

**CAN FIN HOMES LTD**  
CIN : L85110KA1987PLC008699,  
Above Canara Bank Building, First Floor, Plot No C-3,  
Sector - 1, Noida, Uttar Pradesh, Pin Code : 201301,  
E-mail : noida@canfinhomes.com, Ph.No: 0120 - 2970164/65/67, 7625079126

**APPENDIX- IV-A (See proviso to rule 8 (6))**  
**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 proviso 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 property mortgaged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of Can Fin Homes Ltd., Noida Branch, will be sold by holding e-auction on "As is where is", "As is what is", and "Whatever there is" on 17-10-2025, for recovery of Rs. 16,67,145/- (Rupees Sixteen Lakh Sixty Seven Thousand One Hundred Forty Five Only) due to Can Fin Homes Ltd. from Rakhi W/o Ombrir, Ombrir S/o Lakhmi (Borrowers) And Ravinder S/o Dharamveer (Guarantors), as on 12-09-2025, together with further interest and other charges thereon. The reserve price will be Rs. 14,32,000 (Rupees Fourteen Lakh Thirty Two Thousand Only) and the earnest money deposit will be Rs. 1,43,200/- (Rupees One lakh Forty Three Thousand Two Hundred Only) (Description of the immovable property)

Plot A- 1/215, Entire Ground Floor, DLF Dilshad Ext-II Hadbast, Village Brahmpur Urf Bhopura, Ghaziabad, U.P-201005.

**Boundaries: East:** 25ft Wide Road, **West:** Plot Digar, **North:** Plot No. A-1/216 South: Plot No. A-1/214

**Know Encumbrance:** Nil

The detailed terms and conditions of the sale are provided in the official website of Can Fin Homes Ltd., (<https://www.canfinhomes.com/SearchAuction.aspx>).  
Link for participating in e-auction : [www.bankauctionwizard.com](http://www.bankauctionwizard.com)

Date: 13-09-2025  
Place: NOIDA

Sd/- Authorized Officer  
Can Fin Homes Ltd

**PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED**  
55-56, 5th Floor, Free Press House, Nariman Point, Mumbai-400 021, Tel: 91-2261884700

**POSSESSION NOTICE I (Appendix IV) Rule 8 (3)]**

Whereas, the authorised Officer of HDFC Bank Limited erstwhile Centurion Bank Of Punjab Ltd. (hereinafter referred to as "Bank"), under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 13.01.2010, u/s 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 calling upon the Borrowers/Co-Borrowers/Mortgagors - (1.) M/s Deep Machine Tools, (2.) Mr. Raj Kumar, (3.) Mrs. Sarvesh Devi, (4.) Mrs. Sunita Devi, (5.) Mr. Gaj Raj Singh, to repay the amount mentioned in the notice being Rs.1,42,63,449.83/- (One Crore Forty-Two Lacs Sixty-Three Thousand Four Hundred Forty-Nine and Paise Eighty-Three Only), as on 14.05.2010, together with further interest, costs, charges and expenses thereon w.e.f. 15.05.2010, within 60 days from the date of receipt of the said notice.

The credit facilities availed by the Borrowers from HDFC Bank Ltd. Erstwhile Centurion Bank Ltd. (hereinafter referred to as "HDFC Bank") together with all underlying security interest and all rights, titles and interests therein have since been assigned by HDFC Bank to Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of the acting in its capacity as Trustee of Pegasus 2024 Trust 1 ("Pegasus") (hereinafter referred to as "PARPL") under the aegis of the SARFAESI Act, vide assignment agreement dated 30/06/2025 ("Assignment Agreement") under the aegis of SARFAESI Act, under the provision of the SARFAESI Act. Pursuant to the aforesaid assignment and in accordance with the provisions of the SARFAESI Act, Pegasus has become the lender and is entitled to recover the entire dues mentioned in the 13(2) Notice, and to exercise all its rights as a Secured Creditor under the provisions of the SARFAESI Act and rules thereunder.

The Borrower having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the Authorized Officer of Pegasus Asset Reconstruction Pvt Ltd has taken possession of the property described 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 Rule, 2002 on 10/09/2025.

