



Regional Office : Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedbad-6. Phone: +91-26421671-75

PHYSICAL POSSESSION NOTICE

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the Borrowers on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower having failed to repay the amount, notice is hereby given to the Public in general and in particular the Borrowers that the undersigned has taken the Physical Possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower in particular and the Public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers/mortgagor's attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s), Guarantor & Loan Account Nos.	Description of the property mortgaged (Secured assets)	Date of Demand Notice	Date of Physical Possession Notice	Amount O/s as on date of Demand Notice
Mr. Vijay Sen Mrs. Pappi Bai Sen 20008050001369	All that part and parcel of property consisting of Plot Situated in Village Baihalot P.H.No.24, Tehsil Basoda, District Vidisha, Arazi Number 60/1, Admeasuring Area 1000 Sq.Ft. Bounded-On Or Towards North By: Mr Dharmia Oswal Land, On Or Towards East By: Sellers Land, On Or Towards West By: Mr Narayan Sen House, On Or Towards South By: Road	April 29, 2025	September 07, 2026	Rs. 281876.67 (As on April 21, 2025)

Place : Vidisha, Date : 12 September 2026

Authorised Officer, Bandhan Bank Limited



Regional Office : Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedbad-6. Phone: +91-26421671-75

PHYSICAL POSSESSION NOTICE

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the Borrowers on the date mentioned against the account stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the Public in general and in particular the Borrower and that the undersigned has taken the Physical possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the Public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers/mortgagor's attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s), guarantor & Loan Account Nos.	Description of the property mortgaged (Secured assets)	Date of Demand Notice	Date of Physical Possession Notice	Amount O/s as on date of Demand Notice
Mr. Ravindra Dawar Mrs. Pramila Dawar 20008460000387	All That Piece And Parcel Of Immovable Property Bearing Plot At Kh No. 159/1, Near Gayatri Mandir, Gram Julwaniya, Tahsil- Rajpur, Dist- Barwani, Madhya Pradesh- 451449. Area Admeasuring About 69.75 Sq. Mtrs. And Same Bounded As Under: On Or Towards North : Common Road, On Or Towards East : House Of Subhash Sharma, On Or Towards West : Remaining Area Of Plot, on Or Towards South : Sewage Line	09 September 2025	09 September 2026	Rs. 10,18,741.36 (As on 12 August 2025)
Mr. Manoj Ram Prakash Yadav Mrs. Janak Kumari 20008460000011	All That Piece And Parcel Of Property Situated House at Plot No 806, PH.No 12, Gayatri Colony, AB Road, Julwaniya, Rajpur, Barwani , MP- 451449. Bounded As Under: North : By Pass Service Road, East : House Of Ashok Bagul, West : Aam Rasta, South : House Of Iwan Singh	11 December 2024	09 September 2026	Rs. 21,28,920.76 (As on 01 December 2024)

Place : Madhya Pradesh, Date : 12 September 2026

Authorised Officer, Bandhan Bank Limited

**CAN FIN HOMES LTD.**Office No-02, 2nd Floor, Plot No B-1KasanaTower Alpha Rd, Alpha-1 Commercial Belt, Block E, Alpha 1, Greater Noida, Uttar Pradesh 201308
Email: greaternoida@canfinhomes.com CIN: L85110KA1987PLC008699**APPENDIX- IV-A [See proviso to rule 9(1)]****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 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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Can Fin Homes Ltd., Greater Noida Branch, will be sold by holding e-auction on "As is where is", "As is what is", and "Whatever there is" on 30.09.2026, for recovery of mentioned hereinafter due to Can Fin Homes Ltd. from respective Borrowers and Guarantors as on the respective dates, together with further interest and other charges thereon.

