CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Chola — Enter a better life

Corporate office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032

Possession Notice [(Appendix IV) Under Rule 8 (1)]

WHEREAS the undersigned being the Authorised Officer of **M/s. Cholamandalam Investment And Finance Company Limited,** under the 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 Rules 3 of the Security Interest [Enforcement] Rules, 2002 issued Demand Notices dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers **(names and addressses mentioned below)** to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and dealings with the property will be subject to the charge of **M/s. Cholamandalam Investment And Finance Company Limited** for an amount as mentioned herein under 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.

NAME AND ADDRESS OF BORROWER/S & LOAN/AC No.	DT. OF DEMAND NOTICE	O/S. AMT.	DESCRIPTION OF THE IMMOVABLE PROPERTY	DATE OF POSSESSION
Loan A/c No. LAP1HAR000172057 1. Mr/Mrs. Virendra Singh 2. Mr/Mrs. DEEPMALA DEEPMALA At : C/O : Prem Singh 23 Dhandhera,Haridwar,DURGA MANDIR, Haridwar, - 247666 Also At : Part Khasra no. 410, Dhandera, , Dhandera, Roorkee, Haridwar, Uttarakhand, 247667	09-07-2026	Rs.2615166/- (Rupees Twenty Six lakhs Fifteen Thousand One Hundred Sixty Six Only) as on 09-07-2026	A residential House Measuring Area 2690.80 Sq. feet Belonging to Khasra No. 410 Situated at village Dhadhera Tehsil Rookree District Haridwar East- Plot of Late Mohraj singh, West- Plot of Bhamooli devi, North- Way 18 Feet Wide, South- Way 18 Feet wide & South way 15 feet Wide	17-09-2026 (POSSESSION)

Place : Haridwar
Date : 17-09-2026

SD/- AUTHORISED OFFICER,
CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Phoenix ARC Limited (Formerly Known as Phoenix ARC Private Limited)

Regd. Office: 3rd Floor, Wallace Towers, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai- 400057.**Tel:** 022- 6849 2450, **Fax:** 022- 67412313, **CIN:** U67190MH2007PLC168303, **Email:** info@phoenixarc.co.in & **Website:** www.phoenixarc.co.in

POSSESSION NOTICE

Whereas, IIFL-HFL, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice calling upon the borrower/co-borrower, guarantors, mortgagors to repay the amount, details of which are mentioned in the table below.
And whereas subsequently, IIFL-HFL has vide Assignment Agreement dated **29-12-2025** assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by IIFL-HFL, Bank to borrower/ guarantor(s) along with the underlying Immovable Property to Phoenix Arc Limited (Formerly known as "Phoenix ARC Private Limited") acting in its capacity as Trustee of Phoenix Trust - FY 26-14 ("Phoenix") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Phoenix now stands substituted in the place of IIFL-HFL and Phoenix shall be entitled to institute/continue all and any proceedings against the borrower/ guarantor(s)/mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the borrower/guarantor(s)/mortgagor(s) for the financial facilities availed by them.
The borrower/guarantor(s)/mortgagor(s) having failed to repay the said amounts, notice is hereby given to the borrower/ guarantor(s)/ mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of Phoenix has taken possession of the underlying Immovable Property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on "AS IS WHERE IS & WHATEVER THERE IS BASIS" on the date mentioned below.