The Borrowers/Co-borrowers/ Guarantors/ Mortgagors 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 Pegasus ARC for an aggregated amount of Rs.1,42,63,449.83 (One Crore Forty Two lacs Sixty Three Thousand Four Hundred Forty Nine and Paise Eighty Three Only), as on 14.05.2010, together, with further interests, costs, charges and expenses etc. thereon w.e.f. 15.05.2010. The Borrower's 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.

**DESCRIPTION OF PROPERTY**

All that piece and Parcel of Land & Building at Plot no.4 & 5, Gali no. 9 A, Saroopur Ind. Area, Faridabad, Haryana in the name of Smt. Sarvesh Devi & Smt. Sunita Devi, Admeasuring area of 1210 sq. Yards.

Sd/- Authorised Officer  
Date: 10/09/2025 Pegasus Assets Reconstruction Private Limited  
Place: Faridabad (Acting in its capacity as trustee of Pegasus 2024 Trust 1)

**Before Debts Recovery Tribunal-II, Delhi**  
4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

Notice under section 19(4) of the Recovery of Debts Due to Bank and Financial Institutions Act, 1993 read with Rule 12 & 13 of the Debts Recovery Tribunal (Procedure Rule) 1993) in the matter of

TA NO 755/2023 DATE: 08.08.2025

PUNJAB NATIONAL BANK APPLICANT

VERSUS

SH KAMAL SINGH BIJLA & ORS. RESPONDENT

DEFENDANT

D1. SH KAMAL SINGH BIJLA S/O BHIM SINGH

D2. SH BHIM SINGH

BOTH AT R/O BHINDRI BLOCK MAT LOOHA, DISTT. PANIPAT HRYDRI

D3. SH. PRADEEP KUMAR CHAUHAN

R/O SM CENTER ANDHERI KURLA ROAD ANDHERI MUMBAI-400059.

4.SH BALBIR SINGH SEHRAWAT

R/O EPT-151 SARJOINI NAGAR NEW DELHI - 23

Whereas the above named applicant (s) has/have instituted a case for recovery of Rs. 11,31,985/- (RUPEE ELEVEN LAKH THIRTY ONE THOUSAND NINE HUNDRED EIGHTY FIVE ONLY) against you and where as it has been shown to the satisfaction of the Tribunal that it is not possible to serve you in the ordinary way therefore, this notice is given by advertisement directing you to make appearance in the Tribunal on 09.01.2026 At 11.00 AM.

Take notice that in default of your appearance on the day before the mentioned, the case will be heard and determined in your absence.

All the matters will be taken up through Video Conferencing or Physical and for that purpose:-

(i) All the Advocates/Litigants shall download the "Cisco Webex" application / software;

(ii) Give "Meeting ID" and Password for the date of hearing qua cases to be taken by Hon'ble Presiding Officer / Registrar shall be displayed in the daily case list itself at DRT Official Portal i.e. drt.gov.in.

(iii) In any exigency qua that the Advocate/Litigants can contact the concerned official at Ph. No. 23748478.

Given under my hand and seal of the Tribunal this the 08th day of August, 2025.

**BY ORDER OF THE TRIBUNAL**  
SECTION OFFICER, DRT-II, Delhi

**IDFC FIRST Bank Limited**  
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)  
CIN : L65110FN2014PLC097792  
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	127313399	HOME LOAN	30.08.2025	7.09,324.83/-