S. No.	Name of the Borrowers and Guarantors	Amount due as on 10.09.2026	Reserve Price	Earnest Money Deposit	Type of Possession	Description of the property
1.	Mr. NAWAZ SHARIF S/O SAGIR ALAM (Borrowers) and Mr. MH FAROQUE S/O ABDUL SHAKUR (Guarantor)	Rs. 19,64,100/- (Rupees Nineteen Lakh Sixty-four Thousand One Hundred Only)	Rs. 11,30,000/- (Rupees Eleven Lakh Thirty Thousand Only)	Rs. 1,13,000/- (Rupees One Lakh Thirteen Thousand Only)	Physical	LIG Flat No. SF-4, Second Floor, Plot No. B-1/115, Block-B, DLF Dilshad Extn-II, Brahmapura Alias Bhopura, Ghaziabad, Uttar Pradesh - 201005 Boundaries of the property are as under : North: As per sale deed, South: As per sale deed, East: As per sale deed, WEST: As per sale deed. Encumbrances- NIL
2.	Mr. Praveesh Kumar S/o Rajender Prasad (Borrowers), Mr. Rajendra S/o Ram Charan (Co Borrowers) and Mr. Manoj Sharma S/o Rajender Sharma (Guarantor)	Rs. 52,57,324/- (Rupees Fifty-two lakh fifty-seven thousand three hundred twenty-four Only)	Rs. 9,00,000/- (Rupees Nine Lakh Only)	Rs. 90,000/- (Rupees Ninety thousand Only)	Physical	Flat No. FF-4 First floor, Plot No.16, 17A/17B &18, Khasra No.1473, Balaji Enclave, Village-Raispur, Pragna-Dasna, District-Ghaziabad, Uttar Pradesh. Pin Code-201021 Boundaries of the property are as under : North: As per sale deed, South: As per sale deed, East: As per sale deed, WEST: As per sale deed. Encumbrances-NIL

The detailed terms and conditions of the sale are provided in the official website of Can Fin Homes Ltd., (<https://www.canfinhomes.com/SearchAuction.aspx>).Link for participating in e-auction: www.auctionbazaar.com

DATE : 11.09.2026, PLACE : Greater Noida

Sd/- AUTHORISED OFFICER, CAN FIN HOMES LTD.

DEMAND NOTICE**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**

CIN: U07100MH2007PL17475

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

Under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, ("the Act") read with rule 3 (1) of the Security Interest (Enforcement) Rules, 2002.

That, Assignor mentioned herein below has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited also acting in its own/in its capacity as trustee of various trusts mentioned hereunder (hereinafter referred as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises its rights as the secured creditor.

The undersigned being the Authorized Officer of the Edelweiss Asset Reconstruction Company Limited ("EARC") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. In exercise of powers conferred under the Section 13 (12) of the Act read with rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer has issued Demand Notice under section 13 (2) of the Act, calling upon the following borrower(s) of Assignor mentioned below, to repay the amounts mentioned in the respective Demand Notice issued to them. In connection with above, Notice is hereby given once again, to the Borrower(s) to pay EARC, within 60 days from the publication of this notice, the amounts indicated herein together, with further interest as detailed in the said Demand Notice, from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said borrower(s). As security for due repayment of the loan, the following asset have been mortgaged to EARC by the said borrower(s) respectively.

Sl No	Name Of The Borrower(s) /Co-Borrower (s)/ Loan Account Number	Demand Notice Date & Amount	Assignor & Details Of The Trust
1.	1. ALOK KUMAR(BORROWER) 2. MAUSAM KUMAR (CO-BORROWER) LAN-: IL10619236	12-08-2026 and ₹33,46,369.88/- as on 12-08-2026	IIFL Home Finance Limited & EARC TRUST SC- 474

SCHEDULE OF THE PROPERTY: All Part And Parcel Of Third Floor Bearing Pvt No. D-1. With Its Roof/Terrace Rights, Area Measuring 100 Sq. Yds. I.E. 33.61 Sq. Mtrs. Approx. Being Part Of Aforsaid Built Up Property On Plot Of Land Bearing Pvt. Nos. 15 & 16, Comprising In Khasra No.723mm, & 724/1mm, Situated Within Gal No.2. The Extended Land Dora Of Village Burari, Delhi - 110084 Which Is Bounded As Follows: East: Remaining Other Floor Portion Bearing Pvt No. D-2, West: Other Property, North: Gal, South: Remaining Other Floor Portion Bearing Pvt No. D-5

