FINANCIAL EXPRESS



Encore Asset Reconstruction Company Private Limited (Encore ARC)

Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana

(WITHOUT PREJUDICE)

ENCOREARC/ICFL/RES/NIGPL/24-25/1102 Date: 25.11.2024 M/s. Nived International Garments Mr. Neeral Saini (Co-Borrower, Private Limited (Borrower) Mortgagor) R/o-H No. OD-103, Malibu Twon Sector-47 R/o- H No. 103, Orange Drive Malibu Twor

Mr. Raj Bahadur (Co-Borrower) R/o- H No. 103, Orange Drive Malibu Twon

Sector-47 Gurgaon, Haryana-122001

Mrs. Vidya Saini (Co-Borrower) R/o- H No. 103, Orange Drive Malibu Twon Sector-47 Gurgaon, Haryana-122001

Sector-47 Gurgaon, Harvana-122001

Dear Sir/Madam,

Gurgaon, Haryana-122001

Sub: Notice for Sale of Secured Asset of M/s. Nived International Garments Private Limited ("Borrower") under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules") read with Section 13(8) of the SARFAESI Act, 2002, symbolic possession of which has been taken over under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 ("SARFAESI Act") read with Rules

As you are aware that pursuant to the provisions of the SARFAESI Act, Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by the Indostar Capital Finance Limited ("ICFL") along with all underlying securities vide registered Assignment Agreement dated 25.04.2024.

Prior to the acquisition of the financial assistance by Encore ARC, the ICFL had issued a notice under Section 13 (2) of the SARFAESI Act on 02.02.2023 advising you to pay the dues as mentioned therein. As you have falled & neglected to pay the dues within 60 days from the date of receipt of the said notice issued under Section 13(2) of the SARFAESI Act, the Authorised Officer of the Encore ARC took over the symbolic possession of the Secured Asset, as per the description given below on 18.11.2024.

Please treat this as 30 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 30 days', the Authorised Officer of Encore ARC shall take steps for selling the Secured Asset as more particularly mentioned hereinbelow by way of public eauction/private treaty or any other modes provided under the Rules

Description of Secured assets

"Entire Basement having covered area 1300 Sq. Ft. and entire ground floor having covered area 1300 Sq. Ft, total covered area 2600 Sq Ft, along with one car parking constructed on residential plot no. 103, on orange drive measuring 207.53 Sq. mtrs along with proportionate undivided, impartiable share and interest in the said land situated in the residential colony known as Malibu Twon in revenue estate of village Tikri Fatehpur and Jharsa, Tehsil Badshahpur & Distt. Gurgaon, Haryana Boundaries East: Plot No. OD-102, West: Plot No. OD-104, North: 9 mtr wide Road, South: Revenue Rasta

In case of sale by way of public e-auction, the detailed terms and conditions of the sale including reserve price, earnest money deposit etc. will also be uploaded on Encore ARC's website i.e. https://www.encorearc.com and https://sarfaesi.auctiontiger.net/EPROC/ as per Rule 8 (7) of Rules, simultaneously with the publication of public e-Auction sale notice in the Form given in Appendix-IV A. The Borrower/Mortgagor/Guarantor's attention is invited to provisions of sub-section (8) of

section 13 of the SARFAESI Act, in respect of time available to redeem the Secured Asset by repaying the entire dues of Rs. 2,24,62,861/- (Rupees Two Crore Twenty-Four Lakhs Sixty Two Thousand Eight Hundred Sixty One Only) outstanding as on 17.11.2024, from 18.11.2024 together with future interest, charges & costs thereon. A final opportunity is being given to Borrower/Mortgagor(s)/Guarantor(s) to redeem the

Secured Asset accordingly, failing which, Encore ARC in its capacity as Trustee of EARC-BANK-030-TRUST shall proceed with the sale of the aforesaid Secured Asset as per the

Yours faithfully.

