

Hero FinCorp Limited
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NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

CHANGE OF NAME
I, FAIZAL, S/o Dharmjeet Singh Parihar, aged about 25 years, previously R/At No.27, Azad Nagar, Goddara Park, Chiriminri Godipara Koriya Chattishgarh, Presently R/At Indira Nagar Malur Town Kolar District have changed my name from SAGAR SINGH PARIHAR to FAIZAL
Vide Affidavit dated 04.10.2024 sworn before Advocate & Notary C. Ashwathnarayana, Malur

UGRO UGRO Capital Limited
DEMAND NOTICE
UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("THE RULES")
The undersigned being the authorized officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted hereunder below:

"IMPORTANT"
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ADITYA BIRLA FINANCE LIMITED
Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362266
Branch Office: 12th Floor, R Tock Park, Nilfom Complex, N. Hub Mall, Goregaon (E), Mumbai-400 063, Maharashtra
DEMAND NOTICE
UNDER SEC 13(2) OF THE SECURITIZATION 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")
The undersigned being the Authorized officer of Aditya Birla Finance Limited (ABFL) under the Act and in exercise of powers conferred under Section 13(2) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that 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 herein below:

Table with columns: Name and Address of the Borrower(s), Demand Notice Dt. & NPA Dt., Description of Immovable Property. Includes details for Mr. Mohan S. H., Mr. Shivappa Hosamani, and Ms. Likhitha M., etc.

INDIA SHELTER FINANCE CORPORATION LTD.
Registered Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gunungam, Haryana-122002
Branch Office: 3367/3A, 1st Floor, Nandi Sankirana, Above Apollo Pharmacy, Shamnagar Road, Opp. HP Petrol Pump, MCC B Block, Davangere - 577004
PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY

Omkaara Assets Reconstruction Pvt Ltd.,
CIN: U67100TZ014PTC020363, Corporate Office: Kohinoor Square, 47th Floor, N.C. Sekkar Marg R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028.
Email: karthi.govindasamy@omkaaraarc.com, Tel.: 044-24323033
Authorized Officer M no.: +91- 93446 84194/98840 62068

[Appendix - IV-A] [See proviso to rule 8 (6) /r/w 9(1)]
PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8 (6) /r/w 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) & Mortgagee(s) of the below described immovable properties mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Omkaara Assets Reconstruction Pvt Ltd (OARPL) are proposed to be sold by e-auction. Further, Omkaara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkaara PS 22/2020-21 Trust) has acquired certain outstanding debts of the below accounts vide Assignment Agreement dated 26.02.2021 from Fullerton India Credit Company Limited (Assignor Company) along with underlying security. Accordingly, OARPL has stepped into the shoes of assignor company and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower(s) and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection are given as under:

Table with columns: S. No., Borrower/Co-Borrower/Guarantor(s) /Date of Demand Notice u/s 13(2) of SARFAESI Act / Date of Physical Possession, Owner of the Property, Description of Property, Nature of Property, Outstanding amount as on 21.10.2024, Reserve Price, EMD-10% of the Reserve Price, Inspection Date / Time. Includes details for Mr. Narayana Rao S/o. Bheemrao, Mr. Mirza Waris Ali Baig, etc.

Account No.: 34495000929, Name of the Beneficiary: Omkaara PS 22/2020-21 Trust, Bank Name: ICICI Bank, Branch: Bandra (E), Mumbai, IFSC Code: ICIC0003449
Date of E-Auction & Time: LOT 1: 13th November 2024 (Wednesday) Between 11.00 A.M and 12.00 NOON; LOT 2: 13th November 2024 (Wednesday) Between 12.00 Noon and 01.00 P.M
Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 11th November 2024 on or before 4:00 pm
TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. http://omkaaraarc.com/auction.php or website of service provider i.e. https://www.bankauctions.com
STATUTORY NOTICE FOR SALE UNDER RULE 8(6) /r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
This notice is also a mandatory notice of not less than 15 (fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) /r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with an advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 22.10.2024 and all costs charges and expenses any time before the closure of the sale. In case of default in payment, the property shall be sold at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.
Sd/-, Authorized Officer, Omkaara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkaara PS 22/2020-21 Trust)