2.	1. ANKIT SRIVASTAVA(BORROWER) 2. ANIL KUMAR SRIVASTAVA (CO-BORROWER) 3. NEELAM SRIVASTAVA(CO-BORROWER) LAN:- IL10479890	14-08-2026 and ₹56,41,987.51/- as on 14-08-2026	IIFL Home Finance Limited & EARC TRUST SC 474
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SCHEDULE OF THE PROPERTY: All Part And Parcel Of Built Up First Floor, Without Roof/ Terrace Rights, Out Of Above Said Built Up Property Bearing Nos. 97-B, 98 & 99-A, Land Area Measuring 100 Sq Yds (83.60 Sq Mtrs.), Out Of Khasra No. 58/23, Village Hastal, Mohan Garden, Block-P, Extn., Uttam Nagar, New Delhi, Which Is Bounded As Follows: East: Road 20 Feet Wide, West: Portion Of Plot, North: Other's Plot, South: Other's Plot

3.	1. ARJUN SHARMA (BORROWER) 2. SANJAY SHARMA (CO-BORROWER) 3. SHEETAL SHARMA (CO-BORROWER) LAN:- IL10225225	07-09-2026 and ₹29,66,442.07/- as on 07-09-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of The Property Situated At Third Floor With Roof/Terrace Rights Of Built-Up Property Bearing Plot No.74, Admeasuring 55 Sq. Yds. I.E. 45.98 Sq. Mtrs., Out Of Khasra No.106/1 Situated In The Revenue Estate Of Village Palam, Delhi State Delhi, Area Abadi Colony Known As Block-S, Vishwas Park Extn., Raja Puri, Uttam Nagar, New Delhi, Which Is Bounded As Follows: East: Portion Of Plot, West: Plot Of Others, North: Road, South: Plot Of Others.

4.	1. ASHISH(BORROWER), 2. SHIMPI (CO-BORROWER) 3. MADHYI (CO-BORROWER) 4. ASHISH LAMBIA (CO-BORROWER) LAN:- IL10305907, IL10303105	14-08-2026 and ₹7,17,397.37/- as on 14-08-2026	IIFL Home Finance Limited & EARC TRUST SC 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Built Up First Floor Front Rhs, Without Roof/ Terrace Rights, Area Measuring 55 Sq. Yds., Out Of Above Said Built Up Property Bearing No. 13, Out Of Khasra No. 62/5, Situated In The Revenue Estate Of Village Hastal, Mohan Garden, Block-P, Extn., Uttam Nagar, New Delhi - 110059.

5.	1. ASHUTOSH ASHOKKUMAR SINHA (BORROWER) 2. SARCHA SINHA(CO-BORROWER) LAN:- IL10642805	02-09-2026 and ₹34,79,884.50/- as on 02-09-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Property Situated At Second Floor Front Side Without Roof Rights Out Of Property Bearing No. 63/A, Out Of Khasra No. 843/860/1, Situated In The Area Of Village Nawada, Delhi State Delhi Colony Known As Anand Vihar, Nawada, Uttam Nagar, New Delhi, Which Is Bounded As Follows: East: Other Property West: Remaining Portion Of Plot No. 63, North : Gall 10 Ft. Narrow, South : Road 20 Ft. Wide

6.	1. DEVANSHU AWASTHI (BORROWER) 2. KAMLESH KUMAR (CO-BORROWER) 3. BARKHA CHAUHAN (CO-BORROWER) 4. SHASHI (CO-BORROWER) LAN:- IL10405519	03-09-2026 and ₹29,57,596.37/- as on 03-09-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Pvt No. 203, Second Floor Without Roof/ Terrace Rights Towards Back Side Lhs Of Built Up Property Bearing Plot No.C-57, Admeasuring 50 Sq. Yds. I.E. 41.81 Sq. Mtr., Out Of Khasra No.24/6 And 24/8, Situated In The Revenue Estate Of Village Matlala, Delhi State Delhi, Colony Shri Chand Park, Uttam Nagar, New Delhi, Which Is Bounded As Follows: East: Gal, West: Portion Of Building, North: Plot No. C-58, South: Portion Of Building.

7.	1. DHEERAJ KUMAR SHARMA (BORROWER) 2. KHUSHBOO (CO-BORROWER) LAN:- IL10491993	01-09-2026 and ₹30,28,198.66/- as on 01-09-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Built Up Second Floor, Lhs, Without Roof/ Terrace Rights, Area Measuring 53.50 Sq. Yds., Out Of Above Said Built Up Property Bearing Plot No.-F69, Out Of Khasra No. 68/5, Village Hastal, F-Block, Hastal Vihar, Uttam Nagar, New Delhi.