**NAME OF BORROWERS AND CO-BORROWERS : 1. RAJU PRAMJEET 2. KOSLYA RAJU**

**PROPERTY ADDRESS : ALL THAT PIECE AND PARCEL OF LAND MEASURING 0 BIGHA 0 BISWA 13 BISWANSI (100 SQ. YARDS), OUT OF TOTAL LAND MEASURING 10 BIGHAS 12 BISWAS COMPRISED IN KHEWAT NO.150, KHASRA NO.222 BEARING IN KHASRA NO.4620(1-0) 4623MIN WEST(0-12) 4628(1-4) 4625MIN(0-8) 4619(1-16) 4629(1-16) 4630(1-0) 4627MIN WEST(0-19) 4622(0-8) 4624MIN WEST(0-2) 4621MIN NORTH(0-6) 4626MIN WEST(1-1) KUTTE-12. NOW AS PER LATEST JAMABANDI FOR THE YEARS OF 2019-2020, LAND MEASURING 0 BIGHA 0 BISWA 13 BISWANSI I.E.13/4440TH SHARE OF LAND MEASURING 11 BIGHAS 02 BISWAS COMPRISED IN KHEWAT NO.214 KHATONI NO.279 BEARING IN KHASRA NO.4619(1-16) 4620(1-0) 4621(1-5) 4622(0-8) 4623(1-12) 4624(0-4) 4625(0-17) 4628(1-4) 4629(1-16) 4630(1-0) AND ITS PROPERTY ID NO.3NGVOCB9, SITUATED AT WAKA NEW MALL TIBBA (SHANKAR COLONY), NARNAUL, TEHSIL: NARNAUL, DISTRICT: MAHENDRAGARH, HARYANA-123001, AND BOUNDED AS: EAST: LAND OF SHYAMSUNDER GUPTA, WEST: RASTA 20 FT. WIDE, NORTH: OTHER'S PROPERTY, SOUTH: PROPERTY OF ANIL KUMAR**

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 : 13.09.2025 IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with Place : MAHENDRAGARH IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)

**INDIA SHELTER FINANCE CORPORATION LTD.**  
Regd. Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

**Auction Sale Notice** for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules").

Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at - 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram Haryana -122002, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co-borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below.

Loan Account Number/AP Number (Co-Borrower's) (Guarantor's)	Demand Notice u/s 13(2) Date & Amount	Date and Time of Possession Symbolic Possession 08.07.2025	Reserve Price Rs. 10,25,000/- (Rupees Ten lakh twenty five thousand Only) Earnest Money Deposit (EMD) Rs. 1,02,500/- (One Lakh Two Thousand Five Hundred Only)	Date and Time of Inspection of the property 15-10-2025 (Inspection Time 10:00 AM to 05:00 PM) EMD Deposition Last Date 16-10-2025 Date & Time of Auction 17-10-2025 (Auction Time 10:00 AM to 5:00 PM)
HL-301R19NS000005078567 & AP-10181963 MR./ MRS. NANDU DEVI & MR./ MRS. MEWA RAM KHATIK & MR./ MRS. MANISH TEPA	841208 (Rupees eight lakh forty one thousand two hundred eighty and two paise only) due as on 10.04.2025 Bid Increase Amount 10000/-	TOTAL OUTSTANDING as On Date (Rs.841208/- (Rupees Eight Lakh forty one thousand two hundred eighty and two paise only) due as on 10.04.2025 with further interest & charges until payment of Full.		

**Description Of The Immovable Property Secured Asset :** All Piece And Parcel Of Aaraji No. -4995, babro ki gali, ward no. 21, Shahpura, Shahpura D. Bhiwara Rajasthan 311404 Total Area 95.41 Sq. Yard. boundary: East- maid, West- ismille kureshi, North- kajod dhobi, South- common road.

**Place of EMD Deposition/Place of Auction:** Ist Floor, In Line of Pragma School, Beawar Road, Bijaingarh -305624

**Mode Of Payment :** All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.

For detailed terms and condition of the sale, please refer to the Secured Creditor's website [www.indiashelter.in](http://www.indiashelter.in) or contact Authorized Officer - Mr. Harkaran Raj (9950475963).

Date: 13.09.2025 Place: RAJASTHAN For India Shelter Finance Corporation Ltd

**SATYA Micro Housing Finance Private Ltd**  
Regd. Office: 519, 5th Floor, DLF Prime Tower, Okhla Industrial Area, Phase -1, New Delhi - 110020  
Corporate Office: 7th Floor, Prius Heights, Sector 125, Noida - 201303

