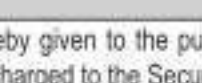


FORM No. 5 DEBTS RECOVERY TRIBUNAL LUCKNOW	
600/1 University Road, Near Hanuman Setu Mandir, Lucknow-226 007 <i>(Area of Jurisdiction - Part of Uttar Pradesh)</i>	
Summons for filing Reply & Appearance by Publication	
O.A. No. 16/2026	Date : 03/09/2026
(Summons to Defendant Under Section 19(3), of the Recovery of Debts due to Banks and Financial Institutions Act, 1993 read with Rules 12 and 13 of the Debts Recovery Tribunal (Procedure Rules, 1993)	
O.A. No. 16/2026	
INDIAN BANK BO 55A, Navayug Market, P.B. No. 12, Distt. Ghaziabad (U.P.) (IDBI/000N562)	 APPLICANT
VERSUS	
ASHUTOSH SHUKLA & ORS	 DEFENDANTS
To,	
1. MR. ASHUTOSH SHUKLA, 43 years old (Borrower) S/o Surya Deo Shukla R/o House No. 415, Near Sahibabad Sabji Mandi Sector-14, Vasundhara, Ghaziabad (U.P.) -201012 M. 9990000680/9891817742 Aadhaar No. 3341-9937-1524 PAN: BHEP56823H 2nd Address: Flat No. M-4 on 4th Floor, Block - B at Himalaya Tanishq, Raj Nagar Extension, Ghaziabad (U.P.) -201017	
2. MRS. POOJA SHUKLA, 38 years old (Co-Borrower) W/o ASHUTOSH SHUKLA R/o House No. 415, Near Sahibabad Sabji Mandi Sector-14, Vasundhara, Ghaziabad (U.P.) -201012 M. 9990000680/9891817742 Aadhaar No. 6393-9893-9434 PAN: CIEPS5686G 2nd Address: D-1/19, Gali, N-1, Pusa-3, Sonia Vihar, Sahapur, North-East, Delhi-110094.	
3. M/s. HIMALAYA RESIDENCY PVTL. LTD. Through it's Authorised Signatory Registered Office: 7365, Prem Nagar, Shakti Nagar Delhi - 110007 2nd Address: Site Office: "Himalaya Tanishq" Khalsa No. 412, 419, 420, 421 & 422 Village Noor Nagar, Pargana Loti Tehsil and Distt. Ghaziabad (U.P.) (Opp. G.D. Conerka Public School)	
In the above noted Application, you are required to file reply in Paper Book form in Two sets along with documents and affidavits (if any), personally or through your duly authorized agent or legal practitioner in this Tribunal, after serving copy of the same on the Applicant or his counsel/duly authorized agent after publication of the summons, and thereafter to appear before the Tribunal on 07/12/2026 at 10.30 A.M. failing which the application shall be heard and decided in your absence.	

 HERO FINCORP CIN: U47899DL1991PLC048774 Regd Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057 Email: litigation@herofincorp.com Website: www.herofincorp.com			
"APPENDIX-IV-A" (SEE PROVISIO TO RULE 8(6)) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY IN TERMS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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 Borrowers (B) that the below mentioned immovable property mortgaged / charged to the Secured Creditor (Hero Fincorp Limited), the possession of the below mentioned immovable property has been taken by the Authorized Officer of Secured Creditor (Hero Fincorp Limited) , will be sold on " As is where is Basis " & " As is what is Basis " & " whatever there is Basis " on below mentioned date, for recovery of amount as mentioned below, due to the Secured Creditor from the Borrower. The Reserve Price is mentioned below and the earnest money to be deposited is mentioned respectively.			
Name of the Borrower(B)/Guarantors(G) /with Address	Address of the Security charged covered under Auction	Reserve Price (RP)	
1. M/S. Spencer Polymer (Borrower), Through its Proprietor, Having Its Office At 15/13, D/1, Gali No. 1, Vishwas Nagar, Shahdara, East Delhi, Delhi-110032 And Also At W-141, First Floor, Opposite Gk Police Station, Greater Kailash Part-1, Greater Kailash, South Delhi, Delhi-110048. 2. Mr. Amit Lohia (Co-Borrower/Mortgagor), Residing At W-141, First Floor, Opposite Gk Police Station, Greater Kailash Part-1, Greater Kailash, South Delhi, Delhi-110048.	Shop No. UGF-2A/1 & 2A/2, area measuring 1200*1200 Sq. Ft., situated at Urban Square, Plot No. CP-3, Sector-9, Vasundra, Ghaziabad, UP	Rs.2,95,00,000/- EMD Amount 10% of the Reserve Price Rs.29,50,000/- Incremental Amount Rs.5,00,000/-	
3. Mrs. Shweta Lohia (Co-Borrower), Residing At W-141, First Floor, Opposite Gk Police Station, Greater Kailash Part-1, Greater Kailash, South Delhi, Delhi-110048.			