(Sachin Kumar) Authorised Officer For Encore Asset Reconstruction Company Private Limited

(Acting in its capacity as the trustee of EARC-BANK-030-TRUST)

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Branch Office: Office No. 7, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057

FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

(OTICE (E • AUCTION) FOR SALE OF IMMOVABLE PROPERTY NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE

LIMITED(SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) of their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 31-Dec-2024 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER 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 EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorised Officer of the Hero Housing Finance Ltd On or before 30-Dec-2024 till 5 PM at Branch Office: Office No. 7, Community Centre, Basant Lok, Vasant Vihar, New

Loan Account No.	Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir/Legal Rep	Date of Demand Notice/ Amount as on date	Type of Possession (Under Constructive Physical)	Reserve Price	Earnest Money	
	Mohit Kumar, Reshma Daughter Of Banarsi Das	18/03/2024 Rs. 23,11,822/- as on 26/11/2024	(Physical)	Rs. 18,50,000/-	Rs. 1,85,000	

Description of property: Third Floor Front Side (left Hand Side Portion) With Root/terrace Built-up Property Bearing Plot No.36-A, Pvt. Unit No. 116, Admeasuring 50 Sq. Yds., I.e. 41.81 Sq. Mtrs., Out Of Total Area Measuring 200 Sq. Yds., Out Of Khasra No. 105/10, Situated In The Revenue Estate Of Village Palam, Delhi State Delhi, Area Abadi Known As Colony Vishwas Park, E-block, Uttam Nagar, New Delhi-110059, with proportionate rights along with One Common Bike Parking space at still area Bounded By: North: Other's Property, East: Gall 10 Ft, South: Other's Property, West: Road 10 ft

HHFNSPHOU 20000009877	Ishaan Rawal, Urvashi Yadav, Anii Rawai	24/01/2024 Rs. 25,68,923/- as on 26/11/2024	(Physical)	Rs. 21,60,000/-	Rs. 2,16,00
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Description of property: Built Up Second Floor, Without Root/terrace Rights, Towards Front Middle Portion, Private No. 1208, Super Area Measuring 60 Sq. Yds, (50.16 Square Meters), Out Of Total Land. Area Measuring 166 Sq Yds. Out Of Built Up Property, Built On Plot Nos. 86/1, & 86/2, Out Of Khasra No. 385, Situated in The Area Of Village Nawada, Majra Hastsal, Colony Known As L-extn. Mohan Garden Uttam Nagar., New Delhi-110059 with one small car parking space on still floor, with commor parking rights in common parking area, of the said property on rotational basis. Bounded As Under:- East: Plot No 86/2./ Gali 10 Ft., West: Others Floor No 1209/road 20 Ft., South:- Plot No 85 North: Road 20 Ft.

l	2000022706 &	Tushar Sharma, Mamta Daughter Of Munshi Lal Sharma, Anjali Wife Of		Rs. 30,00,000/-	Rs. 3,00,00
		Tushar Sharma, Ashu Sharma	03 311 23 711 232 7		

Description of property: Built Up Second Floor Without Roof And Terrace Rights, Area Admeasuring 55.28 Sq. Mtr. (66.11 Sq.yards), Bearing The Propety No.1/11202, Plot No.e-39, Forming Part Of The Khasra No. 6, Together With Construction Built There On With Rights Up To Ceiling Level, With Commo Entrance, Stairs, Lift (elevator) And Passage From Ground Floor, With Common Rights To Go To On Top Floor For The Maintenance Of Water Tank, Etc., With One Scooter Parking On Stilt Floor, With Proportionate Ownership Rights Of Tile Land Under The Property, Situated At The Abadi Of Gali No. 12, Subhash Park, Naveen Shahdara, in The Area Of Village Uldhanpur, Illaga, Shahdara, Delhi-110032 Bounded As: - East: - Road 20 Ft. Wide (galli No.12), South: - Property No.1/11204, North: - Part O Plot No.1/11202, West: - Other Property

20000011349	Soni, Ravi Kumar Soni, Monikant Kumar	Rs. 22,15,115/- as on 26/11/2024	A my and any	16,50,000/-	1,65,000/-
Northern Portion	property: All That piece and Without Roof Rights, Built or o. 281, Situated at Village Na	Plot No.91, Area me	asuring 50.00	sq.yds.i.e.41	.80 Sq. Mtrs.