**DEMAND NOTICE**

**NOTICE UNDER SECTION 13 (2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

NOTICE is hereby given that the following borrower(s) who have availed from SATYA MICRO Housing Finance Private Limited (SMHFPL) have failed to pay Equated Monthly Installments (EMIs) of their loan to SMHFPL and that their loan account has been classified as Non-performing Asset as per the guidelines issued by National Housing Bank. The borrower(s) have provided security of the immovable property/ies to SMHFPL, the details of which are described herein below. The details of the loan and the amounts outstanding and payable by the borrower/s to SMHFPL as on date are also indicated here below. The borrower(s) as well as the public in general are hereby informed that the undersigned being the Authorized Officer of SMHFPL, the secured creditor has initiated action against the following borrower(s) under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the SARFAESI Act). If the following borrower(s) fail to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice, the undersigned will exercise any one or more of the powers conferred on the Secured Creditor under sub-section (4) of Section 13 of SARFAESI Act, including power to take possession of the property/ies and sell the same. The public in general is advised not to deal with property/ies described here below.

Sr. No.	Name of the Borrower(s)/ Co-Borrower (s)/ Loan A/c No. / Branch	Demand Notice Date & Amount	Description of secured assets(s) (Immovable properties)
1.	HLNHFLG200021105 / Branch : Ghaziabad 1. SAVITA 2. ANKUR ADD1: New Kailash Colony Gali No 9 Modinagar Ghaziabad Uttar Pradesh India 201204 ADD2: Property Area Admeasuring 50 Sq Yards I.E.41.80SQ. Meters, 2 Storeyed Building Situated At Mohalla-Laxmi Nagar Modi Nagar Khasra No-65 Village-Sikri Khurd Pargana Jalalabad, Tehsil-Modinagar, Ghaziabad Uttar Pradesh 201204	04-09-2025 16, ₹ 1,71,754/-	All that part and parcel of the property bearing Property Address:- Property Area Admeasuring 50 Sq Yards I.E.41.80sq. Meters, 2 Storeyed Building situated at Mohalla-Laxmi Nagar Modi Nagar Khasra No-65 Village-Sikri Khurd Pargana Jalalabad, Tehsil-Modinagar, Ghaziabad Uttar Pradesh 201204, North : Plot Amit Bhujia 18 Ft, South: Plot Dhanyveer Bhujia 25 Ft, East: Path 15ft Side 18 Ft, West: Plot Laxmi Taya Bhujia 18 Ft

Place: Delhi Sd/- Authorised Officer,  
Date: 13.09.2025 SATYA MICRO Housing Finance Private Limited

**ADITYA BIRLA CAPITAL**  
Registered Office : Indian Rayon Compound, Veraval, Gujarat - 362 266.  
Corporate Office : 12th Floor, R Tech Park, Nirlon Complex, Near Hub Mall, Goregaon (East) Mumbai-400 063, MH.

**DEMAND NOTICE**

UNDER SEC 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") READ WITH RULE 3 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("THE RULES")

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned, stands transferred to Aditya Birla Capital Ltd., the amalgamated company.

Accordingly the undersigned being the Authorized officer of Aditya Birla Capital Limited (ABCL) under the Act and in exercise of powers conferred under Section 13(12) 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 borrower(s) is/ are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted hereunder below:

In connection with the above, Notice is hereby given, once again, to the said Borrower/s / Legal Heir/s / Legal Representative(s) to pay to ABCL, within 60 days from the date of the respective Notice(s), the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents / writings, if any, executed by the said Borrower/s. As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to ABCL by the said Borrower/s respectively.

