

In-depth **Q&As** with  
market mavens —  
*every Monday*  
in Business Standard.

# Business Standard

## Insight Out

**APPENDIX IV (rule-8(1))**

**POSSESSION OFFICE (for Immovable property)**

**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**

CIN: U67100MH2007PLC174759

**Retail Central & Regd. Office:** Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Whereas, the Authorized Officer of the Secured Creditor under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 and in exercise of powers conferred under Section 13(12) read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 14/05/2024 calling upon 1) **KANSINGH ASAWAD (Borrower)** 2) **CHANDA BAI ASAWAD, SUJAN SINGH ASAWAD (Co-Borrowers)** bearing Loan Account No. **HM0415H18100308** to repay the amount mentioned in the notice being **Rs. 14,63,060/- (Rupees Fourteen Lakh Sixty Three Thousand & Sixty Only)** within 60 days from the date of receipt of the said notice.

That **Poonawalla Housing Finance Limited (Presently known as Grihman Housing Finance Limited)** has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited in its capacity as trustee of **EARC TRUST SC- 438 (herein after referred to as "EARC")** vide **Assignment Agreement dated 30th June 2022** under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the **PHFL** and all the rights, title and interests of **PHFL** with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower(s) and EARC exercises all its rights as the secured creditor.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that the undersigned being the Authorized Officer of Edelweiss Asset Reconstruction Company Limited has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the **25th day of June of the year 2025**.

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

The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Edelweiss Asset Reconstruction Company Limited for an amount **Rs. 14,63,060/- (Rupees Fourteen Lakh Sixty Three Thousand & Sixty Only)** and interest thereon.


**DESCRIPTION OF SECURED ASSETS**  
**SCHEDULE PROPERTIES**

All That Pice & Parcel of Gram Panchayat Register House No. 06 Patwari Halka No. 43 R/o Gram Laptiya Tehsil Ratlam Dist. Ratlam Adm. 1000.sq.ft. Located On Sandila Road Pin Code- 457441. **Bounded By-** East- House of Chanda Bai, West- C C Road, North- Road, South- House of Mr. Dilip Singh.


Authorized Officer

For Edelweiss Assets Reconstruction Company Limited  
(Trustee of EARC TRUST SC 438)

**Date : 25.06.2025**  
**Place : Mumbai**

 **Edelweiss**  
Asset Reconstruction

<b>NIDO HOME FINANCE LIMITED</b> (formerly known as Edelweiss Housing Finance Limited) Registered Office Situated At Tower 3, 5th Floor, Wing 'B', Kohnhiror City Mall, Kohnhiror City, Kirod Road, Kuria (West), Mumbai - 400 070, Regional Office at : Office No. 407-410, 4th Floor, Kakade Bazaar, Ganeshkund Road, CTS 2687B Bhamburde, Shivaji Nagar Pune 411005		
<p align="center"><b>POSSESSION NOTICE UNDER RULE 8(1) OF THE SARFAESI ACT, 2002</b></p> <p>Whereas the Undersigned being the Authorized Officer of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second Ordinance, 2002 (order 3 of 2002) and in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002 issued Demand Notices to the Borrower/s as detailed hereunder, calling upon the respective Borrowers to repay the amount mentioned in the said notices with all costs, charges and expenses lit acc'd, the amount specified in the said notices to be repaid the same. The said Borrower/Co borrowers having failed to repay the amount, notice is hereby given to the Borrowers/Co borrowers and the public in general that the undersigned has taken symbolic/constructive possession of the property described hereunder in exercise of powers conferred on him under Section 13(4) of the said Act &amp; r/w Rule 8 of the said Rules in the dates mentioned along with the Borrowers in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) and the amount specified in the said notices, costs and charges from that date. Demand Notices sent under Section 13(2) of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notices sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:</p>		
<p><b>1. Name and Address of the Borrower, Co Borrower Guarantor Loan Account No. And Loan Amount:</b>  <b>RAVI VASUNIA (BORROWER) &amp; BHAGAVANTI BAI (CO-BORROWER), MADHUKAR VASUNIA (CO-BORROWER) AND VARSHA VASUNIA (CO-BORROWER), All R Add: Home No L-1 Sanskriti Palm Colony, Palam New Road Sanjay Gandhi Nagar, Indore 452001.</b></p>		
<b>Loan No. - L08952THL00000532553 &amp; L08952THL00000532553 &amp; L08952THL00000532553</b> <b>Loan Agreement Date: 30-01-2014</b>	<b>Loan Amount: Rs.14,75,000/- (Rupees Fourteen Lakhs Seventy Five Thousand Only) Rs.11,99,000/- &amp; (Rupees Eleven Lakhs Ninety Nine Thousand Only) &amp; Rs.10,46,000/- (Rupees Ten Lakh Forty Six Thousand Only) Total Aggregating Of Rs.37,20,000/- (Rupees Thirty Seven Lakhs Twenty Thousand Only)</b>	
<p align="right"><b>Demand Notice Date: 17-04-2025</b></p> <p><b>Amount Due On Rs.15,24,975.06/- (Rupees Fifteen Lakhs Twenty Four Thousand Nine Hundred Seventy Five And Six Paise Only) &amp; Rs.10,94,132.25/- (Rupees Ten Lakhs Ninety Four Thousand One Hundred Thirty Two And Two Paise Only) &amp; Rs.12,58,390.73/- (Rupees Twelve Lakhs Fifty Eight Thousand Two Hundred Ninety Three And Three Paise Only) total aggregating of Rs.38,77,397.34/- (Rupees Thirty Eight Lakhs Seventy Seven Thousand Three Hundred Ninety Seven And Thirty Four Paise Only) due and payable as on 17/04/2025</b></p>		
<p align="right"><b>Symbolic/Constructive Possession Date: 26.06.2025</b></p>		
<p><b>SCHEDULE OF THE PROPERTY- All The Part And Parcel Bearing Home No L-1, In The Project Known As Sanskriti Palm Colony, Palam New Road Sanjay Gandhi Nagar, Indore 452001. The Said Flat Is Bounded As: East: Colony Road West: Garden South:Plot No.L-02 North:Garden</b></p>		
<b>Place: Indore</b> <b>Date: 27.06.2025</b>	<b>FOR Nido Home Finance Limited, (formerly known as Edelweiss Housing Finance Limited)</b>	