INDIA SHELTER FINANCE CORPORATION LTD.
Registered Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gunungam, Haryana-122002
Branch Office: 3367/3A, 1st Floor, Nandi Sankirana, Above Apollo Pharmacy, Shamnagar Road, Opp. HP Petrol Pump, MCC B Block, Davangere - 577004
PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY
[UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002] NOTICE FOR SALE OF IMMOVABLE PROPERTY(S) MORTGAGED WITH INDIA SHELTER FINANCE CORPORATION (ISFC) (SECURED CREDITOR) UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002. 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 heirs/representatives that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (secured creditor), will be sold on 30-11-2024 (Date of Auction) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 29.11.2024 till 5 PM at Branch/Corporate Office: 3367/3A, 1st Floor, Nandi Sankirana, Above Apollo Pharmacy, Shamnagar Road, Opp. HP Petrol Pump, MCC B Block, Davangere - 577004

Table with columns: Loan Account No., Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) / Legal Heir(s) / Legal Rep., Date of Demand Notice, Type of Possession (Under Constructive/Physical), Reserve Price (Rs.), Earnest Money (Rs.). Includes details for Mr. Giddamma W/o Thimmaya, Mr. Chandav Kote KH, etc.

Description of Property: All that piece and parcel of the immovable property vacant site bearing No. 19/3, Gram Panchayath Door No. 627/B, DMP Davangere Current Door No. 627B-19/3, measuring 12x40 feet. Situated at 2nd Cross, Anekonda Division, Davangere, now comes under the limit of Davangere Mahanagara Palika Davangere bounded by: BOUNDARY: East by Site No.20/11, West by Site No. 19/2, North by Road, South by Site No.38
Terms and conditions:
1) The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: 3367/3A, 1st Floor, Nandi Sankirana, Above Apollo Pharmacy, Shamnagar Road, Opp. HP Petrol Pump, MCC B Block, Davangere - 577004 between 10.00 a.m. to 5.00 p.m. on any working day.
2) The immovable property shall not be sold below the Reserve Price.
3) All the bids/tenders submitted for the purchase of the above property(ies) shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be returned to the unsuccessful bidders after auction.
4) 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 the discretion of the Authorized Officer to decline acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so.
5) The prospective bidders can inspect the property on 23.Nov.2024 between 11.00 A.M and 5.00 P.M with prior appointment.
6) The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money / highest bid which would include EMD amount to the Authorized Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/sale by private treaty.
7) In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorized 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.
8) 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 India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.
9) The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property.
10) TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.
11) Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
12) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
13) The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice.
Interested bidders may contact: Mr. Manjunath Mob: +91 9980219262 or Mr. Mandala Ramesh Mob: +91 998062299 during office hours (10.00AM to 6.00 PM).

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTEE/MORTGAGOR
The above mentioned Borrowers/Mortgagors/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.
Date: 23-10-2024, Place: Davangere, Karnataka For India Shelter Finance Corporation Ltd, Authorized officer

JM Financial Asset Reconstruction Company Limited,
Corporate Identity Number : U67190MH2007PLC74287, Registered Office
Address : 7th Floor, Energy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025. T: +91 22 6630 3030 F: +91 22 6630 3223 www.jmfinancialcar.com

APPENDIX IV POSSESSION NOTICE (for immovable property)

Whereas, the Authorized Officer of Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) 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, issued a Demand Notice calling upon the Borrower(s), Co-Borrower(s), Guarantor(s) to repay the amount mentioned in the notice together with interest at contractual rate and expenses, cost, charges etc due thereon till the date of payment within 60 days from the date of receipt of the said notice. Subsequently, Piramal Capital & Housing Finance Limited (erstwhile Dewan Housing Finance Corporation Limited) assigned the financial assets pertaining to the above(s) together with the underlying security interest created therefor along with all rights, title and interest therein in favour of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya - Trust (hereinafter referred to as "JMFCAR") under the provisions of the SARFAESI Act vide an assignment agreement dated March 29, 2023 (hereinafter referred to as "Assignment Agreement"). The Borrower having failed to repay the amount, notice is hereby given to the Borrower(s), Co-Borrower(s), Guarantor(s) and the public in general that the undersigned, being the Authorized Officer of JMFCAR, has taken possession of the property described herein below, in exercise of powers conferred on him under sub-section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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 JMFCAR for an amount as mentioned herein above with interest thereon till the date of repayment. The Borrower(s), Co-Borrower(s), Guarantor(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.

Table with columns: Sr. No., Name of the Borrower(s), Co-Borrower(s), Guarantor(s), Description of secured asset (Immovable Property), Loan Account No./Demand Notice Date and Amount with NPA Date, Date of Possession. Includes details for Krishna Naik (Borrower), Parashuram N (Co-Borrower), etc.

Date - 23.10.2024, Place - Karnataka, JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Aranya - Trust
Sd/-, Authorized Officer