Outstanding Dues for recovery of which property is being sold	Date/Time of On-Site Inspection of Property with Name of Authorized Officer	Last Date for submission of EMD and Request letter of participation, KYC, Documents, Pan Card, Proof of EMD etc.	Date and Time of E-Auction with auto extension or 5 minutes each
Rs.3,72,68,751.75 (Three Crores Seventy-Two Lakhs Sixty-Eight Thousand Seven Hundred Fifty-One and Seventy-Five Paise Only) due as on 07.02.2024	On or before 26.09.2026 10.00 AM to 5.00 PM Authorized Officer: Sharwan Kumar Jha Mob: 9599353339 Email: sharwan.jha@herofincorp.com you can also contact: Mr. Kaish Choudhary, Mob: 9820730811 kaish.choudhary@herofincorp.com	On or before 27.09.2026 upto 5.00 PM and EMD through RTGS/NEFT	28.09.2026 Time: 10.00 AM to 1.00 PM
The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft / Pay order in the Account No.00030310016156, Name of the Beneficiary: "Hero Fincorp Limited", IFSC Code: HDFC0000003			
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 " and will be conducted "online".			
2. The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No(s): 9173528727, 07961200576 544/594/596/531/583/659, 6351896643 and E-mail on support@auctiontiegner.net/ maulik.shrimali@auctiontiegner.net) at their web portal https://sarfaesi.auctiontiegner.net .			
3. 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 an commitment or any representation of Hero Fincorp Limited.			
4. 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 Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: https://sarfaesi.auctiontiegner.net and also on company website.			
Date: 13.09.2026, Place: DELHI		Sd/- Authorized Officer, Hero Fincorp Limited	

 HINDUJA HOUSING FINANCE LIMITED				SALE NOTICE FOR SALE OF IMMOWABLE PROPERTY - APPENDIX- IV-A [See proviso to rule 8 (6)]			
Corporate Office at 167-169, 2nd Floor, Little Mount, Saidapet, Chennai - 600015. E-mail : sales@hindujahousingfinance.com							
CONTACT NOS: RLM - BRAJESH AWASTHI 99183 01885; RRM - HARISH YADAV 70604 1785; ZRM - RAKESH GUPTA 98739 25255							
E-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 proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as the "Rules"). Notice is hereby given in public general and in particular to the Borrower(s) and Guarantor(s) that the below-described immovable property mortgaged/charged to the Secured Creditor: The Symbolic possession of which has been taken by the Authorized Officer of Hinduja Housing Finance Limited (Secured Creditor) having its Corporate Office at 167-169, 2nd Floor, Little Mount, Saidapet, Chennai - 600 015 and one of its Branch Offices at HP/49, 13/1, Floor, Near Balaji Dairy, Bahadur Chungi, Sahapuram - 110020, will be sold on "As is Where is," "As is What is" and "Whatever there is" basis on the date mentioned below for realization of the amount due to the Secured Creditor (Hinduja Housing Finance Limited) the borrowers and guarantors. The sale will be done by the Authorized Officer through a e-auction provided at the website: www.hindujahousingfinance.com and https://www.banksauctions.com.							