Name of the Borrower(s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Ram Avtar Rawat Mr. Manoj Rawat Mrs. Uma Rawat (Prospect No. 906496)	All that Piece and Parcel of Mortgaged Property of: Northern portion of area admeasuring 50 sq. yards bearing property no. B-402-A out of khasra no. 660 , situated at village saboli , in B block , Gali no. 3 Ashok Nagar , Illaqua Shahadra Delhi 110093 Area Admeasuring (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area Property Area: 450.00, 800.00	**Rs. 1361395.46** (Rupees Thirteen Lakh Sixty One Thousand Three Hundred Ninety Five and Forty Six Paise Only)	11/03/2026	18-09-2026
Mr. Pankaj Singh Mrs. Priyanka Priyanka Mr. Rahul Garg, (Prospect No. 809672, 802397)	All that piece and parcel of: Unit No.- Twinz-Sun-07-0706, Project -Migsun Wynn, 7th floor, Plot No.-GH-1B, Sec. ETA-II, Greater Noida, Uttar Pradesh- 201308 Area Admeasuring (IN SQ. FT.): Property Type: Carpet_Area, Super_Built_Up_Area Property Area: 716.00, 1050.00	**809672 is Rs. 183927.00** (Rupees One Lakh Eighty Three Thousand Nine Hundred and Twenty Seven Only) & **802397 is Rs. 1236198.00** (Rupees Twelve Lakh Thirty Six Thousand One Hundred Ninety Eight Only)	05/10/2025	18-09-2026
Mr. Sumit Rai, Sumit Raiorg Mrs. Sushila Rai (Prospect No. 983952, IL10431857)	All that Piece and Parcel of Mortgaged Property of: Khasra No 259, Village Salarpur, Khadar Tehsil, Dadri, Gautam Buddha Nagar, Uttar Pradesh, 203207 Area Admeasuring (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area Property Area: 1800.00, 1440.00	**983952, is Rs. 89972.24** (Rupees Eighty Nine Thousand Nine Hundred Seventy Two And Twenty Four Paise Only) **& IL10431857 is Rs. 3885038.30** (Rupees Thirty Eight Lakh Eighty Five Thousand Thirty Eight and Thirty Paise Only)	11/03/2026	18-09-2026
Mr. Vicky Mrs. Rajesh, Harshika General Store (Prospect No. IL10747095, IL10725361)	All that piece and parcel of: H-NO- 484-B(B47), PID-1BBP5TV0, KEWAT- I 171, KHAT-282, KH NO 1721, (0-13-0), I 1722,(1-18-0), New Bhoor Colony, Tilpat, Faridabad, Haryana-121003 Area Admeasuring (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area, Carpet_Area Property Area: 900.00, 1262.00, 1072.00	**IL10747095 is Rs.1574907.54** (Rupees Fifteen Lakh Seventy Four Thousand Nine Hundred Seven and Fifty Four Paise Only) **& IL10725361 is Rs.115821.92** (Rupees One Lakh Fifteen Thousand Eight Hundred Twenty One And Ninety Two Paise Only)	06/08/2025	18-09-2026
Mr. Suresh Chand Mrs. Vimla Devi (Prospect No. 862793, 919733)	All that Piece and Parcel of Mortgaged Property of: C-44/276, S/F, KH.NO-602, GALI NO-12A, Sudhamapuri, Sudhamapuri, Bhagirathi School, Delhi, India 110053 Area Admeasuring (IN SQ. FT.): Property Type: Land_Area, Built_Up_Area Property Area: 225.00, 606.00	**862793 is Rs. 773382.89** (Rupees Seven Lakh Seventy Three Thousand Three Hundred Eighty Two And Eighty Nine Paise Only)**& 919733 is Rs.158199.56** (Rupees One Lakh Fifty Eight Thousand One Hundred Ninety Nine and Fifty Six Paise Only)	11/03/2026	18-09-2026

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned that Phoenix is in the lawful possession of the Immovable Property mentioned above and under Section 13(13) of the SARFAESI Act, 2002, the borrower/ guarantor(s)/mortgagor(s) or any person whatsoever, shall after receipt of this notice not transfer by way of sale, lease or otherwise deal with/ alienate the Immovable Property, without prior written consent of Phoenix and any dealings with the Immovable Property will be subject to the charge of Phoenix for the amount as mentioned above along with future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.
The borrowers'/guarantors'/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the above-mentioned Immovable Property

PLACE : Delhi | DATE : 22.09.2026 — Sd/- , Authorised Officer, Phoenix ARC Limited (In capacity as Trustee)