8.	1. JAGDISH LAL (BORROWER) 2. MAHESH KUMARI (CO-BORROWER) 3. KUNDAN LAL (CO-BORROWER) LAN:- IL10215343	01-09-2026 and ₹17,40,905.19/- as on 01-09-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Built Up Second Floor, Back Side, Pvt. No. 302, Without Roof/ Terrace Rights, Area Measuring 40 Sq. Yds., Out Of Above Said Built Up Property Bearing No. 1, Land Area Measuring 140 Sq Yds., Out Of Khasra No. 58/5, 6, Situated In The Revenue Estate Of Village Hastal, Mohan Garden, L-3, Block, Uttam Nagar, New Delhi.

1. KRISHAN KANT (BORROWER) 2. HEM LATA SINGHAL (CO-BORROWER) 9. 3 ANJOLI SINGHAL (CO-BORROWER) THROUGH ITS PROPRIETOR KRISHAN KANT LAN:- IL10803551	01-09-2026 and ₹47,25,370.62/- as on 01-09-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of The First Floor Bearing Pvt No. FFA (Lhs), Without Roof/ Terrace Rights, Area Measuring 108.33 Sq. Yds. I.E. 90.58 Sq. Mtrs., Being Part Of Built Up Property Bearing Plot No. 2, In Khasra No. 530, Burari, Delhi, Which Is Bounded As Follows: East: Other's Property, West: Remaining Other Floor Portion Bearing Pvt No. FF8 (Rhs), North: Gal, South: Other's Property.

10.	1. KUMARI SWATI (BORROWER) 2. VIVEK KUMAR (CO-BORROWER) 3. ABHINAV SALES (CO-BORROWER) LAN:- IL1021042	01-09-2026 and ₹19,70,896.30/- as on 01-09-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Builtup Property Bearing Plot No. 363, Upper Ground Floor, Unit No. A-2, Right Hand Side, Land Area Measuring 57.5 Sq.Yds. I.E. 48.0757 Sq.Mtrs., Out Of Khasra No.123/15, Situated In Village Burari, Delhi, Which Is Bounded As Follows: East: Others Property, West: Others Property, North: Others Property, South: Road 15 Ft.

11.	1. KUNAL KUMAR VERMA (BORROWER) 2. SANTOSH (CO-BORROWER) LAN:- IL10748285	31-08-2026 and ₹32,20,041.65/- as on 18-08-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of The Property On Second Floor Without Roof Rights Out Of Property Bearing Plot No. 20-B, Area Measuring 50 Sq. Yds., Out Of Khasra No. 590 To 631, Situated In The Area Of Village Nawada Delhi State Delhi Colony Known As Nawada Extn., Uttam Nagar, New Delhi, Which Is Bounded As Follows: East: Other's Plot, West: Other's Plot, North: Other's Plot, South: Dead End Road.

12.	1. NISHA (Borrower) 2. ANKUR KUMAR (Co-Borrower) LAN:- IL10359529	25-08-2026 and ₹29,14,316.70/- as on 18-08-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Upper Ground Floor Front Side Without Roof/ Terrace Rights Obuilt-Up Property Bearing Plot No. 25a, Comprising Of A Portion I.E. 73 Sq. Mtrs., Out Of Total Admeasuring 125 Sq. Yds., I.E. 104.5 Sq. Mtrs., Out Of Khasra No.23/17, Situated In The Revenue Estate Of Village Hastal, Delhi State Delhi, Area Abadi Colony Mehta Enclave, Vikas Nagar, Uttam Nagar, New Delhi, Which Is Bounded As Follows: East: Other Plot, West: Other Plot, North: Road 30 Ft, South: Back Side Portion Of Upper Ground Floor.

13.	1. LATE POLI RAM (DECEASED BORROWER) THROUGH HIS LEGAL HEIRS 2. POOJA (CO-BORROWER) LAN:- IL10553235	01-09-2026 and ₹32,12,271.61/- as on 01-09-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Upper Ground Floor Front Side Without Roof/Terrace Rights, Area Measuring 48.4938 Sq. Mtrs., I.E. 58 Sq. Yds., Out Of Khasra No. 133/25, Situated In Revenue Estate Of Village Dichaon Kalan, Colony Known As Jai Vihar Phase-1, Block-1, Najafgarh, Delhi, Which Is Bounded As Follows: East: Part Of Property Thereafter Gal 8 Feet, West: Gal 12 Feet, North: Other Property, South: Other Property.

