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Phoenix ARC Private Limited Regd. Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra - 400057. Tel:022- 6849 2450, Fax:022- 6741 2313 CIN: U67190MH2007PTC168303

Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in **CORRIGENDUM FOR PUBLIC NOTICE DATED 16.09.2025**

FOR ONLINE E-AUCTION

This is a Corrigendum to the Notice dated 16.09.2025 published in Financial Express and Janasatta, for inviting bids for sale of secured assets under the E-Auction. Please note the Date & Time of last date of submission of EMD and E-Auction for the account of M/s Kiran Udyog is inadvertently mentioned as 20.10.2025 (Twenty October Two Thousand Twenty Five) Monday before 6:00 pm and 21.10.2025 (Twenty First October Two Thousand Twenty Five) Tuesday between 11:00 am to 12:00 noon, respectively.

Kindly note the last Date & Time for submission of EMD be read as 10.11.2025 (Ten November Two Thousand Twenty Five) Monday before 6:00 pm instead of 20.10.2025 (Twenty October Two Thousand Twenty Five) Monday before 6:00 pm.

Further kindly note the Date & Time of E-Auction be read as 11.11.2025 (Eleven November Two Thousand Twenty Five) Tuesday between 11:00 am to 12:00 noon instead of 21.10.2025 (Twenty First October Two Thousand Twenty Five) Tuesday between 11:00 am to 12:00 noon. This Corrigendum may be read as part and parcel of the Notice dated 16.09.2025. The other details and terms and conditions mentioned in the Public Notice published in Financial Express

and Janasatta on 16.09.2025 shall remain unchanged.

Place: DELHI **Authorised Officer**

Date: 18.10.2025

For Phoenix ARC Private Limited (Phoenix Trust FY 25-11)

FORM NO.5

THE DEBTS RECOVERY TRIBUNAL, LUCKNOW 600/1 University Road Near Hanuman Setu Temple, Lucknow-236007 (Summon to the defendants under section 19(3) of the Recovery of Debts Due to Financial Institution Act 1993 read with Rule 12 and 13 of the Debts Recovery Tribunal (Procedure Rule

O.A NO. 437 OF 2025 IN THE MATTER OF: PUNJAB NATIONAL BANK Applicant Bank

Versus M/S Skyrich Trichology Centre & Ors. .Defendants

M/s. Skyrich Trichology Centre (Borrower) Prop. Deepak Kumar Singh, Tradex Tower-1 Shop No. 203, Alpha-I, Commercial Belt, Gr. Noida, Gautam Budh Nagar, Uttar Pradesh-201308. ALSO AT: Flat No.504, Tower -3, Sector Omega-1, Parsvnath Estet, Gr. Noida (Rampur Jagir), Gautam Budh Nagar, Uttar Pradesh-201306

Nagar Uttar Pradesh-201308 2. Mr. Satendra Kumar (Guarantor) T-2, 701, Parsynath Estate, Omaga, Gr. Noida, Uttar

ALSO AT: F-B, Krishna Apra Plaza, Alpha-I, Commercial Belt, Gr. Noida, Gautam Budh

In the above noted application, you are required to file reply in Paper Book in two sets, along with documents and the affidavit personally or through your duly authorised agent or legal practitioners in this tribunal, after serving copy of the same on the application or his counsel / duly

authorised agent after publication of the summons, and thereafter to appear before the tribunal on 28.11.2025 at 10.30 AM failing which the application shall be heard and decided in your absence. Registrar Enclosure: As above Debts Recovery Tribunal, Lucknow

Mahindra FINANCE

MAHINDRA & MAHINDRA FINANCIAL SERVICES LTD. Registered Office at: Gateway Building, Appollo Bunder, Mumbai- 400 001. Corporate office at: B Wing, 3rd Floor, Agastya Corporate Park, Piramal Amiti Building

POSSESSION NOTICE

(For immovable property) Rule 8-(1) of SARFAESI Act & Rules

Kamani Junction, Kurla West Mumbai- 400 070.

Whereas, the undersigned being Authorized Officer of Mahindra and Mahindra Financial Services Ltd. under 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 29th July, 2025 calling upon Harendra Babu Trading Company (Borrower), Mr. Harendra Babu (Co - Borrower 1) & Mrs. Kusum Kumari (Co - Borrower 2) to repay the amount mentioned in the notice being for Rs.21,33,725.79/- (Rupees Twenty-One Lakh Thirty-Three Thousand Seven Hundred Twenty-Five and Seventy-Nine Paise only) within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 9 of the said rules on this day of 14"October, 2025.