HDFC BANK

We understand your world

Regd. Office : HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (W), Mumbai 400 013. Branch Office: HDFC Bank Ltd, Plot number 31, Najafgarh Industrial Area, Tower "A", 1st Floor, Shivaji Marg, Moti Nagar, New Delhi: 110015

DEMAND NOTICE

Demand Notice Under Sec 13(2) Of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002. The following Borrower/Guarantor/Mortgagor availed the below mentioned secured loans from HDFC Bank Ltd. the loans of below mentioned Borrower/Guarantor/Mortgagor have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms & conditions of the respective loan agreements and had become irregular, their loans were classified as NPA's as per the RBI guidelines. Amounts due by them to HDFC Bank Ltd are mentioned in the following table and further interest on the said amounts shall also be payable as applicable and the same will be charged with effect from their respective dates.

Name of Borrower/ Guarantor/ Mortgagor	Address of the Property/ Assets Details
1. M/s Just Kiddies (Borrower/co-borrower) Through Its Proprietor Mrs. Jasbir Gola Address: - Shop No. SB-03 & SA-03, Second Floor, Crown Plaza, 29 Km Stone, Main Mathura Road, Sector-15, Faridabad, Haryana-121004 **2. Mrs. Jasbir Gola (Borrower/Co-borrower /Mortgagor)** W/o Shri Mahesh Gola Address:- Shop No. Sb-03 & Sa-03, Second Floor, Crown Plaza, 29 Km Stone, Main Mathura Road, Sector-15, Faridabad, Haryana-121004 **Also At:** Mrs. Jasbir Gola W/o Shri Mahesh Gola Address: H. No. 457, First Floor, Ashoka Enclave-3, Sector-35, Faridabad, Haryana-121003 **3. Mr. Mahesh Gola (Borrower/Co-borrower/ Mortgagor)** S/o Shri Kishan Lal Gola Address: H. No. 457, First Floor, Ashoka Enclave-3, Sector-35, Faridabad, Haryana-121003 **Also At:** Mr. Mahesh Gola S/o Shri Kishan Lal Gola Address:- H.no 80, First Floor, Sector - 14, Faridabad, Haryana-121007	**1. Shop No. SA-03** (Shop Space), On Second Floor, Having Super Area Measuring 595 Sq. Fts.., Situated At 29km Stone, Crown Plaza Mall, Sector-15a, Faridabad, Haryana **Owner Name:** Mr. Mahesh Goal & Mrs. Jasbir Gola **Type of Property :** Commercial **2. Shop No. SB-03** (Shop Space), On Second Floor, Having Super Area Measuring 575 Sq. Fts.,Situated At 29km Stone, Crown Plaza Mall, Sector-15a, Faridabad, Haryana **Owner Name:** Mrs. Jasbir Gola **Type of Property :** Commercial

Type of Loan	Loan Number	Outstanding as per 13(2)	Notice Date	Date of NPA
Loan Against Facility	84338651 / 84371182	Rs. 35,56,908/- (as on 20.08.2026)	20th August 2026	05.08.2026

1. M/s FGR Logistics India (Borrower) (Partnership Firm Through Its Partners Mr. Honey Aggarwal And Ms. Seema Aggarwal) Address: SCF – 62 P, 1st Floor, Part II, Sector 15-A, Huda Market, Faridabad - 121007 **2. Mr. Honey Aggarwal (Guarantor) S/o Shri Pawan Kumar Aggarwal** Address: -1863, Sector 16, Faridabad, Haryana- 121002 **3. Ms. Seema Aggarwal (Guarantor) W/o Mr. Pawan Kumar Aggarwal** Address:1863, Sector -16, Faridabad-121002 **4. Mr. Pawan Kumar Aggarwal (Guarantor) S/o Shri Banarasi Dass** Address: Shop No - 3, Chara Mandi, Zakhira, Delhi-110015 **Also At:-** Mr. Pawan Kumar Aggarwal S/o Shri Banarasi Dass Address: 1863, Sector -16, Faridabad-121002 **5. M/s Baba Marble (Mortgagor) (Proprietorship of Mr. Pawan Kumar Aggarwal)** Address: Plot No. 139, Marble Market, Sector 21 C, Faridabad – 121001	Commercial Property No. 139, Adm. 206.25 Sq. Yards, Situated at Sector-21C, Marble Market, Faridabad, Haryana. **Owner Name :** M/s Baba Marble (Proprietorship of Mr. Pawan Kumar Aggarwal) **Type of Property:** Commercial