INSPECTION DATE : 12.10.2026 – 13.10.2026, 1100 hrs -1400 hrs EMD LAST DATE : 13.10.2026 Ull 5 pm. E-AUCTION DATE : 14.10.2026, 1100 hrs-1300 hrs BID INCREASE AMOUNT RS. 10,000/-							
Loan Account Number & Name of Borrower(s) Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount along with further overdue charges and additional interest	Date of SYMBOLIC Possession:	Reserve Price	Earnest Money Deposit EMD			
	Total Outstanding as On Date						
1. DL/SR/SHRP/A000001249. 1. Ms. SALACHANA S (BORROWER) 2. Mr. BAHAL SINGH (COBORROWER)	30/05/2026 Rs. 64,630.05/- O.S. Rs.64,630.05/- As On Date 30.05.2026	14.08.2026	R.P.: Rs. 21,49,860/- EMD: Rs. 2,14,986/-				
DESCRIPTION OF THE IMMOWABLE PROPERTY/ SECURED ASSET: HOUSE CONSTRUCTED ON PLOT NO- 267, KHASRA NO- 175, AREA - 163.70 SQ. M. PROPERTY UNIQUE ID NO. 10914400257001, GRAM - MANJHIPUR, BLOCK - MUZAFFRABAD, TENSIL - BEHAT, DISTRICT - SAHARAPUR, UTTA PRADESH, INDIA - 247129. BOUNDARIES NORTH : HOUSE OF HARIYA, SOUTH : ROAD 12 FT., EAST : ROAD 4 FT., WEST : ROAD 8 FT							
2. DL/SR/SHRP/A000000558. 1. Mr. Shivam Panwar (BORROWER) 2. Mrs. Nisha N (COBORROWER)	30/05/2026 Rs. 94,949.07/- O.S. Rs.94,949.07/- As On Date 30.05.2026	12.08.2026	R.P.: Rs. 24,60,21/- EMD: Rs. 2,46,021/-				
DESCRIPTION OF THE IMMOWABLE PROPERTY/ SECURED ASSET: AREA - 250.83 SQ. M., KHASRA NO- 1001, VILLAGE - JANDHERA SAMASPUR, PARGANA, TENSIL, RAMPUR MANIHARAN, NEAR MASJID, SAHARAPUR, UTTPRADESH, 247451. BOUNDARIES NORTH : HOUSE OF JAKIR SOUTH : HOUSE OF PANKAJ, EAST : HOUSE OF KEULU, WEST : ROAD 15 FT.							
DL/SR/SHRP/A000001341. 1. Mr. MOHIT KUMAR (BORROWER) 2. Mrs. PREETI SHARMA (COBORROWER)	30/05/2026 Rs. 1,39,584.07/- O.S. Rs.1,39,584.07/- As On Date 30.05.2026	12.08.2026	R.P.: Rs. 18,60,960/- EMD: Rs. 1,86,096/-				
Description Of The Immovable Property/ Secured Asset: Area - 41.80 Sq. M. Survey No - 155, Nand Vatika Colony, Gram - Gwalria, Tehsil & District - Sahapuram, Uttar Pradesh, 247001. Boundaries North : House Of Om Singh, South : House Of Shiv Kumar, East : Plot Of Omver, West : Road 20 Ft.							
HR/KN/KARN/A000001027. 1. Mr. Jothi Jhili (borrower) 2. Mrs. Shabnam Shabanam (Co borrower)	30/05/2026 Rs. 10,291.32/- O.S. Rs. 10,291.32/- As On Date 30.05.2026	12.08.2026	R.P.: Rs. 28,81,130/- EMD: Rs. 2,88,113/-				
Description Of The Immovable Property/ Secured Asset: Area 281.60 Sq. M. Kharsa No. 226, Village - Khanpur Gurjar, Parharna - Gangoh, Tehsil - Nakul District - Sahapuram, Uttar Pradesh, 247341. Boundaries North : Road 6 Mtr, South : Plot Of Istkhaz, East : Plot Of Istkhaz, West : Road 6 Mtr							
UT/UTK/DHON/A000001843. 1. Mr. Rajesh Rajesh (Borrower) 2. Mrs. Meena Kumari (Co Borrower)	14/04/2026 Rs. 98,519.99/- O.S. Rs. 98,519.99/- As On Date 14.04.2026	14.08.2026	R.P.: Rs. 24,83,560/- EMD: Rs. 2,48,356/-				
DESCRIPTION OF THE IMMOWABLE PROPERTY/ SECURED ASSET: RESIDENTIAL PLOT HAVING TOTAL AREA 103.35 SQ. MTRS. BEARING KHASRA NO. 332 M, SITUATED AT VILLAGE MIRZAPUR POL, TENHIL BEHAT, DIST. SAHARAPUR, UP. BOUNDARIES NORTH : HOUSE OF GETEARAM, SOUTH : HOUSE OF SATYAPAL, EAST: HOUSE OF ANIL, WEST: ROAD 7 FEET WIDE							

International Asset Reconstruction Co. Pvt. Ltd. Registered Office: Plot No. 246, 2nd Floor Okhla Industrial Estate Phase-III New Delhi-110020. Corporate Office: A-601,602,605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri Kurla Road, Andheri (East), Mumbai 400093; CIN No.: U74999012002PIC117525; E: iarc@iarc.co.in, Website: www.iarc.co.in			
NOTICE OF SALE THROUGH PRIVATE TREATY			
SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI Act) The undersigned as Authorized Officer of International Asset Reconstruction Company Private Limited (hereinafter referred to as IARC) has taken over Physical Possession of the schedule property under the SARFAESI Act. The first & 2nd auction was conducted by IARC at a Reserve Price of Rs.65000000/- (Rs. Sixty Five Lakhs only) (equal to FMV) failed to attract a successful bid. Now we are putting the property at the Reserve Price to Rs. 62,00,000/- (Rs. Sixty-Two Lakhs only). Hence, please be informed that if the total outstanding dues of Rs. 4239983 8/4 (Rupees Forty Two lakhs Thirty Nine Thousand Nine Hundred Eighty Three and Eighty Paise Only) as on 12.09.2026 together with further expenses and interest and other amounts at documented rate thereon are not paid within Fifteen days (15) days from the date of this publication of this notice, then the authorized officer will proceed for sale via private treaty on or after 29.09.2026 as stated below. Public at large is informed that the secured property as mentioned in the Schedule are offered for sale through Private Treaty, as per terms agreeable to the IARC for realization of its dues. Standard terms and conditions for sale of property through Private Treaty are as under:			
1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" 2. The Purchaser shall be required to deposit 10% of the sale consideration as upfront on 15th Sept 2026. The remaining 90% of the sale consideration shall be paid on 29th September 2026. 3. The Purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at a later date. 4. IARC reserves the right to reject any offer of purchase without assigning any reason. 5. The Purchaser has to bear all expenses for obtaining Khata, stamp duty, registration fee and other expenses, taxes, duties, society dues in respect of purchase of the property 6. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules.			
S. No.	Name of Borrower/ Co-borrower/ Guarantor(s)	Amount as per 13(2) Demand Notice under SARFAESI Act. Dated: 05.09.2024	Reserve Price for Private Treaty
1.	Mr. SOORAJ KUMAR GOSWAMI (Borrower) Shri Kanhaiya Gau Dairy and Mrs. Suneeta Goswami (Co-Borrower)	₹ 3572306.00/- (Rupees Thirty Five Lakh Seventy Two Thousand Three Hundred and Six Only)	Rs. 62,00,000/-
Details of Secured Assets: Plot No. 43/2A, GF. Without Roof Rights, Sector 2A, Vasundhara, Ghaziabad, Uttar Pradesh, India, 201012. AREA ADMEASURING (IN SQ. FT.): Property Type: Land_Area: Property Area: 603.00. BOUNDED BY: NORTH: Road 25.7F, SOUTH: Other Plot, EAST: Plot No. 44, WEST: Plot No. 4			
The aforesaid Borrower/Guarantors/Mortgagors attention is invited to provisions of Section 13(8) of SARFAESI Act for redemption of secured assets mentioned hereinabove by tendering the aforementioned outstanding dues together with all costs, charges and expenses incurred by the bank before the sale of secured assets.			
Date: 13.09.2026 Place: Delhi			Authorized Officer ARC Pvt. Ltd

Special Instructions: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Hinduja Housing Finance Limited nor the Auctioneer will be responsible for any delay or loss due to internet or power failure or any payment on credit card. In such cases, in order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE - 1. The Property is being sold on "As is Where is", "As is What is", "Whatever there is" and "Without Recourse" basis. As such sale is without any kind of warranties & indemnities. 2. Particulars of the property/assets (viz. extent & measurement) specified in the E-Auction Sale Notice has been stated to be the best of the information of the Secured Creditor and Secured Creditor shall not be answerable for any error, mis-statement or omission. Actual extent & dimensions may differ. 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on part of the Secured Creditor. Interested bidders are advised to peruse the title deeds with the Secured Creditor and to conduct own independent enquiries/due diligence about the title & present condition of the property/assets and claims/dues affecting the property before submission of bids. 4. Auction/bidding shall only be through "online electronic mode" through the website: auction@hindujahousingfinance.com or <https://www.bankauctions.com/> or Auction provided by the service provider C India PVT LTD, who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. All bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be maintained throughout the entire process of bidding. In case of any problem with the internet connectivity, power failure or any other system crash, power failure etc. In the PVTs, LTO, procedure and online bidding on e-auction prospective bidders may contact the Service Provider C India PVT LTD. 605A. Add: C India PVTs, Ltd. 3rd Floor, Plot No 68 sector-44, Gurgaon, Haryana-122003. (Contact Person: Mithalesh Kumar. Mobile No. 7080804466, Email: delhi@cindia.com, Support Mobile Number:- 7291981124/1125/1126) 7. For participating in the e-auction sale the intending bidders should register their name at <https://www.bankauctions.com/> and hindujahousingfinance.com well in advance and should get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider. 8. & 9. For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMO) i.e. 