.	Mrs. Priyanka Sharma Wife of Rankesh Kumar (Borrower) Mr. Rankesh Kumar (Borrower) 1) Flat No.1904, 19th Floor, Building No. 'E' Scheme "Mystic" Project "Megapolis" Maan, Taluka-Mulshi, Pune-411057. 2) 412, Ranjiv Enclave, Sarpanch Okanla, Village Choura, Tehsil & Dist-Patala, Punjab -147002. Home Branch - Dattawadi A/C No. 35660760528 Home Loan Maxgain	All that piece and parcel of property bearing Flat No.1904, admeasuring carpet area 74.26 sq. mtrs. on the 19th Floor, in Building No. 'E', Type-2A, Scheme Name "MYSTIC" Project named as "MEGAPOLIS". Land bearing Plot No.1/1, 1/2, 1/3, 1/4, in the Rajiv Gandhi Infotech Park Hinjewadi, within the Village limit of Maan, Taluka-Mulshi, District-Pune and outside limits of Pimpri Chinchwad Municipal Corporation Property owned by Mrs. Priyanka Sharma and Mr. Kumar Rankesh.	02.04.2025	31.03.2025	Rs. 43,20,245.00 (Rupees Forty Three Lakh Twenty Thousand Two Hundred and Forty Five Only) as on 02.04.2025 with further interest and incidental expenses, costs

The steps are being taken for substituted service of notice. The above Borrower(s) and/or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

The borrowers 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.
Kindly treat all the earlier notice issued(13) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in respect of captioned account as withdrawn.

Date : 21/04/2025
Place : Pune

Sd/-
Authorised Officer
SBI HLC Shankar Sheth Road Pune

TATA CAPITAL HOUSING FINANCE LIMITED
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Sco-20, 2nd Floor, Sector-26-A, Chandigarh 160012.

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 30 days 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 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 22-05-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 22-05-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction sale will be submitted to the Authorised Officer of the TCHFL on or before 21-05-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Sco-20, 2nd Floor, Sector-26-A, Chandigarh 160012..

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	Possession Types	Outstanding Amount
1.	TCHHL0307000100003818 & TCHHF0307000100003898	MR. RAVINDER KUMAR KALIA ALIAS RAVINDER KALIA S/O MR. LAKSHMI CHAND KALIA, PREM EXTRUSIONS PRIVATE LIMITED THROUGH ITS DIRECTORS, MRS. VANDANA KALIA DADA W/O RAVINDER KUMAR KALIA ALIAS RAVINDER KALIA	Rs. 78,11,048/- is due and payable by you under the loan account TCHHL0307000100003818 and an amount of Rs. 1,29,42,127/- is due and payable by you under the loan account no TCHHF0307000100003898 i.e. totalling to Rs. 2,07,53,175/- & 05-12-2024	Rs. 2,85,56,000/- (Rupees Two Crore Eighty Five Lakh Fifty Six Thousand Six Hundred Only)	Rs. 28,55,600/- (Rupees Twenty Eight Lakh Fifty Five Thousand Six Hundred Only)	Physical	Rs. 8133259/- is due and payable by you under Agreement No. TCHHL0307000100003818 and an amount of Rs. 13517640/- is due and payable by you under Agreement No. TCHHF0307000100003898 totalling to Rs. 21,65,00,999/- as on 14-04-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece & Parcel Of Residential Property Bearing No. 245, Admeasuring 01 Kanal - 03 Marlas - 79 Sq. Ft., Comprised In Khata No. 86/90, 87/91, Khadra Nos. 212, 213 & 214, Situated At Adarsh Nagar, Basti Gujjan, Jalandhar - 144001 (Punjab), With All Common Amenities Mentioned In Sale Deed. Bounded:- East- Street 30' West:- Other Owners North:- Plot No 244 South:- Plot No 247
Disclosure:- Securitisation Application filed by the Borrower against TCHFL (SA/84/2025) is pending before DRT I, Chandigarh. No stay order is passed against TCHFL in the said case

The Bidders Are Advised To Conduct Due Diligence Before Submitting The Bid. The Auction Shall Be Subject To The Outcome Of The Litigation.

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://bankauctions.in/ on 22-05-2025 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 14-05-2025 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 to 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 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, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Amerpet, Hyderabad - 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website https://suril.luvvire/ 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.

Date: PUNJAB
Date: 21.04.2025

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

Truhome FINANCE
TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)
Head Office: Level -3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 • Website: http://www.truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 9(1)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 9(1) 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 Truhome Finance Limited (Formerly Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 08.05.2025 between 11:00 a.m. to 12:00 p.m. for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.
Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Mortgages	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details - (AO and Disposal team)
Mrs. Dharanjit Kaur W/o Ramesh Kumar & M/s Harleen Boutique & Stitching Centre Through Its Proprietor Mrs. Dharanjit Kaur & Mr. Ramesh Kumar S/o Gurbaksh Singh & M/s Brother Cable Through Its Proprietor Mr. Ramesh Kumar	Demand Notice Date: 12.08.2024 Rs.2405159/- (Rupees Twenty Four Lakh Five Thousand One Hundred Fifty Nine Only) as on 08-08-2024 under reference of Loan Account No. SH.LHDN0001216 with further interest, incidental expenses, costs etc.	Rs. 23,00,000/- (Rupees Twenty Three Lakhs Only) Bid Increment Rs. 10,000/- and in such multiples Earnest Money Deposit (EMD) (Rs.) Rs. 2,30,000/- (Rupees Two Lakhs Thirty Thousand Only) Last date for submission of EMD : 07.05.2025 Time 10 to 05.00 p.m	08-May-2025 Time: 11.00 A.M. to 01.00 p.m.	Bhupinder Kumar 9803044032 Ashfaq Patka 9819415477 Property Inspection Date: 07.05.2025 Time- 11.00 AM to 5.00 PM

Date of Possession & Type 10th Feb, 2025 & Physical Possession

Encumbrances known Not known

Description of Property
All that piece and parcel of one residential house/property/land/Flat admeasuring 94.52 Sq.Yds, Bearing H.No-109, Comprised under Khasra No-147/21,2,19,17/2.8, Khata No-270/274, 272/276, 273/277, 277/281, As per Jamabandi for the Year 2014-2015, Situated at Village-Bhora, Abadi Chander Nagar Colony, HB No-88, Tehsil & Distt-Ludhiana. Which is measuring and bounded as under. BOUNDED AS PER TITLE DEED:-NORTH: P/O KASHMIR SINGH ADM 41'-6", SOUTH: P/O SHASHI ADM 41'-6", EAST: P/O OTHERS ADM 20'-6", WEST: GALI WIDE 20' ADM 19'-8".

1) For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.
2) The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: **BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : Ludhiana
Date : 21-04-2025

Sd/- Authorized Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)