14.	1. SUDHIR(BORROWER) 2. SAIRAM GENERAL STORE (CO-BORROWER) 3. SEEMA (CO-BORROWER) LAN:- IL10369621	12-08-2026 and ₹26,27,744.89/- as on 12-08-2026	IIFL Home Finance Limited & EARC TRUST-SC 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Plot No. 19, Second Floor (Rhs), Without Roof/Terrace Rights, Area Measuring 48.4938 Sq. Mtrs., I.E. 58 Sq. Yds., Out Of Khasra No. 133/25, Situated In Revenue Estate Of Village Dichaon Kalan, Colony Known As Jai Vihar Phase-1, Block-1, Najafgarh, Delhi, Which Is Bounded As Follows: East: Part Of Property Thereafter Gal 8 Feet, West: Gal 12 Feet, North: Other Property, South: Other Property.

15.	1. LAXMI (BORROWER) 2. POOJA CHOCHAN (CO-BORROWER) LAN:- IL10422581	31-08-2026 and ₹18,34,331.21/- as on 18-08-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Built Up Second Floor (Back Side), With Roof/Terrace Rights, In Property Bearing No.20, Area Measuring 40 Sq. Yds., (I.E. 33.44 Sq. Mtrs.), Out Of Khasra No.35, 36, Situated In The Revenue Estate Of Village Bindapur, Delhi State Delhi Colony Known As Subhash Park, Uttam Nagar, New Delhi, Which Is Bounded As Follows: East: Gal 10 Feet, West: Remaining Portion Of Plot, North: Portion Of Plot No. 20, South: Plot No. 19.

16.	1. MOH IMRAN ZUBERI (BORROWER) 2. AZMI ZUBAIRY (CO-BORROWER) 3. LAKSH TRADERS THROUGH ITS AUTHORIZED SIGNATORY (CO-BORROWER) LAN:- IL10226263	31-08-2026 and ₹23,12,105.83/- as on 18-08-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: All That Part And Parcel Of Pvt No. 005, Upper Ground Floor, Without Roof/ Terrace Rights Towards Back Side Rhs Of Built Up Property Bearing Plot No.129 And 130, Measuring 50 Sq. Yds. I.E. 41.81 Sq. Mtrs., Out Of Khasra No.21/18/1 Situated In The Revenue Estate Of Village Razapur Khurd, Block-S, Mohan Garden, Uttam Nagar, New Delhi, Which Is Bounded As Follows: East: Other's Plot, West: Portion Of Building, North: Service Lane, South:Portion Of Building.

17.	1. PARAMJEET KAUR (BORROWER) 2. AJAY SINGH (CO-BORROWER) LAN:- IL10499422	31-08-2026 and ₹29,26,117.45/- as on 18-08-2026	IIFL Home Finance Limited & EARC TRUST SC - 474
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SCHEDULE OF THE PROPERTY: Built-Up Property Bearing Plot No.42-A, & 43, Third Floor, Front Rhs, Admeasuring 50 Sq. Yds. I.E. 41.81 Sq. Mtr., Out Of Khasra No.44/6, Situated In The Revenue Estate Of Village Hastal, Delhi State Delhi, Block-A, Deepak Vihar, Uttam Nagar, New Delhi - 110059, Which Is Bounded As Follows: East: Portion Of Plot No. 42-A, & 43, West: Portion Of Building, North: Portion Of Building, South: Road 20 Ft.

If the said Borrowers shall fail to make payment to EARC as aforesaid, EARC shall proceed against the above secured assets under the section 13 (4) of the Act and applicable rules, entirely at the risks of the said Borrower(s) as to costs and consequences. The borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of EARC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Place: DELHI

Date: 12.09.2026

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company LimitedCorporate Office: M/s. Karvy Financial Services Limited, Unit No 6 & 7, Andheri Industrial Estate, Off Veera Desai Road, Next to ABB Co. Ltd. Andheri (West), Mumbai - 400053
Email :- anil.dubey@karvyfinance.com; Contact No.: 9891872258**PUBLIC NOTICE FOR SALE UNDER PRIVATE TREATY****SALE NOTICE THROUGH AUCTION UNDER SARFAESI ACT, 2002 CUM NOTICE TO SALE TO BORROWERS/GUARANTORS, RULE 8(6) UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

[SALE NOTICE FOR SALE OF IMMOVABLE ASSETS BY WAY OF PRIVATE TREATY UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 READ WITH PROVISIONS TO RULES 8(6) & 9(1) UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002.]