HHENSPHOU Shivani Wife Of Dinesh 15/02/2024 (Physical)

Garden, North Block, Uttam Nagar, New Delhi-110059, Included Common One Bike Park-ing Space in Common Area, along with all common amenities written in Title Document. Bounded By: North-Road, East: Other Land, West-Other Plot No.90, South-Back Side Floor/Gali 06 Feet HHFNSPHOU KUASAR BHUTOO. 14/12/2023 (Physical) Rs. Rs. 19000003732 JULFIKAR BHUTTO 12,50,000/- 1,25,000/-Rs. 15,71,375

as on 26/11/2024 Description of property: Ground Floor Without Roof Rights Built On Property Bearing No. 75, Area Measuring 50 Sq. Yds. I.e. 41.805 Sq. Mtrs Out Of Khasra No. 26/9, Situated In The Area Of VIII. Dabri Delhi Stale Delhi, Colony Known As Dabri Extension Main, New Delhi, Alongwith Common/combined Rights Of Main Entrance, Passage, Staircases Leading From Ground Floor To Top Floor, With All The Proportionate Undivided, Indivisible And Impartial Free Hold Rights Of The Land Underneath, Bounded by: North: Gali 10 Ft, East: Property No. 76, South: Other Plot, West: Property No. 76

The E-auction will take place through portal https://sarfaesi.auctiontiger.net on 31-Dec-2024 (E-Auction Date) After 2.00 PM with limited extension of 10 minutes each.

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD. The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction. TERMS AND CONDITIONS OF THE E-AUCTION:

(1) E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is

Basis" & "Without recourse Basis" and will be conducted "online". (2) Bid increment amount shall be Rs.15,000.4 (Rupees Fifteen Thousand Only). (3) The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No(s): 07961200576/544/594/596/531 583/ 569, 6351896643 and E-mail on support@auctiontiger.net maulik.shrimali@auctiontiger.net) at their web portal https://sarfaesi.auctiontiger.net. (4) There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Housing Finance Limited. (5) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions

prescribed under the Securitization and Reconstruction of Financial Assets and Enforcemen of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com (6) For property details and visit to property contact to Mr. Ershad All / ershad.ali@herohfl.com/ 8802270415 and Shekhar Singh 9711522275/shekhar.singh@herohfl.com. (7) The prospective bidders can inspect the property on 24-Dec-2024 between 11.00 A.M and 2.00 P.M with prior appointment.

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGO The above mentioned Borrower/Mortgagor/Guarantors are hereby noticed 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. For detailed terms and conditions of the sale, please refer to the link provided in

https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e www.herohousingfinance.com FOR HERO HOUSING FINANCE LIMITED

AUTHORISED OFFICER Mr. Sunil Yadav, Mob- 9818840495 DATE : 27-11-2024 PLACE: DELHI/NCR Email: assetdisposal@herohfl.com



E-Auction -Sale Notice for 30 day

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

READ WITH PROVISIO RULES 6 (2) & 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES "APPENDIX-IV-A [See proviso To Rule 6 (2) & 8(6)]

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/charged to the Secured Creditor, Possession of which has been taken by the Authorised Officer of Bank of Baroda, (Secured Creditor), will be sold on "As is where is", "As is what is", and "whatever there is" for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time. EMD and Bid Increase Amount are mentioned below: Name of the Branch & Name & Date & Time Reserve Price Property

SI. No.	Address of the Borrower/Guarantor/Mortgagor's	Description of Property Nature of Property	Total Dues	of e-Auction	EMD Amount and Bid Increase Amount	Status of Possession (Symbolic/Physical)	Inspection Date & Time
2.71		Property No.1. All that Part and Parcel of Property Having Area 108.69 Sq Mtrs. Situated at- Mohalla Shekh Patti, Tehsil	Rs. 37,99,551.11 as on 10.04.2024	24.12.2024 between	Reserve Price Rs. 1,00,29,000/-	Symbolic Possession	02.12.2024 from
		& Distt - Badaun-243601 In the name of Mr. Ashok Kumar Sharma S/o Kastoori Lal (mortgaged by Legal Heirs of Mr.	and further interest w.e.f. 11.04.2024	01.00 PM	EMD- Rs. 10,02,900/-	111000000000000000000000000000000000000	10.00 AM
	Sharma (Partner/Guarantor/Mortgagor), R/o A 800, GD Colony Mayur Vihar Phase-3, Vasundhara Enclave East Delhi-110096. Anuradha Sharma W/o Late Shri Ashok Kumar Sharma (Partner/Guarantor/Mortgagor), R/o House No. 190, Near Punjabi Mandir Sayyad Bada, Distt- Budaun UP-243601. Neha Sharma D/o Late Ashok Kumar Sharma (Partner/Guarantor/Mortgagor), R/o House No. 190, Near Punjabi Mandir Sayyad Bada, Distt- Budaun UP-243601. Vinod Kumar Sharma S/o Kastoori Lal (Guarantor/Mortgagor), R/o House No. 190, Near Punjabi Mandir Sayyad Bada, Distt- Budaun UP-243601. Rekha Sharma W/o Vinod Kumar Sharma	Ashok Kumar Sharma) & Vinod Kumar Sharma S/o Kastoori Lal, Distt Badaun. Registered in Bahi 1, Zild 8776, Pages 367 to 402, Sl. No. 2530, Dated on 23.03.2015. Bounded as under: East: Kothi Smt. Anuradha Sharma, West: Rasta 10 ft wide, North: Government Road, South: House of Sardar	less deposits made thereafter (if any) in the account	to 06.00 PM	Bid Increase Amount Rs. 20,000/-		to 02.00 PM