The Borrower/s in particular and the public in general are hereby cautioned not to deal with the property (Secured Asset) mentioned herein and any dealings with the such property will be subject to the charge of Mahindra and Mahindra Financial Services Limited for an amount of Rs.21,33,725.79/- (Rupees Twenty-One Lakh Thirty-Three Thousand Seven Hundred Twenty-Five and Seventy-Nine Paise only) as mentioned herein under

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.

DESCRIPTION OF THE IMMOVABLE PROPERTY ITEM NO-1 - All that piece and parcel of Freehold land comprised of Mathura N.N. No

Receipt No.2123, Residential Plot No.05 & 14, measuring 400 sq yards i.e. 334.44 sc meters, situated at Khasra No.14 & 16, Aurangabad Ward, Rahul Vihar Colony, Mauza Rosu, Salempur, Farah, Mathura. Bounded as Follows: On or towards East by : Plot No -6 & 13, On or towards West by: Plot No -4 & 15, On or towards North by: 20 wide rasta, On or towards South by : 20 wide rasta.

Date: 18.10.2025 Place: Agra, Uttar Pradesh.

Mahindra and Mahindra Financial Services Ltd

Sd/- Authorised Signatory



AUCTION NOTICE

The following borrowers of Shivalik Small Finance Bank Ltd. are hereby informed that Gold Loan/s availed by them from the Bank have not been adjusted by them despite various demands and notices including individual notices issued by the Bank. Al borrowers are hereby informed that it has been decided to auction the Gold ornaments kept as security with the Bank and accordingly has been fixed at 11:00 am in the branch premises from where the loan was availed. All, including the borrowers, account holders and public at large can participate in this auction on as per the terms and conditions o

S. NO	Branch	Account No.	Actt Holder name
1	AMBETHA	100542510487	MOHD AALAM
2	NOIDA-18	100742600812	ADITYA V SINGH
3	MEERUT	100842512095	NEERAJ KUMAR
	MEERUT	100842512172	SANJIDA .
5	MEERUT	100842512241	CHETAN VATS
6	MEERUT	100842512275	BILAL RIYAZ
	MEERUT	100842512323	MAYANK AGARWAL
83	MEERUT	100846511258	SWATI RASTOGI
i i	CHILKANA ROAD	100941510373	MOHAMMAD SARFARAZ
0	GHAZIABAD	101542515729	PRADEEP RAWAT
1	GHAZIABAD	101542515848	MANISHA SINGH
2	GHAZIABAD	101542516545	PRAVEEN JAIN
13	GHAZIABAD	101542516549	OM PRAKASH
14	NOIDA SEC.135	101642513910	RAM PAL SINGH
5	MUZAFFARNAGAR	101842510695	MAHIPAL SINGH
16	MUZAFFARNAGAR	101842510783	SONAM.
17	MUZAFFARNAGAR	101842510835	JYOTI RANI
8	INDIRAPURAM	101942518283	ANURAG SINGH
9	INDIRAPURAM	101942518412	GAURAV MEHRA
20	INDIRAPURAM	101942519518	ANIKET MISHRA
21	INDIRAPURAM	101942519820	KANCHAN KUMARI
2	INDIRAPURAM	101942520222	RAJESH K PALIWAL
3	INDIRAPURAM	101942521657	VIKAS K LAKRA
4	INDIRAPURAM	101942521764	BUNTI KWATRA
5	INDIRAPURAM	101942523161	MOHD FAIZ
6	INDIRAPURAM	101942523168	FARMAN SAIFI
7	INDIRAPURAM	101942523243	NISCHAYA K SHARMA
8	INDIRAPURAM	101942523378	DHARMENDRA K JHA
9	INDIRAPURAM	101942523404	GAURAV SHARMA
10	INDIRAPURAM	101942523442	NITIN .
11	INDIRAPURAM	101942523466	PREETI PAL
32	INDIRAPURAM	101942523494	RANJEET MOHANTY
33	INDIRAPURAM	101942523548	ANISH KHAN
14	INDIRAPURAM	101942523637	ASHUTOSH KUMAR
5	INDIRAPURAM	101942523644	MURSALINA.
6	INDIRAPURAM	101942523652	HARSH.
37	SARDANA	103142510326	GAJENDRA SINGH
18	SARDANA	103142510327	GAJENDRA SINGH
19	HARIDWAR	103346510030	SHANKAR SHARMA

Authorised Officer, Shivalik Small Finance Bank Ltd.

without any prior notice.