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Hinduja Housing Finance Limited". 9. The intending bidder should submit the duly filled in Form (format available at <https://www.bankauctions.com/> and [auction@hindujahousingfinance.com](https://hindujahousingfinance.com) along with the Demand Draft remittance towards EMO in a sealed cover addressed to the Authorized Officer at Hinduja Housing Finance Limited, at Office HP/49, 1st Floor, Near Balaji Dairy, Hasanpur Chungi, Saharapur - 247001. 10. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale in the Loan Account Number (as mentioned above) for the property (as mentioned above). 11. After expiry of the last date of submission of bids and after the closing of the bidding process, the successful bidder shall be declared. 12. The successful bidder shall be required to pay the balance of the reserve price and paid the specified EMO with the Secured Creditor) to the service provider C India PVT LTD to enable them to allow only those bidders to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E-Auction Sale Notice. 12. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 13. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 14. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him by E-Mail both to the Authorized Officer on his mail id parmod.chung@hindujahousingfinance.com and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings. 15. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, pay a deposit of twenty five per cent, of the amount of the sale price, which is inclusive of earnest money deposited, if any, to the Authorized Officer conducting the sale. The balance amount of purchase price payable shall be on or before/fifth day of confirmation of sale of the immovable property. 16. In case of default in payment of above stipulated amount by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the earnest money paid, including EMO, shall be forfeited and the property will be again put to sale. 17. At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time for the payment of the bid amount. 18. The Successful Bidder shall pay applicable TDS (out of sale proceeds) and submit TDS certificate to the Authorized officer. 19. Municipal/Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 20. Sale Certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of entire purchase price/bid amount and furnishing the necessary proof in respect of payment of all taxes/charges. 21. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 22. The Authorized officer may postpone/cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider. 23. The decision of the Authorized Officer is final, binding and unquestionable. 24. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. 25. For further details and queries, please contact Authorized Officer Mr. Suresh Kumar. Mobile No. 7992400143 at Branch Office at Hinduja Housing Finance, HP/49, 1st Floor, Near Balaji Dairy, Hasanpur Chungi, Saharapur - 247001. 26. This is also 30 (Thirty) days' notice to the Borrower/Mortgagor/Guarantors of the above said loan account pursuant to rule 6(6) of Specific Interest (Securement) Rules, 2002, about holding of auction sale on the above-mentioned date/place.

Place: Saharapur (U.P.) Date: 13/09/2026. Sd/- Authorised Officer - HINDUA HOUSING FINANCE LIMITED

NOTICE OF SALE THROUGH PRIVATE TREATY SALE OF IMMOVABLE ASSETS MORTGAGED TO HHFL UNDER THE SARFAESI ACT, 2002 READ WITH PROVISOR TO RULE 8(b) AND 9(1).		