Type of Loan	Loan Number	Outstanding as per 13(2)	Notice Date	Date of NPA
CV – Overdraft	50200071525651	Rs. 32,80,182.76/- (as on 01.07.2026)	17th July 2026	15.06.2026

1. M/s FGR Logistics Pvt. Ltd. (Borrower) (Through its Directors) Mr. Sushil Kumar Goel and Mr. Pawan Kumar Aggarwal) Address: Shop No-12 Chara Mandi, Zakhira, New Delhi - 110015 **Also At:-** M/s FGR Logistics Pvt. Ltd. (Through its Directors Mr. Sushil Kumar Goel and Mr. Pawan Kumar Aggarwal) Address:- Shop No - 3, Chara Mandi, Opp. Janta Dharam Kanta, Zakhira, Delhi – 110015 **Also At:-** M/s FGR Logistics Pvt. Ltd. (Through its Directors Mr. Sushil Kumar Goel and Mr. Pawan Kumar Aggarwal) Address:17/6, Mathura Road, Faridabad - 121002 **Also At:-**M/s FGR Logistics Pvt. Ltd. (Through its Directors Mr. Sushil Kumar Goel and Mr. Pawan Kumar Aggarwal) Address: SCF – 62 P, 1st Floor, Part II, Sector 15-A, Huda market, Faridabad- 121007 **2. Mr. Pawan Kumar Aggarwal (Guarantor/Director) S/o Shri Banarasi Dass** Address:Shop No - 3, Chara Mandi, Zakhira, Delhi-110015 **Also At:** Mr. Pawan Kumar Aggarwal S/o Shri Banarasi Dass Address: 1863, Sector -16, Faridabad-121002 **3. Mr. Sushil Kumar Goel (Guarantor/Director) S/o Shri Mahavir Prashad Goel** Address: BK-68, Shalimar Bagh New Delhi-110088 4.M/s SCC Cargo Pvt. Ltd (Mortgagor) Through Its Directors:- Address: SCF-62 P, First Floor, Huda Market, Part-II, Sector-15A, Faridabad- 121007 **Also At: -** M/s SCC Cargo Pvt. Ltd. Through Its Director: - Address: Plot No. 65C, Sector-1, Pithampur, Distt. – Dhar, Madhya Pradesh-454775	Building Situated at Plot No. 65-C at Industrial Area Pithampur, Sector-1, Distt. Dhar, Admeasuring 3010.5 Sq. Mtrs. . Madhya Pradesh. **Owner Name :** M/s SCC Cargo Pvt. Ltd. **Type of Property:** Commercial

Type of Loan	Loan Number	Outstanding as per 13(2)	Notice Date	Date of NPA
CV – Overdraft	02792840000294	Rs. 42,58,214.81/- (as on 01.07.2026)	17th July 2026	24.05.2026

Since the notices sent to you in the address in which you originally reside / carry on business / personally works for gain has returned to us, we are constrained to cause this notice published. You are hereby called upon u/s 13(2) of the above Act to discharge the above mentioned liability with contracted rate of interest thereupon from their respective dates and other costs, charges etc. within 60 days of this notice failing which the Bank will be exercising all or any of the rights u/ Sec 13(4) of the above Act. You are also put to notice that as per terms of Sec 13(13) of the above Act, you shall not transfer by sale, lease or otherwise the aforesaid secured assets.

Date: 22.09.2026 Place: Delhi/NCR — Authorised Officer, For HDFC Bank Ltd.