PUBLIC NOTICE

(Under Rule 17(4) of the Limited Liability Partnership Rules, 2009)

Notice is hereby given that the Registered Office of KAMDAR INTERNATIONAL LLP LPIN: AAY-7536), an LLP registered under the Limited Liability Partnership Act 2008, is being shifted from its current address at 7th floor ILD Trade Tower, Gurgaon-122001, Haryana, India, State of Haryana to the new address at Silver Classic Shop 01 & 02, Opp Ganga Hall Amin Marg, Rajkot-360005, Gujarat India, State of Gujarat.

This change is being undertaken as per the LLP Agreement and with the consent of all partners and secured creditors, if any

Any person having any objection to this shift shall file their objection with the Registrar of Companies DELHI & HARYANA, (ROC, Delhi) at 4th Floor, IFCI Tower, 61, Nehru Place, New Delhi-110019 and with the undersign within 21 (Twenty One) days from the date of this notice. LLP Name: KAMDAR INTERNATIONAL LLP

Address: 7th floor ILD Trade Tower, Gurgaon-122001, Haryana, India

For and on behalf of the LLP Vikit Ashvinkumar Kamdar Designation: Designated Partner DPIN: 09334673

LLP Identification Number: AAY-7536

Place : Gurgaon

Date: 04-10-2025

SMFG SMFG INDIA CREDIT COMPANY LIMITED

India Credit Corporate Office: 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai -400051.

POSSESSION NOTICE

Whereas the undersigned being the authorized officer of SMFG India Credit Company Limited,

(For Immovable Property) (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Having its registered office at Commerzone IT Park, Tower B, 1st, Floor, No. 111, Mount Poonamalle Road, Porur, Chennal - 600116 and corporate office at 10th Floor, Office No. 101,102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai – 400051, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interes (Enforcement) Rules, 2002 issued Demand Notice dated 27/05/2025 calling upon the borrower(s) (1) SUNRISE LIGHT HOUSE (2) RAJESH BENIWAL (3) SATISH KUMAR (4) KAVITA BENIWAL (5) SURENDER KUMAR under loan account number (s) #173001311232666 to repay the amount mentioned in the notice being Rs. 1,50,54,688/- (Rupees One Crore Fifty Lakhs Fifty-Four Thousand Six Hundred Eighty-Eight Only) as on 20th May, 2025 within 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that undersigned has taken symbolic 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 Security Interest (Enforcement) Rules, 2002 on this 11th Day of October in the year

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of SMFG India Credit Company Limited for an amount of Rs. 1,50,54,688/- (Rupees One Crore Fifty Lakhs Fifty-Four Thousand Six Hundred Eighty-Eight Only) as on 20th May, 2025 and 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.

SCHEDULE OF THE SECURED ASSET(S): OWNER OF THE PROPERTY - MR. RAJESH BENIWAL

PROPERTY DESCRIPTION - BUILT UP FRONT SIDE SHOP BEARING NOS. 8 & 9. AND BACK SIDE SHOP BEARING NOS. 14 & 15, OUT OF SHOP NO. 4-19, ON GROUND FLOOR WITHOUT ROOF/TERRACE RIGHTS, HAVING TOTAL LAND AREA MEASURING 74.69 SQ. METERS, OUT OF 396.88 SQ.METERS, A PART OF ENTIRE BUILT - UP FREEHOLD PROPERTY BEARING NO. 190/2, APART OF KHASRAS NO. 411, SITUATED IN THE AREA OF VILLAGE PITAMPURA, DELHI - 110034, FITTED WITH ELECTRIC AND FITINGS AND FIXTURE WHICH IS BOUNDED OF BUILT - UP FRON SIDE SHOP BEARING NOS. 8 & 9, ARE AS UNDER: NORTH: ENTRY; SOUTH: OTHER'S SHOP; EAST: SHOP NO. 07; WEST: SHOP NO. 10. AND BACK SIDE SHOP BEARING NOS. 14 & 15, WHICH IS BOUNDED ARE AS UNDER: NORTH: OTHER SHOP; SOUTH: ROAD 25 FEET; EAST: SHOP NO. 16; WEST