Sr. No.	Name and Address of the Borrower(s)	Demand Notice Date & NPA Date	Description of Immovable Property
1.	1. Mr. Rakesh, S/o Mehander Singh, 123 Chopra Colony Gohana Sonipat, Haryana - 131301 Also At: Mr. Rakesh S/o Mehander Singh, Village Mundlana 45, Gohana, Sonipat, Haryana - 131306 Also At: Mr. Rakesh, S/o Mehander Singh, Proprietor Of Lathwal Khaj Bhandar, Panipat Chungi Gohana Sonipat, Haryana - 131301 M-9802059750. Email - Rakeshlathwal454@gmail.com 2. Mrs. Poonam, W/o Mr. Rakesh, 123 Chopra Colony Near Dhaga Factory, Gohana Panipat - 131301, M - 8607290124 Also At: Mrs. Poonam, W/o Mr. Rakesh, 402 Bidyan Mundlana 45 Gohana Sonipat, Haryana - 131306 M- 8607290124 3. Mrs. Murti, W/o, Mehander Singh, 123 Chopra Colony Near Dhaga Factory, Gohana Panipat - 131301 M - 8053057237, Also At: Mrs. Murti, W/o Mehander Singh, Mundlana 45 Gohana Sonipat, Haryana - 131306 Loan Ac No. ABPNTS5000000642906	10.09.2025 & 03.09.2025 Total O/s, Dues Amt. Rs. 32,49,915.16 as on 09.09.2025	All That Piece And Parcel Of The Plot Measuring 104 Sq. Yds. I.e. 3 Marla 4 Sarsai Being 1/364 Share Out Of Land Measuring 63 Kanal 14 Marla Comprised In Khehat No. 2/114 Khatoni No. 3 Rect. No. 287 Killa No. 19/2(7-8), 2(7-8), 2(18-0), Rect. No. 304 Killa No. 5(8-0), 6(8-0), Rect. No. 305 Killa No. 1(8-0), 10(8-0), 11(14-9), 12(14-9), Situated With In Revenue Estate Of Village Gudha, Tehsil Gohana Distt: Sonipat, Abadi Known As Ward No. 16 Chopra Colony With In M.C. Limits Of Gohana Tehsil Gohana Distt: Sonipat Vide Sale Deed Tashil No. 3255 Dated 19-09-2019 Of Sub Registrar Gohana. Which Is Bounded As Under: East:- 20'-04" Street 18 Ft. Wide, West:- 20'-04" Land Of Other, North:- 46'-00" Plot No. 186 Min Of Rajbir, South:- 46'-00" Plot Of 185 Min Sonia And Mini Devi.

With further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and / or realization. If the said Borrower's shall fail to make payment to ABCL as aforesaid, then ABCL shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower's / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

The said Borrower's / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s) / Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of ABCL. That please note that this is a final notice under Sec. 13(2) of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (54 of 2002). Needless to say, that ABCL shall be within its right to exercise any or all of the rights referred to above against the borrower(s) entirely at their risk, responsibility & costs.

Sd/-  
Place : Sonipat, Haryana  
Date : 13.09.2025  
Aditya Birla Capital Limited



**UJJIVAN SMALL FINANCE BANK LTD.**  
Registered Office: Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095  
Regional Office:- GMTT Building Plot No. D-7, Sector-3, Noida (UP)-201301  
Branch Sanjay Place Branch, Agra:- Vasan Plaza, Ground Floor, Sanjay Place, Near HDFC Bank, Agra.  
Branch Aligarh:- Ground Floor, Nagar Nigam No. 03/311, Sri Ramdhar Plaza, Banwari Nagar, Niranjanpuri, Tehsil Koil, Aligarh.  
Branch Raj Nagar:- D-11, Ground Floor, RDC, Opposite BSNL Office, Raj Nagar, RDC, Ghaziabad.

**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 authorized 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 auction for realization 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 hereunder.