For detailed terms and conditions of sale, please refer to the link provided in https://ebkray.in. Also, prospective bidders may contact the authorized officer on Mobile- 7055111541/ 8477009229

For detailed terms & conditions Scan Here:

Date: 26.11.2024

S.No. Branch Name

1. Kundli

The Federal Bank Ltd. Federal Towers, 3rd Floor Zonal Office, 2/2 West Patel Nagar, New Delhi-110008 E-mail: ndcy@federalbank.co.in

FEDERAL BANK Your Perfect Banking Partner

Regd. Office. Alwaye, Kerala NOTICE FOR PRIVATE SALE OF GOLD

Loan A/c. No.

14536100020400

Notice is hereby given for the information of all concerned that Gold Ornaments pledged in the following Gold loan accounts, with the under mentioned branches of the Bank, which are overdue for redemption and which have not been regularised so far in spite of repeated notices, will be put for sale in the branch on or after 12/11/2024 as shown below:

21166400005330 32. Pitampura

Loan A/c. No. SNo. | Branch Name

7.7	11011011		Sec.	in more illustrate	14000100000400
2.	Kundli	21166400005363	33.	Pitampura	14536100020384
3.	Kundli	21166400004523	34.	Rohini	14746100042094
4.	Kundli	21166400005389	35.	Rohini	14745600002343
5,	Kundli	21166400005496	36.	Punjabi Bagh	16786400005563
6.	Kundli	21166400006254	37.	Punjabi Bagh	16786400005647
7.	Green Park	19116400003268	38.	Punjabi Bagh	16786400005654
8.	Green Park	19116400004779	39.	Punjabi Bagh	16786400005688
9.	Green Park	19116400004878	40.	Punjabi Bagh	16786100007307
10.	Nehru Place	13026400012167	41.	Punjabi Bagh	16786100007315
11.	Nehru Place	13026400011037	42.	Punjabi Bagh	16786100007349
12.	Nehru Place	13026100183052	43.	Punjabi Bagh	16786100007422
13.	Nehru Place	13026100185065	44.	Punjabi Bagh	16786100007265
14.	Nehru Place	13026100185040	45.	Shalimar Bagh	16806100018664
15.	Nehru Place	13026400012993	46.	Shalimar Bagh	16806400008720
16.	Nehru Place	13026100187103	47.	Shalimar Bagh	16806400008860
17.	Nehru Place	13026100187244	48.	Shalimar Bagh	16806400008696
18.	Nehru Place	13026100187061	49.	Shalimar Bagh	16806400008845
19.	Nehru Place	13026400010880	50.	Shalimar Bagh	16806400008431
20.	Nehru Place	13026400013132	51.	Shalimar Bagh	16806400008043
21.	Nehru Place	13026100185495	52.	Shalimar Bagh	16806400009132
22.	Nehru Place	13026400010898	53.	Shalimar Bagh	16806100018540
23,	Nehru Place	13026400013124	54.	Shalimar Bagh	16806400008829
24.	Nehru Place	13026400010906	55.	Hauz Khas	19806400001474
25.	Nehru Place	13026400011961	56.	Hauz Khas	19806400002050
26.	Greater Kailash II	13606100072890	57.	Paschim Vihar	15966100026066
27.	Greater Kailash II	13606100073401	58.	Malviya Nagar	16776100040309
28.	Dwaraka	15456100050506	59.	Malviya Nagar	16776100041331
29.	Dwaraka	15456400007172	60.	Janakpuri	23066400001750
30.	Pitampura	14536100020392	61.	Rajouri Garden	15806400010032
31.	Pitampura	14536100020376	62.	Rajouri Garden	15806100022774