Date: 18.10.2025 Place: Delhi

SHOPNO, 13

SMFG India Credit Company Limited

Authorized Officer

HINDUJA HOUSING FINANCE LIMITED HINDUJA
HOUSING FINANCE Chennal - 600 032, Tamil Nadu. E-mail: auction@hindujahousingfinance.com Contact No: Arun Mohan Sharma - 8800898999 | Dhruy Vashist - 8806967651 POSSESSION NOTICE (For immovable property) Whereas the undersigned being the Authorized Officer of the HINDUJA HOUSING FINANCE LIMITED

under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 3 of 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice was issued on the date: mentioned against each account and stated hereinafter calling upon the borrower (hereinafter the borrower and guarantors are collectively referred to as the "the Borrowers") to repay the amount within 60 days from the date of receipt of said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferredon him under sub-setion 4 of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the dates mentioned against each account. The borrower/quarantor 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 HINDUJA HOUSING FINANCE LIMITED for an mount and uture interest at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges, etc. 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.

Account Number, Name of the Borrowers & Address 13-10-2025 DL/MNR/HPUR/A000000150. 1. Mr. Suman Suman. 2. Mr. Satyapal Ghaziabad, Gali No 5 Bhupender Puri Modinagar Ghaziabad, Metro, Modinagar, Uttar Pradesh, India - 201204 | Description Of St. Metro, 100 No. 1 Khasra No.1763 Mohalla Bhupendra Puri Modinagar Pargana Jalalabad Tehsil Modinagar GZB, Khasra No.1763 Mohalla Bhupendra Puri Modinagar Pargana Jalalabad Tehsil Modinagar GZB, Khasra No.1763 Mohalla Bhupendra Puri Modinagar Pargana Jalalabad Tehsil Modinagar GZB, Metro, Modinagar, Uttar Pradesh, India - 201204

Sukant. H No 1173/a Bhupendra Puri 9 Nand Nagri, Modinagar, 28-Jan-25 & Rs. 1.893.497/a 201204 | Description Of Property: House bearing Nagar Palika No. 1466 Colony Known as Khasra No. Bupendrapuri, arising from 387min in Modi Naga, Pargana Jalalabad, Tehsil Modinagar Dist. Ghaziabad area Measuring 156 Sq. yds. i.e. 130.43 Sq. Mts DL/MNR/VSEN/A000000019. 1. Mr. Abhishek Singh. 2. Mr. Sarita Singh.

An-411 Jai Durga Devi Apprament Samar Pally Krishna Pur P.s.bagui Hati Kolkata-700102, Rural, Kolkata, West Bengal, India - 700102 | Description Of Property: Spls Aawasiya Yojna Jal Nigam Road N.h.-24 Ghaziabad U.P.-201017, Spls Aawasiya Yojna Jal Nigam Road N.h.-24 Ghaziabad U.p.-201017, Spls Aawasiya Yojna Jal ligam Road N.h.-24 Ghaziabad U.p.-201017, Rural, Ghaziabad, Uttar Pradesh, India - 201017 DL/MNR/KCPR/A000000100 & CO/CPC/CPDF/A000004298. 1. Mr. Nitin JL/MNR/KCPR/A000000100 & CO/CF C/CF OT A000000, Near Onyx Plaza

Some Communication of the Co

Sector-3 Vasundhra Rural, Ghaziabad, Uttar Pradesh, India - 201012 | Description Of Property: Flat No. - 1001, 10th Floor, Tower T-5, MCC Signature Heights phase Raj Nagar Extension, Ghaziabad, Uttar Pradesh-201001, Flat No. - 1001, 10th Floor ower T-5, MCC Signature Heights phase 3, Raj Nagar Extension, Ghaziaba , Flat No. - 1001 Oth Floor, Tower T-5, MCC Signature Heights phase 3, Raj Nagar Extension, Ghaziaba, Rural Ghaziabad, Uttar Pradesh, India - 201001

DL/NCU/GHAU/A000002523. 1. Mr. Pratap Sagar. 2. Mrs. Saroj Saroj. H No. 833 Gali No. 9, Subhash Nagar Ghukna Ghaziabad, Metro, Ghaziabad, Ultar Pradesh, India - 201001 | Description Of Property: Plot No. 46 Rs.1.078.408/-Uttar Pradesh, India - 201001 | Description Of Property: Plot No. 46 Khasra No. 167 SI-3 Radhey Krishna Enclave Vill Dasna Indragadi Ghaziabad, Plot No. 46 Khasra No. 167 St-3 Radhey Krishna Enclave Vill Dasna Indragadi Ghaziabad, Metro.