IndiaShelter Home Loans

INDIA SHELTER FINANCE CORPORATION LTD.

Regd: Office:- Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") **Rule 8(5) read with Rule 8(6)** of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules").Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at 6th Floor,Plot No.15,Institutional Area Sector 44 Gurugram-122003 Haryana , will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below.
For detailed terms and condition of the sale, please refer to the **Secured Creditor's website www.indiashelter.in or contact Authorized Officer.**

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date & Amount	Date and Type of Possession	Reserve Price	Date and Time of Inspection of the property
LA32CLLONS000005030277/AP-10052526 MR./ MRS. TULSI BAI & PANNA LAL & DHEERAJ NAGAR **Bid Increase Amount 10000/-**	**13-APR-2026** And Rs. 1207397/- (Rupees Twelve Lakh Seven Thousand Three Hundred Ninety-Seven Only)	**Symbolic Possession 08-Aug-2026** **Total Outstanding As On** 31-AUGUST-2026 Rs 11,54,241 (rupees Eleven Lakh Fifty-four Thousand Two Hundred And Forty-one Only) With Further Interest And Charges.	**Rs. 12,11,000** (Rupees Twelve Lakh Eleven Thousand Only) **Earnest Money Deposit (EMD)** Rs.1,21,100 (Rupees One Lakh Twenty-one Thousand One Hundred Only)	**21-10-2026 (Inspection Time 10:00 AM to 05:00 PM)** **EMD Deposition Last Date 22-10- 2026** **Date & Time of Auction 23-10-2026 (Auction Time 10:00 AM to 5:00 PM)**

Description Of The Immovable Property/ Secured Asset All Piece And Parcel Of Plot No. 258, Keshavpura Sector-9 Kota Rajasthan-324010 Admeasuring area 414.26 Sq. Ft. **BOUNDARY:-** East-ROAD 9 MT. WIDE, West-H/no 264, North-H/no 257, South-H/no 259

Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) /Guarantor(s)	Demand Notice u/s 13(2) Date & Amount	Date and Type of Possession	Reserve Price	Date and Time of Inspection of the property
LA32CLLONS000005065017/AP-10154020) 1. MR./ MRS. GUN SAGAR W/O BATE MANOHAR SINGH 2. MR./ MRS. JASWANT SINGH S/O MANOHAR SINGH **Bid Increase Amount 10000/-**	11-Nov-2025 And **724957/-** (Rupees Seven Lakh twenty four thousand nine hundred fifty seven Only) with further interest and charges.	**Symbolic Possession 10-April-2026** **Total Outstanding As On Rs. 724957/- (Rupees Seven Lakh twenty four thousand nine hundred fifty seven Only** DUE AS ON 11-NOV-2025, **with further interest and charges.**	**Rs.**1050000 **(Ten lakh, Fifty Thousand Rupees only)** **Earnest Money Deposit (EMD)** Rs.**105000/- (One lakh Five thousand only)**	**26-10-2026 (Inspection Time 10:00 AM to 05:00 PM)** **EMD Deposition Last Date 27-10- 2026** **Date & Time of Auction 28-10-2026 (Auction Time 10:00 AM to 5:00 PM)**

Description Of The Immovable Property/ Secured Asset All Piece And Parcel Of **PATTA NO 315 (69-KA-FREEHOLD) DT 20/10/2022 WARD 12 KAPREN TEHSIL - KESHORAIPATAN BUNDI RAJASTHAN 323301 323301 Rajasthan** EAST- GALI, WEST – HOUSE VIJAY SINGH, NORTH – RASTA,SOUTH – HOUSE OF SWADHIN SUMAN

Place of EMD Deposition/Place of Auction: Place of EMD Deposition:- India Shelter Finance Corporation Limited, **1st Floor, 10-D, Panjawani Complex, Opposite Multipurpose School, Gumanpura, Kota-324007, Rajasthan**
Mode Of Payment :- All payment shall be made by demand draft in favour of **India Shelter Finance Corporation Limited.**

For details and queries, please refer to the enclosed Auction Sale Notice or refer our website https://www.indiashelter.in or contact Authorized Officer, Mr. Gaurav Sharma (9251735408)

Place: Rajasthan — **For** India Shelter Finance Corporation Ltd

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SMFG India Home Finance Co. Ltd.