Encore Asset Reconstruction Company Private Limited (Encore ARC) earc

Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Harvana

Colony, Noida, Uttar Pradesh - 201303.

Date: 25.11.2024

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	(WITHOUT PREJUDICE)	
C/AFPL/R	ES/KSC/24-25/1101	

M/s. Krishna Sweets and Caters (Borrower) Chauhan Market. Main Market. Sec - 45, Noida Sadarpur, Near IOB, Noida, Uttar

Pradesh - 201301 Also at: Khasra No. 112, Sadarpur, Pragana, Sector – 45, Tehsil Dadri, Gautam Budh

Nagar, Noida, UP - 201303. Also at: Khasra No. 119, Gram Sadarpur, Tehsil Dadri, Gautam Budh Nagar, Noida, UP

Mr. Bhagwan Singh (Co- Borrower / Mr. Ramjas singh (Co- Borrower Mortgagor) 3 Gali no. 3, Sector -45, Noida, Sadarpur 3 Gali no. 3, Sector -45, Noida, Sadarpur

Dear Sir/Madam,

colony, Noida, Uttar Pradesh - 201303.

ENCOREAR

Sub: Notice for Sale of Secured Asset of M/s. Krishna Sweets and Caters ("Borrower") under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 "Rules") read with Section 13(8) of the SARFAESI Act, 2002, possession of which has been taken over under Section 13(4) Section of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

As you are aware that pursuant to the provisions of the SARFAESI Act, Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by the Ambit Finyest Private Limited ("AFPL") along with all underlying securities vide registered Assignment Agreement on 24.05.2022.

Prior to the acquisition of the financial assistance by Encore ARC, Ambit Finvest Pvt Ltd. had issued a notice under Section 13 (2) of the SARFAESI Act. 2002 on 15.04.2021 advising you to pay the dues as mentioned therein. As you have failed & neglected to pay the dues within 60 days from the date of receipt of the said notice issued under Section 13(2) of the SARFAESI Act, the Authorised Officer of the Ambit Finvest Pvt Ltd. took over the symbolic possession of the Secured Asset. That, pursuant to the aforesaid assignment, the symbolic possession of the Secured Asset lies with the Authorised Officer of Encore

S No.	Description of Secured assets	Possession date
1.	All that part & parcel of freehold residential plot land area measuring 50 Sq. Yds. Out of Khasra No. 112, Situated in Village Sadarpur, Pragana Sector 45, Tehsil Dadri, Gautam Budh Nagar, NOIDA - 201303. Surrounded by Boundaries: - North: Plot of Anil, South: Plot of Ramesh Verma, East: Plot of Ram Chand, West: Road 8 Ft.	09.08.2021
2.	All that part & parcel of reeehold area measuring 30 Sq. Yds. falling under Khasra no. 119, Gram Sadarpur, Tehsil Dadri, Gautam Budh Nagar, Noida - 201303. Boundaries: - North: Plot of Manoj, South: Other Plot, East: Plot of Raghuveer West: Gali No. 15 Ft.	13.08.2021

Please treat this as 15 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 15 days', the Authorised Officer of Encore ARC shall take steps for selling the Secured Asset as more particularly mentioned hereinbelow by way of public eauction/private treaty or any other modes provided under the Rules.

In case of sale by way of public e-auction, the detailed terms and conditions of the sale including reserve price, earnest money deposit etc. will also be uploaded on Encore ARC's website i.e. https://www.encorearc.com and https://sarfaesi.auctiontiger.net/EPROC/ as per Rule 8 (7) of Rules, simultaneously with the publication of public e-Auction sale notice in the Form given in Appendix-IV A.