Ghaziabad, Uttar Pradesh, India - 201001 DL/KRB/KRBH/A000000648. 1. Mr. Ram Kadam. 2. Mr. Seetoo Kadam. Gali No-, Vishwakarma Colony, Near Sirki Fatak, Modinagar, Ghaziabad, Vishwakarma Colony, Metro, Ghaziabad, Uttar Pradesh, India - 201204 | Description Of roperty: House No-91, Khasra No-43, Vill-sikri Khurd Maruf, Vishwakarma Basti, Pargana-jalalabad Tehsil-modinagar, Ghaziabad, Vishwakarma Basti, Metro, Modinagar, Uttar Pradesh, India - 201204

DL/MNR/MNGR/A000000479. 1. Mr. Jallo Jallo. 2. Mr. Navej Navej. 397 Near 13-10-2025 Bilal Majsid Rawli Road Arya Nagar Muradnagar, 397 Near Bilal Majsid Rawli
Road Arya Nagar Muradnagar, Metro, Muradnagar, Uttar Pradesh, India - Rs. 1,038,422/-201206 | Description Of Property: Ward No 23 Aryanagar Rawli Road Muradnagar, Ward No 23 Aryanagar Rawli Road Muradnagar, Metro, Muradnagar, Uttar Pradesh, India - 201206 DL/MNR/MNGR/A000000667. 1. Mr. Vijay Kumar. 2. Mrs. Urmila

Urmila. 497 Parvatiya Colony, 22 Ft Road Faridabad Sector 22, Metro, Rs. 1.109,571/-Faridabad, Haryana, India - 121005 | Description Of Property: Block A Gokuldham Colony, Village Matiyala Pargana Dasna Tehsil and District, DDPS School Ghaziabad, Uttar Pradesh, 201206 DL/NCU/GHAU/A000001854, 1, Mr. Dharmendra Kumar, 2, Mrs. Santosh Kumari. Tibra Road Laal Kothi Krishna Kunj Modinagar Ghaziabad Uttar

Pradesh 201204, Modinagar Ghaziabad, Modinagar Ghaziabad, Metro Ghaziabad, Uttar Pradesh, India - 201204 | Description Of Property: Khasra No. 83 Gram Orangabad Gadaana Maroof Mohla Indrapuri Modinagar Pragna Jalalabaad Tehseel Modinagar District Ghaziabad, Metro, Ghaziabad, Uttar Pradesh, India - 201204 GZ/MNR/PRTP/A000000137, 1. Ms. Rekha Rekha, 2. Mr. Suresh Kumar. Gali No 3, Nandnagri Peer Pathari, Modinagar, Metro, Modinagar, Uttar

Pradesh, India - 201204 | Description Of Property: Khasra No 488 Mohala Navab Vihar Sikri Khurd Pargna Jalalbad Teshil Modinagar District Ghaziabad, Khasra No 488 Mohala Navab Vihar Sikri Khurd Pargna Jalalbad Teshil Modinagar District Ghaziabad Khasra No 488 Mohala Navab Vihar Sikri Khurd Pargna Jalalbad Teshil Modinagar District Ghaziabad, Metro, Modinagar, Uttar Pradesh, India - 201204

GZ/MNR/PRTP/A000000213. 1. Mr. Rajeev Divda. 2. Mrs. Samrita Chandila, Green Park, Modinagar, Chota Srm University, Metro, Modinagar, Uttar Pradesh, India - 201204 Description Of Property: Green Park Rs. 1.524.318/-Modinagar, Modinagar, Srm University, Metro, Modinagar, Uttar Pradesh, India - 201204 DL/KNR/NARA/A000000002. 1. Mr. Sunil Kumar Sharma. 2. Mrs.

Yashoda Sharma. Village Bhaipur Behramnan, 4, Bhaipur Gautam Budh Nagar, School, Rural, Gautam Buddha Nagar, Uttar Pradesh, India - Rs. 4,461,818/-203209 | Description Of Property: Entire Property, Part of Khet no. 12, Village Malakpur, Pargana Tehsiland district Gautam Buddha Nagar, Crown Plaza, Greater Noida, Uttar, Crwon Plaza, Rural, Dadri, Uttar Pradesh, India - 203207 DL/KRB/KRBH/A000000078. 1. Mr. Saurabh Nagar. 2. Mr. Rampat Singh.