SMFG Grihashakti

Corporate Off. : 503 & 504, 5th Floor, G-Block, Insipre BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai – 600116, TN

POSSESSION NOTICE FOR IMMOVABLE PROPERTY [(Appendix IV) Rule 8(1)]

WHEREAS the undersigned being the Authorized Officer of **SMFG India Home Finance Co. Ltd.** a Housing Finance Company [duly registered with National Housing Bank (Fully Owned by RBI)] (hereinaFt.er referred to as **"SMHFC"**) under Secuitisation and Reconstruction of Financial Assests and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that the undersigned has **Taken Possession** of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of **"SMHFC"** for an amount as mentioned herein under and interest thereon.

Sl. No.	Name of the Borrower(s) / Guarantor(s) LAN	Description of Secured Assets (Immovable Property)	Demand Notice Date & Amt.	Date of Possession
1	**LAN :- 617439511287986** **1. Pawan Kumar,** S/o. Surajbhan **2. Ajay Kumar,** S/o. Surajbhan **3. Neelam Devi,** W/o Pawan Kumar **4. Vedo Devi,** W/o. Surajbhan	All The Piece and Parcel of The Property Area Measuring 38.8 Sq. Yards, Being 128/1400 Share out of 14 Marle, Comprised In Khewat No. 1215, Khatoni No. 2052, Khasra No. 837, As Per Jamabandi Year 2013-14, Situated At Rajoand, Sub Tehsil Rajoand, District : Kaithal, Recorded In The Name of Smt. Neelam Devi, W/o. Pawan Kumar and Smt. Vedo Devi, W/o. Sh. Surajbhan, Vide Regd. Sale Deed No. 851 Dated 19.11.2019, **Bounded As Under - East :** Mahender; **West :** Gali; **North :** Master Kuldeep; **South :** Krishan Ram.	**19.06.2026 Rs. 12,07,779.13 (Rs. Twelve Lakh Seven Thousand Seven Hundred Seventy Nine & Paise Thirteen Only)** along with interest as on **11.06.2026**	**19.09.2026**

Sd/-
Place : Kaithal, Haryana
Date : 19.09.2026
Authorized Officer,
SMFG INDIA HOME FINANCE CO. LTD.

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

pnb Housing — Ghar Ki Baat

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)
REG. OFF.:- 9TH FLOOR, ANTRIKSH BHAWAN, 22 K. G. MARG, NEW DELHI-110001. PH.:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

Branch Address: D-8, 1st Floor, RDC Raj Nagar, Ghaziabad -201002, Branch Address: 1st Floor, Avas Vikas Colony, Near Sai Hospital, Moradabad – 244001, Uttar Pradesh, Branch Address: No. 4 & 4A, 2nd Flr, Balaji Tower, Saharanpur - Delhi Road, Pant Vihar, Above Reliance Mart, Saharanpur - 247001