The undersigned, as Authorized Officer of HHFL, has taken possession of the schedule property under Section 14(1) of the SARFAESI ACT. Public at large is hereby informed that the secured property described in the Schedule is available for sale through Private Treaty/Public E-Auction, on terms agreed upon to HHFL, for realization of its dues on an 'AS IS WHERE IS', 'AS IS WHAT IS' and 'WHAT EVER THERE IS' basis. Standard Terms & Conditions: 1. Sale will be conducted strictly on 'AS IS WHERE IS', 'AS IS WHAT IS' and 'WHAT EVER THERE IS' basis. 2. Purchaser must deposit 10% of the offered amount along with the application. 3. This bid will be adjudged against the 25% deposit required upon acceptance. No interest shall be payable on the EMD. 4. On acceptance of the offer by HHFL, purchaser must deposit 25% of the sale consideration (inclusive of the initial 10%) by the next working day. 4. Balance 75% of the sale consideration must be paid within 15 days of confirmation of sale. 5. Failure to remit amounts within stipulated timelines will result in automatic forfeiture of all deposits made, including the initial 10% and the property may be resold without further notice. 6. If HHFL does not accept the offer, the initial 10% deposit will be refunded without interest. 7. For bids exceeding Rs. 50,00,000/- the successful purchaser must remit 1% TDS under Section 194-I(a) of the Income Tax Act. 8. The property is sold with all existing and future encumbrances, whether known or unknown to HHFL. HHFL shall not be responsible for any third party claims, rights, or statutory dues. 9. Purchaser must conduct independent due diligence on all aspects of the property. No claims will be entertained later. 10. HHFL reserves the right to accept or reject any bid without assigning reasons. 11. Auction/bidding shall only be through "online electronic mode" through the website www.bankauctions.com Or Auction provided by the service provider. Secured Cms Pvt India Pvt. Ltd. 12. The bidders may participate from their place of choice through online portal. 13. For any details on e-auction prospective bidders may contact the Service Provider Cms Pvt India Pvt. Ltd., having its corporate office at Plot No. 68, 3rd Floor, Sector- 44, Gurgaon, Haryana-122003 (Contact Person Mr. Mitheesh Kumar, Mobile No. 7080904466, Email: mitheesh.kumar@cindia.com Email: info@cindia.com, Prabhakaran.Malachaiman@cindia.com & Support (Helpline) Mobile No. +91-729198124/25/26, Support Email – Support@bankauction.com . 14. For participating in the e-auction sale, the intending bidders should register their name at www.bankauction.com in advance and shall get the user ID and password. Intending bidders are advised to change their ID and password immediately upon receiving it from the service provider. 15. For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) i.e. 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favour of "Hinduja Housing Finance Limited". 16. Interested parties may contact the Authorized Officer for details and submit Offer. EMD along with KYC documents on or before 29.09.2026 at 5.00 p.m. 17. Successful auction Purchaser shall bear all stamp duty, registration fees, taxes and other statutory expenses related to the mortgaged property. 18. The Borrowers/Mortgagors right of redemption under Section 13(b) of the SARFAESI ACT stands extinguished upon the date of publication of this notice as per the latest judicial mandates. 19. Sale shall be conducted in accordance with the provisions of the SARFAESI ACT and Rules.		
SCHEDULE Description of the Property (See First Annexure)		
01.	Flat No. FF-01, on First Floor, (Front Right Side), area measuring 306 Sq.Ft. i.e. 28.43 Sq. Mtr built on (Vacant) Vacant Plot No.C-53, of Khata No. 36410, situated at "Rushi Enterprise Village, Sadullabad", Pargana and Tehsil Luno, Dist. Ghaziabad, UP. Boundaries- East: Entry of Flat/Stairs/Flat No. FF-03, West: Road 18ft. Wide, North: Flat No. FF-02, South: Vacant Plot	
Outstanding Amount: Rs. 10,81,276/- (Rupees Ten Lakh Eighty-One Thousand Two Hundred Seventy-Six Only) as on 12.09.2026		
Reserve Price: Rs. 6,00,000/- (Rupees Six Lakh Only)		
EMD: Rs. 60,000/- (Rupees Sixty Thousand Only)		
Loan No.- DLGRN/PRCK/A000000319		
Borrowers Name: 1. Mr. Arpit Verma, 2. Mrs. Vansha Verma		
Inspection Date: 28.09.2026 till 1700 hrs. EMD Deposition Last Date: 29.09.2026 till 1700 hrs.		
Inspection Date: 30.09.2026, 1100hrs-1300 hrs. Bid Increase Amount: Rs. 25,000/-		
2.	Flat No 106 on First Floor, Flat area measuring 65 sq.mtrs. Plot No.35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, situated at Krishna Residency Village, Chaprola, Tehsil Dadri, District Gautam Budh Nagar, UP.	
Outstanding Amount: Rs. 25,05,518/- (Rupees Twenty-Five Lakh Five Thousand Five Hundred Eighteen Only) as on 12.09.2026		
Reserve Price: Rs. 12,00,000/- (Rupees Six Lakh Only)		
EMD: Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)		
Loan No.- GR/SKP/SPR/A000000331		
Borrowers Name: 1. Mr. Mohasin Khan, 2. Mrs. Shabana Shabana		
Inspection Date: 28.09.2026 till 1700 hrs. EMD Deposition Last Date: 29.09.2026 till 1700 hrs.		
Inspection Date: 30.09.2026, 1100hrs-1300 hrs. Bid Increase Amount: Rs. 25,000/-		
Date: 13-09-2026, Place: Ghaziabad Authorised Officer: For Hinduja Housing Finance Limited		