DL/KRB/KHBH/AUUUUUUU76. 1. mr. Saarabh Royagar, Kudi Kheda, Post-Kudi Kheda, Post-bambawar, Gautam Buddha Nagar, Kudi Kheda, Post-Rs. 1,178,376/bambawar, Metro, Greater Noida, Uttar Pradesh, India - 203207 Description Of Property: Entire Freehold Residential Vacant Plot, Land area measuring 200 Sq. Yards i.e. 167.22 5g. Meters, Out of Khasre no. 122, Situated in the village Koodi Kheda, Pragana & Tehsil Dadri, Distt. Gautam Budih Nagar, UPS DL/MNR/MNGR/A000001182. 1. Mr. Amitesh Yuvraj Singh. 2. Mrs.

Sangeeta Kumari. T3 003, 01, Nirala Estate Techzone 4, Metro, Gautam Buddha Nagar, Uttar Pradesh, India - 201306 | Description Of Property: Freehold Residential Plot no. 9 & 10 measuring 1260 Sq. Ft. or Say 117.06 Sq. Mt., Pertaining o Khasra no. 744, situated in Prime Dream Villas Colony, Village Achheja, Pargana &Tehsii Dadri & Distt Gautam Bhudh Nagar HR/GGN/KRNL/A000001104. 1. Mr. Raj Kumar. 2. Mrs. Shivani Shivani.

Noida Uttar Pradesh, 01, Noida Uttar Pradesh, Noida Uttar Pradesh, 8-Jul-25 & Rs. 2.086.457/-Property: A Property/House/Plot area measuring 80 sq yards comprised in Khasra No 88, Village Tilpatta Karanwas Kailashpur Road Shankar Enclave Pargana, Tehsil Dadri, District Gautam Budh Nagar UP.



HDFC Bank Limited

Branch: The Capital Court, Munirka, Olof Palme Marg, Outer Ring Road, New Delhi-110 067 Tel.: 011-41596568, CIN L65920MH1994PLC080618, Website: www.hdfcbank.com

POSSESSION NOTICE

Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following Borrower(s) / Legal Heir(s) / Legal Representative(s) / Mortgagor(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.

Sr. No.	Name of Borrower(s)/ Legal Heirs/ Legal Representatives	Outstanding Dues	Date of Demand Notice	Date of Physical Possession	Description of Immovable Property / Secured Asset
1.	MR LALIT MISHRA AND MRS MANJULA UPADHYAY	Rs.37,80,950/- (Rupees Thirty Seven Lakhs Eighty Thousand Nine Hundred and Fifty Only) due as on 31-OCT-2023	20-NOV- 2023	16-Oct-2025	RESIDENTIAL UNIT NO. 01119, MIG-II, 1st FLOOR, TOWER REDWOOD, "MAHAGUN MYWOODS" SITUATED AT GH-04, SECTOR-16C, GREATER NOIDA (WEST), UTTAR PRADESH ALONG WITH UNDIVIDED PROPROTIONATE SHARE OF LAND UNDERNEATH AND CONSTRUCTION THEREON PRESENTAND FUTURE
2.	MR ANINDYA MAJUMDAR & MRS BINITA MAJUMDAR	Rs. 35,83,636/- (Rupees Thirty Five Lakhs Eighty Three Thousand Six Hundred and Thirty Six Only) due as on 31-DEC-2021	12-JAN- 2022	16-Oct-2025	UNIT BEARING NO T11 - 1706, 17TH FLOOR, TOWER / BLOCK 11, EXOTICA DREAMVILLE, PLOT GH 01A, SECTOR 16C, GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR, UTTAR PRADESH WITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH & CONSTRUCTION THEREON PRESENTAND FUTURE

with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation. However, since the Borrower(s) mentioned hereinabove has failed to repay the amounts due, notice is hereby given to the Borrower(s)

mentioned hereinabove in particular and to the public in general that the Authorised Officer/s of HDFC has taken Physical Possession of Immovable Property / Secured Asset mentioned at serial no. 1 & 2 exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The Borrower(s) mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid immovable properties / secured assets and any dealings with the said Immovable Property / Secured Asset will be subject to the mortgage

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 asset/s.

Copies of the Panchanama drawn and Inventory made are available with the undersigned, and the said Borrower(s) is/are requested to collect the respective copy from the undersigned on any working day during normal office hours. For HDFC Bank Ltd.

Place: DELHI/NCR Date: 17-OCT-2025 Authorised Officer

Read, Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013



TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A. Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013. Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1St & 2Nd Floor, Laipat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.

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

E-Auction Notice of 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

Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.