The Borrower/Mortgagor/Guarantor's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available to redeem the Secured Asset by repaying the entire dues of Rs. 44,14, 211/- (Rupees Forty-Four Lakhs Fourteen Thousand Two Hundred Eleven Only) outstanding as on 31.10.2024, from 01.11.2024 together with future interest, charges & costs thereon.

A final opportunity is being given to Borrower/Mortgagor(s)/Guarantor(s) to redeem the Secured Asset accordingly, failing which, Encore ARC in its capacity as Trustee of EARC-FPI-001-TRUST shall proceed with the sale of the aforesaid Secured Asset as per the Rules.

Yours faithfully,

(Sachin Kumar) Authorised Officer For Encore Asset Reconstruction Company Private Limited Acting in its capacity as the trustee of EARC- FPI-001-TRUST

Place-Badaun

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B. Off Domlur. JANA SMALL FINANCE BANK | Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: 16/12, 2nd Floor, W.E.A, Arya Samaj Road, Karol Bagh, Delhi-110005. DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

Whereas you the below mentioned Borrower's, Co-Borrower's, Guarantor's and Mortgagors have availed loans from Jana Small Finance Bank Limited, by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as Non performing Asset, whereas Jana Small Finance Bank Limited being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued **Demand notice** calling upon the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice, but the notices could not be served on some of them for various reasons.

	Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs. / as on
	1	1) M/s. Creative Glass & Aluminium, Represented by its Proprietor Mr. Krishan, S/o. Dalip Singh, 2) Mr. Krishan, S/o. Dalip Singh Saini (Borrower), 3) Mrs. Santosh, W/o. Dalip Singh (Guarantor), 4) Mr. Dalip Singh, S/o. Chandgi Ram (Guarantor)	& 3205020000686020	Details of Secured Assets: Mortgaged Immovable Property - Schedule Property - Property Detail: H.No.759, Ward 10, admeasuring 198 Sq.yds. Nagar Nigam Property ID No.9C206U128 and Hall. No.129 Ward No.1 situated in Roop Nagar, Rohtak. Owned by Mrs. Santosh, W/o. Dalip Singh. Boundaries as: North: Plot other, South: 25 Ft. wide Gali, East: House Dhanpati, W/o. Attar Singh, West: House Surender Kumar, S/o. Ishwar Singh Saini.	NPA:	Rs.31,08,076/- (Rupees Thirty One Lakh Eight Thousand Seventy Six Only) as on 12.11.2024
ı	No	tice is therefore given to the Borrower/ C	o-Borrower/ Guaranto	or & Mortgagor as mentioned in Column No.2, calling upon them to m	nake payment o	of the aggregate

amount as shown in column No.6, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Jana Small Finance Bank Limited shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to Jana Small Finance Bank Limited against the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/ prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor. Date: 27.11.2024, Place: Rohtak

Sd/- Authorised Officer, For Jana Small Finance Bank Limited OMKARA ASSETS RECONSTRUCTION PVT. LTD.

Authorised Officer, Bank of Baroda

OMKARA

CIN: U67100TZ2014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg, R.G. Gadkari Chowk, Dadar (West), Mumbai - 400028

Email: rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com, Tel.: 022-69231111| Authorised Officer M. No.: +91 86579 69231 [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 Securitisation 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) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL). Further, OARPL (acting in its capacity as Trustee of Company of the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL). Further, OARPL (acting in its capacity as Trustee of Company of the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. (OARPL).

Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from IndusInd Bank Ltd (Assignor Bank along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties 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 is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower 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 is given as under: Name of Outstanding Date &

No.	Guarantors/ Mortgagors	Details of the Secured Asset	the property	26.11.2024 (IN INR)	Notice Date	Possession Date	Price (IN INR)	Amount (IN INR)	(IN INR)	Time of Inspection
1.	World Logiware Private Limited, Mr. Yogesh Malhotra,	All that piece and parcel of property being Ground floor with roof rights with measurement of 15x40½ Approx back side (Northern side) of Built-up Property No. WZ-170, Built on Portion of Plot No. GA/2, Area measuring 100 Sq. Yards (Except one shop having a size of 16x19½ without roof rights in Southern Western side out of Khasra No. 802, 803, 839, 840, Situated in the area of village Tihar, Delhi State Delhi, colony known as G-Block Hari Nagar, New Delhi-110058.	Malhotra Pushpa Malhotra	(Rupees Two Crore Fourteen		05.08.2024 (Physical)	The state of the second second	(Rupees One Lakh Only)	17,20,000/- (Rupees Seventeen Lakhs Twenty Thousand Only)	From 11.00 AM t 1.00 PM (As per pric appointmen