**Bank**

**Regional Office: Netaji Marg, Nr. Mithakhali Six Roads,  
Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75**

**SYMBOLIC POSSESSION NOTICE**

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers'/mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s), Guarantor & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Mr. Mahesh Nishod Mrs. Bhagvati Nishod 90001007776111 20008340000462	All the piece and parcel of immovable property at Khasra No.19/172, Part of 19/3,19/4,19/5,19/6,19/7,19/8,19/9,19/10,19/11,19/12,19/13,19/14,19/15, Total Area 500 Sq Ft. Situated at Kulharda, Vikas Nagar Block G Plot No 106 Harda, Ward No 34, Tehsil Harda, Dist. Harda Madhya Pradesh – 461331 and bounded by: North: Rest Part of Plot No 106 of Block G, East: Plot No 127 of Block G, West: Nistari Rasta, South: Plot No 105 of Block G	15.02.2025	25.06.2025	Rs.10,52,791.13

**Place: Harda**  
**Date: 27/06/2025**

**Authorised Officer**  
**Banathan Bank Limited**



# UJJIIVAN SMALL FINANCE BANK LTD.

Registered Office: Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 8th Block, Koramangala, Bengaluru, Karnataka-560095  
Regional Office:- GMTT Building Plot No. D-7, Sector-3 Noida (UP) Branch Office:- Ground & First Floor, Shop No C-18, Block C, Radhavalabh Market Khargone, Tehsil Khargone, Khargone, Madhya Pradesh- 451001

PUBLIC AUCTION NOTICE

**PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISION Rule 8(a) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.** The undersigned as authorised officer of Ujjivan 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.

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
22962100 90000013	1. Bharat Trading Company 2. Bharat Bhushan Kushwah S/o Sh. Gangaram Kushwah 3. Ranjana Bai W/o Bharat Bhushan Kushwah	04-Nov-23 Rs. 55,94,602/-	16-Oct-24	Rs. 70,53,190.13/- (as on 07.05.2025)	08-Jul-2025 01.00 PM On prior appointment	Rs. 86,31,000/-	Rs. 8,63,100/-	15-Jul-2025 11.00 AM to 11.30 AM	14-Jul-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Khargone Branch or remitted through RTGS/NEFT/IMPS to A/c No. 220110134920011 IFSC UJVN0002201
						<b>Contact number : 9329427916, 9983365566</b>				

All that Part & Parcel of Industrial Purpose Land, situated at Gram Oon Bujurj, Ward no. 7, P.H.N. 30, Survey no: 594, Packy Size 0.093 Hectare, Tehsil Khargone, Madhya Pradesh – 451440 which is bounded as follows: Boundaries: East: Shree Salagram Gupta, West: House of Mr. Gangaram kushwah and Mr. Rajesh, North: Common Road, South: Mr. Puspendra Verma

**Terms & Conditions :-**  
 The E-Auction will be 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/ies put on auction and claims/ rights/ dues/ affecting 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/ies 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 property/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 Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt Ltd. Contact person – Mr. Prabhakaran (Mo. No. 7418281709). The intending bidders are advised to visit <https://www.ujjivan.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names a 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](mailto: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., Ujjivan 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 allow 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/ Auctioneer. 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 allowed in the bidders own interest as neither the Ujjivan 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/ Guarantor/s/Mortgagors about public auction scheduled for sale of mortgaged properties.

**Date: 26.06.2025, Place: Khargone (M.P)**

**Authorized Officer, Ujjivan Small Finance Bank**