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 20-11-2025 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 20-11-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 19-11-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1St & 2Nd Floor,

The sale of the Secured Asset/Immovable Property will be on "as is where condition is" as per brief particulars described herein below; Sr Loan Name of Borrower(s) / Co-

No.	A/c. No	borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Notice	10.00 00 00 00 00 00 00 00 00 00 00 00 00	Outstanding as on
1.	9870601	Mr. Pravin Kumar S/o Mr. Jaipal Singh Mrs. Meena Karanwal W/o Mr. Pravin Kumar	Rs. 705103/- (Rupees Seven Lakh Five Thousand One Hundred Three Only) 22-08-2023	Rs. 58,20,000/-(Rupees Fifty Eight Lakh Twenty Thousand Only) Earnest Money Deposit (EMD): - Rs. 5,82,000 /- (Rupees Five Lakh Eighty Two Thousand Only) Type of possession: - Physical	Rs. 1185863/- (Rupees Eleven Lakh Eighty Five Thousand Eight Hundred Sixty Three Only)

Description of the Immovable Property: All that piece and parcel of Residential Flat bearing No. E - 404, Tower/Block - E, Admeasuring Super Area 970 Sq. Ft., Situated at

Project Eliegant Ville, Plot No. GH - 06B, Tech Zone - IV, Greater Noida (W), Gautam Budh Nagar - 201301 (Uttar Pradesh) 2. TCHHL03590001 Mr. Suraj Jaiswal Rs. 22,95,000/-(Rupees Rs. 17,68,540 /- (Rupees Seventeen Lakh Sixty Rs. 1979668/- (Rupees Nineteen Lakh Seventy Eight Thousand Five Hundred Forty Only) is due Twenty Two Lakh Ninety 00213546 & S/o Mr. Rajesh Nine Thousand Six Hundred Sixty Eight Only) is Five Thousand Only) TCHIN03590001 Prasad Jaiswal and payable by you under Loan Account No. due and payable by you under Agreement no. TCHHL0359000100213546 and an amount of Rs. Earnest Money Deposit TCHHL0359000100213546 and an amount of Rs. 00218882 & Mrs. Kiran Jaiswal (EMD): -TCHHF0359000 W/o Mr. Rajesh 66,358 /- (Rupees Sixty Six Thousand Three 122799/- (Rupees One Lakh Twenty Two Rs. 2,29,500 /- (Rupees 100375256 Prasad Jasiwal Hundred Fifty Eight Only) is due and payable by Thousand Seven Hundred Ninety Nine Only) is Two Lakh Twenty Nine due and payable by you under Agreement no. you under Loan Account No. TCHIN0359000100218882 and an amount of Rs. Thousand Five Hundred TCHIN0359000100218882 and an amount of Rs. Only) 346760/- (Rupees Three Lakh Forty Six Thousand 2,74,862 /- (Rupees Two Lakh Seventy Four Type of possession: -Thousand Eight Hundred Sixty Two Only) is due Seven Hundred Sixty Only) is due and payable by Physical and payable by you under Loan Account No. you under Agreement no. TCHHF0359000100375256 i.e. totaling to Rs. TCHHF0359000100375256 totalling to Rs. 21,09,760 /- (Rupees Twenty One Lakh Nine 2449227/- (Rupees Twenty Four Lakh Forty Nine Thousand Seven Hundred Sixty Only) Thousand Two Hundred Twenty Seven Only)

02-01-2025 Description of the Immovable Property: All piece & parcels of Residential Built Up Left Hand Side, Second Floor, Portion of Property No. 128, measuring area 50 Sq. Yards, Plinth/Covered area 41.80 Sq. Mtrs., upto the extent of ceiling level, consisting of two room set thereon, along with use of roof of top floor only for maintenance/Repair/Installation T.V antenna and water tank, alongwith undivided individual, impartial and proportionate share in the land underneath, out of khasra no 4/29, situated at abadi of old Anarkali, Near Radhey Puri, in the area of village Khureji Khas, illaga Shahdara, Delhi-110051 with all common amenities mentioned in Sale Deed. Bounded :- East :- Built-up Property no. 126, West :- Portion of said property no. 128, North :- Road, South :- Built-up Property no. 129.