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. **For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co-Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/RSNG/1024/5088484 **Ramveer Jha/Pushapa Jha/ Abdesh Kumar (Guarantor) B.O.: Shastri Nagar**	Rs. 1133068.82 & 10.10.25	Physical	Out of Khasra No. 222, Situated at Rail Vihar, Village Sadullabad, Pargana & Tehsil Loni, **Ghaziabad, Uttar Pradesh-201012**	Rs. 1017000	Rs. 101700	06.10.26	Rs. 10000	25.09.26, 10:00 AM -5:30 PM	07.10.26, 2:00 PM-3:00 PM	*NIL/Not known
HOU/RMRD/0624/5025220, Vijay Babu/Naval Kishor/ Rajwati/ Reena B.O.: Moradabad	Rs. 2873003.22 & 17.03.25	Physical	Majhola, Line Par, Teh. and Distt. Moradabad, **Moradabad, Uttar Pradesh-244001**	Rs. 2137000	Rs. 213700	06.10.26	Rs. 10000	25.09.26, 10:00 AM -5:30 PM	07.10.26, 2:00 PM-3:00 PM	*NIL/Not known
HOU/RMRD/1223/1193975 Mohd Irshad / Robeena Irshad, B.O.: Moradabad	Rs. 995824.02 & 16.09.25	Physical	Gata No. 32, Village Faridpur, Hamirpur Pargamna, Tehsil and District Moradabad, **Moradabad, Uttar Pradesh-244001**	Rs. 765000	Rs. 76500	06.10.26	Rs. 10000	25.09.26, 10:00 AM -5:30 PM	07.10.26, 2:00 PM-3:00 PM	*NIL/Not known
HOU/RSAH/1223/1191982 Surendra Kumar / Babita B.O.: Saharanpur	Rs. 3651190.23 & 21.12.24	Physical	Khasra No. 2205/1, Khasra No. 2206/1, Gandhi Colony, Chakrambadi Bairon Hadood, Deoband Bairon Hadood, Tehsil Deoband, Distt. Saharanpur, **Saharanpur, Uttar Pradesh-247554**	Rs. 3153000	Rs. 315300	06.10.26	Rs. 10000	25.09.26, 10:00 AM -5:30 PM	07.10.26, 2:00 PM-3:00 PM	Surendra Kumar Vs PNB Housing Fianance Ltd, SA No. is 342/2026

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/ bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K. (2.) The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K, including but not limited to the title of the documents of the pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) **M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with MR. KRIPAL SINGH RANWAT, DEVENDRA KUMAR GUPTA Toll Free No. 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

Place:- SHASTRI NAGAR, MORADABAD, SAHARANPUR, Date:- 21.09.2026 — SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

ADITYA BIRLA HOUSING FINANCE LIMITED

ADITYA BIRLA CAPITAL — HOME LOANS

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 I [T) +91 2243567100 I (Toll free) 1800 270 7000 I CIN: U65922GJ2009PLC083779 I homefinance.adityabirlacapital.com

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)

Substituted Service Of Notice U/S.13 (2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002.
Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from **Aditya Birla Housing Finance Limited (ABHFL),** their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guidelines thereto. Thereafter, ABHFL has issued **demand notices** under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire **outstanding amount** together with further interest at thecontractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice /as on Date
1	**1. Sonam Kanojiya,** Back Side Rhs Flat, Upper Ground Floor, Khasra No. 60/4, Plot No. R-96, Nearby Baba Balak Nath Mandir, Block-R, Delhi, Hastsal, Mohan Garden, Uttam Nagar, West Delhi, Delhi, 110059. **2. Karma Kanujia,** Back Side Rhs Flat, Upper Ground Floor, Khasra No. 60/4, Plot No. R-96, Nearby Baba Balak Nath Mandir, Block-R, Delhi, Hastsal, Mohan Garden, Uttam Nagar, West Delhi, Delhi, 110059. **3. Sonam Kanojiya,** B-90, 1st Floor Bk Dut, Colony Karbala Jor Bagh Lodhi Road, Delhi, 110003. **4. Karma Kanujia,** B-90, 1st Floor Bk Dut, Colony Karbala Jor Bagh Lodhi Road, Delhi, 110003.**Loan Account No. LNDEL0HL-10240235541 & LNDEL0HL-10240235540**	08.09.2026	16.09.2026	**Rs. 25,35,705/-** (Rupees Twenty Five Lacs Thirty Five Thousand Seven Hundred Five Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 15.09.2026.
	DESCRIPTION OF IMMOVABLE PROPERTY)PROPERTIES MORTGAGED: All That Piece And Parcel Of Upper Ground Floor Without Roof Rights Towards Back Rhs Of Built-Up Property Bearing Plot No. R-96, Admeasuring 50 Sq. Yds. I.E. 41.81 Sq.