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrower(s) mortgagor mentioned hereunder, the public and concerned including the concerned borrowers/mortgagors, their legal heirs/ representatives, as the case may be are hereby informed that offers are invited by the Karvy Financial Services Ltd for purchase of the properties listed below. Whereas the authorized officer of the Karvy Financial Services Ltd has decided to sell the property described herein below on "AS IS WHERE IS BASIS" AND "AS IS WHAT IT IS BASIS" AND "WHATEVER THERE IS BASIS" BY WAY OF PRIVATE TREATY under rules 8 & 9 of the said Act,

Name Of Borrower	Private Treaty Date	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (Amount 10% of RP) and Date	Total Dues as Per Demand Notice
Loan Code No. 421552, 534667 & 420252	1 st October 2025	14-March-2020 & Rs.5163593/-	Part Possession of All that piece or parcel of the land and building situated at Quarter No. 5WH/01, 2 nd Floor Widow Home No. 5', N.I.T. Faridabad, comprising to an area of 62 sq. yards and bounded as follows: North By: 5WH/02, South By: Office of F.S.W. Ass East By : Road West By : Park	Rs. 3714500/- (Rupees Seventeen Lakh One Thousand Four Hundred and Fifty Only)	Rs. 3714500/- (Rupees One Lakh Seventy One Thousand Four Hundred and Fifty Only) & 30 th September 2026	Rs. 14393667/- (Rupees One Crore Forty Three Lakh Nine Thousand Six Hundred and Sixty Seven only) as on 09 th Sept 2025

IMPORTANT TERMS & CONDITIONS:

- The intending bidders should be present in person for the Private Treaty and participate personally and give a declaration in writing to the effect that he/she is bidding for himself/herself.
- The intending bidders may obtain the Tender Forms from M/s. Karvy Financial Services Limited, 1/15, 3rd Floor, Office No.3, Near Punjab National Bank, Tilak Nagar New Delhi 110018
- The intending bidders should submit their bids only in the tender form prescribed in sealed envelopes addressed to the Authorized Officer, M/s. Karvy Financial Services Limited, together with a Pay Order/Demand Draft for an EMD of 10% of the Reserve Price drawn in favour of "Karvy Financial Services Limited" on or before 6^{pm} of Private Treaty sale hereby notified. The Demand Draft will be returned to unsuccessful bidders.
- For document verifications, intending purchaser may visit: M/s. Karvy Financial Services Limited, 1/15, 3rd Floor, Office No.3, Near Punjab National Bank, Tilak Nagar New Delhi 110018
- The properties/Is sold on "AS-IS-WHERE-IS" AND "AS-IS-WHAT-IS" AND "WHATEVER THERE IS BASIS" BY WAY OF PRIVATE TREATY.
- The Sealed Tenders will be opened in the presence of the intending bidders and 3^{pm} of Private Treaty Sale hereby notified. Though in general the same will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct a Private treaty among the interested bidders who desire to Quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of M/s. Karvy Financial Services Limited.
- The successful bidder shall have to pay deposit towards EMD of 10% of the EMD paid on the date of sale immediately on the same day or not later than next working day on completion of sale and the balance amount of seventy five per cent (75%) within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. At any cost it shall not be refunded. The property shall forthwith be put up again and resold, after the issue of fresh proclamation of sale.
- The Sale Certificate will be issued by the Authorized Officer in favor of the successful purchaser only after receipt of the entire Sale consideration within the time limit stipulated herein.
- The Successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, Registration Fee etc., as applicable under law.
- The Successful bidder should pay the statutory dues (lawful house tax, Electricity Charges and other duties), TDS, GST if any, due to Government, Government undertaking and Local bodies.

The Authorized Officer has absolute right to accept or reject Tender or Bid any or all the offers and adjourn/postpone/cancel the Private Treaty without assigning any reason thereof and also modify any terms and conditions of the sale without any prior notice.