Date of E-Auction & Time 19.12.2024 at 12:00 PM to 2.00 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

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

i.e.http://omkaraarc.com/auction.php. or website of service provider i.e. http://www.bankeauction.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

AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)

Date: 27.11.2024 Place: New Delhi

Loan A/c Number /

Authorized Officer, Omkara Assets Reconstruction Pvt. Ltd. (Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust

Contact

17.12.2024 up to 6:00 PM

Registered office :- 19-A, Dhuleswar Garden, Ajmer Road, Jaipur-302001, Rajasthan(India) CIN L36911RJ1996PLC011381 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 Securitisation 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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described mmovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever

there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz.

It is hereby informed you that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net Date &

ast date and time for submission of bid letter of participation/KYC Document/Proof of EMD

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of 13(2) Demand Notice	Posse- ssion	Description of Property	Price For Property	Money For Property	Time of E-Auction	Bid Sub- mission	Place of Tender Submission	and property visit date
A/c No.: L9001060117713051 & L9001061121210280 Jagdamba Embroidery (Borrower), Amit Kumar Gupta S/O Rambhajan Gupta (Co-Borrower), Ram Jeewan Gupta (Co- Borrower), Smt.Shankuntala W/O Amit Gupta (Co-Borrower) Note:- Matter pending in DRT SA, Lucknow, Case No. SA 723/2024, Case Title - Jagdamba Embroidery VS AUSFB.	06-Apr-23 Rs. 2950355/- Rs. Twenty-Nine Lac Fifty Thousand Three Hundred Fifty- Five Only & Rs. 252445/- Rs. Two Lac Fifty- Two Thousand Four Hundred Forty-Five Only As on 05-Apr- 23	07-Oct- 24	Property Situated At Portiion Of Plot No. 39C, Part Of Kh No. 973, Sangam Park, Vill Makanpur, Pargana Loni, Te. & Dist Ghaziabad, Uttar Pradesh Admeasuring 70 Sqyds	Rs. 4160000/- Rs. Forty- One Lakh Sixty Thousand Only.	Rs. 416000/- Rs. Four Lakh Sixteen Thousan d Only.	08-Jan-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 06-Jan- 25	Au Small Finance Bank Ltd., Branch Address - No C3/67A, Yamuna Vihar, New Delhi - 110053	Amit Lohiya & Deepak Jain, 7340011760 & 9773358234, auctions@aub ank.in visit date: 03-Jan-25
A/c No.: L9001060122065372 Pankaj S/O Sudhir Kumar (Borrower), Davinder Singh S/O Rajpal Singh (Co- Borrower), Smt.Umesh Devi W/O Guman Singh (Co-Borrower), Smt.Seema Devi W/O Sudhir (Co- Borrower)	12-Jan-24 Rs. 431741/- Rs. Four Lac Thirty- One Thousand Seven Hundred Forty-One Only As on 10-Jan-24	23-Oct- 24	PROPERTY SITUATED AT- KHEWAT NO- 61, MU. NO- 57, KILLA NO- 6/2(5-6), VILL- PATAUDI, DIST- GURGAON, HARYANA Admeasuring 06 MARIAS (1620 Sq.	Rs. 2050000/- Rs. Twenty Lakh Fifty Thousand Only.	Rs. 205000/- Rs. Two Lakh Five Thousan d Only.	08-Jan-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 06-Jan- 25	Au Small Finance Bank Ltd., Branch Address: No 5 to 7, Ground Floor, Ninex City Mart, Sohna Rd, Sector 49, Gurugram, Haryana-122101	Amit Lohiya & Deepak Jain, 7340011760 & 9773358234, auctions@aub ank.in visit date: 03-Jan-25

The terms and conditions of e-auction sale:-

(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in (3.) All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net & https://www.aubank.in/bank-auction for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in Please Note: -This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

MARLAS (1620 Sq

Fit)

financialexp.epapr.in

Date: 26-11-2024

New Delhi

Authorised Officer AU Small Finance Bank Limited