3. TCHHF035 Mr. Anil Kathuria Rs. 1,88,60,754 /- (Rupees One Crore Eighty Eight Rs. 7.54,41,000/-(Rupees Rs. 19844111/- (Rupees One Crore Ninety Eight Lakh Lakh Sixty Thousand Seven Hundred Fifty Four Seven Crore Fifty Four Lakh Forty Four Thousand One Hundred Eleven Only) is due 100010011 S/o- Mr. Lakhbir Only) is due and payable by you under the loan and payable by you under Agreement no. 4957 & Singh Khathuria Forty One Thousand Only) account TCHHF0351000100114957 and an TCHHF0351000100114957 and an amount of Rs. TCHHF096 Mrs. Pooja Earnest Money Deposit 200010018 Kathuria W/o- Mr. 7243668/- (Rupees Seventy Two Lakh Forty Three amount of Rs. 69,33,240 /- (Rupees Sixty Nine (EMD): -Lakh Thirty Three Thousand Two Hundred Forty 7446 Anil Kathuria Rs. 75,44,100 /- (Rupees Thousand Six Hundred Sixty Eight Only) is due and Only) is due and payable under the loan account Seventy Five Lakh Forty payable by you under Agreement no. no TCHHF0962000100187446 by you i.e. totaling Four Thousand One TCHHF0962000100187446 totalling to Rs. 27087779/to Rs. 2,57,93,994 /- (Rupees Two Crore Fifty (Rupees Two Crore Seventy Lakh Eighty Seven Hundred Only) Seven Lakh Ninety Three Thousand Nine Hundred Thousand Seven Hundred Seventy Nine Only) Type of possession: -Ninety Four Only) Symbolic 13-10-2025 05-06-2025

Description of the Immovable Property: All piece & parcels of Residential Plot No. 820, Block No. 'C2' Measuring 225.50 Sqr. Mtrs. (269.698 Sqr. Yards.) in the residential colony known "PALAM VIHAR" situated in and around Village Chauma & Carterpuri Tehsil & District Gurugram, (Haryana) with all common amenities mentioned in Sale Deed. Bounded :- East :- Road, West :- C2-829, North :- C2-821, South : -C2-819

Rs. 1448657/- (Rupees Fourteen Lakh Forty Eight Mr. Mohd Rs. 13,16,029 /- (Rupees Thirteen Lakh Sixteen Rs. 13,20,900/-(Rupees 700010020 Sameem S/o Mr. Thousand Twenty Nine Only) is due and payable by Thirteen Lakh Twenty Thousand Six Hundred Fifty Seven Only) is due and Rasheed Ahmad you under the loan account Inousand Nine Hundred payable by you under Agreement no. TCHHL0737000100205791 and an amount of Rs. TCHIN0737 Mrs. Hina Kousar TCHHL0737000100205791 and an amount of Rs. 000100210 W/o Mr. Mohd Earnest Money Deposit 1,06,265 /- (Rupees One Lakh Six Thousand Two 123246/- (Rupees One Lakh Twenty Three 133 Sameem, Hundred Sixty Five Only) is due and payable under (EMD): -Thousand Two Hundred Forty Six Only) is due and the loan account no TCHIN0737000100210133 by payable by you under Agreement no. Rs. 1,32,090 /- (Rupees you i.e. totaling to Rs. 14,22,356 /- (Rupees One Lakh Thirty Two TCHIN0737000100210133 totalling to Rs. 1571903/-Fourteen Lakh Twenty Two Thousand Three (Rupees Fifteen Lakh Seventy One Thousand Nine Thousand Ninety Only) Hundred Fifty Six Only). Type of possession: -Hundred Three Only) Symbolic 12-03-2025 13-10-2025

Description of the Immovable Property: All piece & parcels of: Plot comprised in Khasra No. 930min, admeasuring 92.415 Sq Mtr., Situated at Mauja Dhimri Pashchimi, Tehsili and District Moradabad , Uttar Pradesh -244001 with all common amenities mentioned in Sale Deed, Bounded :- East :- Vacant Plot Other Person, West :- Plot of Salim, North :-Vacant Plot, other Person, South: Rasta 16 Ft Wide

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 20-11-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

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 13-11-2025 between 11 AM to 5.00 PM, with prior appointment, 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property, 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable; as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears 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, Ameercet, 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://surl.li/cgmnff for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

epaper.financialexpress.com

Place: Ghaziabad/Gautam Budh Nagar Date: 18/10/2025 SD/-, Authorised Officer- HINDUJA HOUSING FINANCE LIMITED

Place:- Delhi & UP

Date :- 18-10-2025

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.

New Delhi

Outstanding as on

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

Authorised Officer Tata Capital Housing Finance Ltd.