Sr. No.	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
1.	22452100 80000076	Shubham Verma @ Shivam Varma S/o Ram Gopal Verma R/O Kachpura Kundol, near Primary School, Agra, Uttar Pradesh - 283111 Also At: 1071 Gudhai Mandi, Tajganj, Agra, Uttar Pradesh- 282001. Rajnari Verma @ Rajnari Devi W/o Shubham Verma @ Shivam Varma R/o Kachpura Kundol, Near Primary School, Agra, Uttar Pradesh - 283111	23.12.2024 & Rs. 3,49,533/-	20.03.2025 (Symbolic Possession)	Rs. 4,02,946.05/- (as on 26.06.2025)	24-09-2025 02:00 PM by prior appointment	Rs. 4,12,000/-	Rs. 41,200/-	09-10-2025 11:00 AM to 12:00 PM	08-10-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Sanjay Place Agra Branch or remitted through RTGS/NEFT/IMPS to A/c No. 22011013462001 IFSC UJJVN0002201 Contact Person: 1. Parth Kanasagra: 7040703004, 2. Nitin Rana: 9056733440
2.	2269210 0800001 69	Kafil Ahmad S/o Mohd. Haneef Khan R/O 379, Gali No. 9, Marghat ke Pass Shahjamaal, Koil ALIGARH, UTTAR PRADESH - 202001 Sabiya Khanam W/o Kafil Ahmad R/O 379, Gali No. 9, Marghat ke Pass Shahjamaal, Koil ALIGARH, UTTAR PRADESH - 202001	26.03.2024 Rs. 7,30,339/-	04.06.2025 (Physical Possession)	Rs. 9,58,877.16/- (as on 06.06.2025)	24-09-2025 02:00 PM by prior appointment	Rs. 8,90,000/-	Rs. 89,000/-	09-10-2025 11:00 AM to 12:00 PM	08-10-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Aligarh Branch or remitted through RTGS/NEFT/IMPS to A/c No. 22011013462001 IFSC UJJVN0002201 Contact Person: 1. Parth Kanasagra: 7040703004, 2. Nitin Rana: 9056733440
3.	22102502 50000066	1. Alehaman Q/o Chand R/o Kalchhina, Muradnagar, Ghaziabad, Uttar Pradesh - 245304 2. Hansari W/o Alehaman R/o Kalchhina, Muradnagar, Ghaziabad, Uttar Pradesh - 245304 Also at: 560, Primary School, Kalchhina, Room no.2, Modi Nagar, Ghaziabad, Uttar Pradesh - 245304	28.01.2025 Rs. 5,15,575/-	04.07.2025 (Physical Possession)	Rs. 5,85,008.29/- as on 20.07.2025	10-10-2025 02:00 PM by prior appointment	Rs. 7,30,000/-	Rs. 73,000/-	28-09-2025 12:00 PM to 1:00 PM	27-09-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Raj Nagar Branch or remitted through RTGS/NEFT/IMPS to A/c No. 22011013462001 IFSC UJJVN0002201 Contact Person: 1. Vishal Agarwal: 7347046829, 2. Sourav Sardana: 9056762855

All that Part & Parcel of House no. 937, area measuring 55.18 sq. mtrs. Situated at Purani Abadi, Kachpura, Mauza Kundol, Tehsil & District Agra, Uttar Pradesh bearing which is bounded as follows: East: Property of Nathuram & Others; West: Property of Nihal Singh; North: Property of Shreepati & South: Road

All that Part & Parcel of Residential House built on Khasra No. 2516M/2, measuring 36 Sq. Yards, i.e., 30.10 Sq. Mtr. Situated at Shahjamaal, Near Qasba Koil - II, Tehsil Koil, District Aligarh, U.P. which is bounded as follows: East: House of Wasid; West: Gali; North: Road; & South: House of Abdul Karim etc

**Terms & Conditions :-**  
The e-Auction is being held under "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" basis.  
1. To the best of knowledge and information of the Authorized 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 is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized 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 Authorized 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 - Prabhakaran M. (Mob No. 7418281709). The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujjivansfb.in> for the details of the properties in the website and for taking part in the bid they should register their names at <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 Numbers- 7291918824, 25.26 support email id:- support@bankauctions.com Auction portal - <https://www.bankauctions.com>.  
Date: 13.09.2025 Place: Noida Authorized Officer, Ujjivan Small Finance Bank

All that Part & Parcel of Free hold Residential Plot measuring 112.12 Sq. Yards I.e. 93.74 Sq. Meter, out of Khasra no. 547, situated in the village Kalchhina, Pargana Jalalabad, Tehsil Modinagar, Distt. Ghaziabad, Uttar Pradesh, which is bounded as follows: which is bounded as follows: East: Rasta, West: Khet of Imamuddin, North: Khet of Islam & South: Land of Seller

**Terms & Conditions :-**  
The e-Auction is being held under "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" basis.  
1. To the best of knowledge and information of the Authorized 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 is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims /rights /dues.  
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Date: 13.09.2025 Place: Noida Authorized Officer, Ujjivan Small Finance Bank

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 Authorized 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 Authorized 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 Authorized 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 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.  
9. This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.