



Phoenix ARC Limited
Regd. Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building),
139 A/40/2/A, Crossing of Sahar Road and Western Express Highway, Vile Parle
East, Mumbai, Maharashtra - 400057, Tel:022- 6849 2450, Fax:022- 6741 2313
CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in

ONLINE E – AUCTION SALE OF ASSETS
In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.
Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to **Phoenix ARC Limited** (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY26-13 (Phoenix) (pursuant to assignment of debt by) Varthana Finance Private Limited (Formerly Known as Thirumani Finance Private Limited) mentioned below (Assignor Banks) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition, by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website <https://www.bankauctions.com> as per the details given below:

Name of Borrower	1. M/s. Gautam Convent Middle School 2. M/s. Galaxy Educational Society
Name of Co-Obligant/Guarantors /Mortgagors/ Partners	1. Lajiwati B 2. Dinesh Kumar 3. Rajesh Kumar
Amount due	Rs. 52,02,466/- (Rupees Fifty-Two Lakhs Two Thousand Four Hundred Sixty-Six Only) as on 10.09.2021 together with further interest and other cost and charges and expenses as mentioned in the Demand Notice dated 24.09.2021
Details of Assignment	Varthana Finance Pvt Ltd - Date of Assignment – 29.12.2025
Outstanding amount as on 16-09-2026	Rs.38,67,278.65/- (Rupees Thirty-Eight Lakhs Sixty-Seven Thousand Two Hundred Seventy-Eight & Sixty-Five Only)
Description of Immovable Properties:	All that piece and parcel of the property bearing Khewat / Khata No. 769/829, Mustali No. 88, Killa No. 18 (8-0) 19 (8-02) 20 (8-0), Village Barnikhera, Dist.Palwal, Haryana-121102-121102 Extent (In Sq. Ft): 1647. Boundaries: North: 18ft Wide Road, South: Plot of Amar Singh, East: 12ft Wide Road, West:Open Plot.
Possession details	In Symbolic Possession
Date Time of Inspection of Property	On request
Reserve Price	Rs. 21,96,000/- (Rupees Twenty-One Lakhs Ninety-Six Thousand Only)
Earnest Money Deposit	Rs.2,19,600/- (Rupees Two Lakh Nineteen Thousand Six Hundred Only)
EMD Remittance Details:	Bank Account – “Phoenix Trust-FY26-13” Account No: 9049919809; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Incremental Value	Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	29.10.2026 (Thursday) on or before 05:00 pm
Date & Time of E-Auction	30.10.2026 (Friday) 11:00 am to 01.00 pm
Link for Tender documents of the property:	https://phoenixarc.co.in?p=7616
Terms and Conditions of E-Auction	1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction. 2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out there-in. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form. 3. The bidders may participate in the e-auction quoting/ bidding from their own official place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc. 4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937, Email ID: support@bankauctions.com; maharashtra@c1india.com. 5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form. 6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITH-OUT RECOURSE" condition . 7. All the intending purchasers/ bidders are required to register their name in the portal mentioned as https://www.bankauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PAN/CARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the Last date for submission of EMD as mentioned above. Intending purchasers/bidders are required to submit EMDs for the property detailed herein above. 9. The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected. 10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. 11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest. 12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. 13. For inspection of the property/ls or more information, the prospective bidders may contact Mr. Vipin Kumar Meenal/ Mr. Mahesh Malunekar at following email address vipin.meena@phoenixarc.co.in / mahesh.m@phoenixarc.co.in (email) or on +91-9819803563/+91-09920381684 (mobile). 14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law. 16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. 17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour. 18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale. 19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorised officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission. 21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002. Sd/- Authorised Officer Place: Palwal Date : 23.09.2026 Phoenix ARC Limited (Formerly Known As 'Phoenix Arc Private Limited') (Trustee of Phoenix Trust FY 26-13)



Phoenix ARC Limited
Regd. Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building),
139 A/40/2/A, Crossing of Sahar Road and Western Express Highway, Vile Parle
East, Mumbai, Maharashtra - 400057, Tel:022- 6849 2450, Fax:022- 6741 2313
CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in

ONLINE E – AUCTION SALE OF ASSETS
In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.
Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to **Phoenix ARC Limited** (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY26-13 (Phoenix) (pursuant to assignment of debt by) Varthana Finance Private Limited (Formerly Known as Thirumani Finance Private Limited) mentioned below (Assignor Banks) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition, by way of **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website <https://www.bankauctions.com> as per the details given below:

Name of Borrower	1. Mis. Mount Litera Zee School, 2. Mis. Edusivon Educational Society
Name of Co-Obligant/Guarantors /Mortgagors/ Partners	1. Mr. Amandeep Singh, S/o. Harbhajan Singh, 2. Mr. Harbhajan Singh, S/o. Mohinder Singh, 3. Mrs. Manjeet Hundal, W/o. Gurbaksh Singh,
Amount due	Rs. 60,72,579/- (Rupees Sixty Lakhs Seventy-Two Thousand Five hundred and Seventy Nine Only) as on 19.01.2024 together with further interest and other cost and charges and expens-es as mentioned in the Demand Notice dated 19.01.2024
Details of Assignment	Varthana Finance Pvt Ltd - Date of Assignment – 29.12.2025
Outstanding amount as on 16-09-2026	Rs. 1,13,87,862.63 (One Crore Thirteen Lakh Eighty-Seven Thousand Eight Hundred Sixty-Two & Sixty-Five Paise Only)
Description of Immovable Properties:	All that piece and parcel of Property Area 5 Kanal, 18 Marla, out of 16 kanal, 9 marla, Khewat No.-2870/1372 and Khewat No. 460, Hadbast No.-343, Situated at village Manwal, Tehsil, Pathankot. Bounded as follows: On the South By- Plot of Raj Kumar, On the North By – Road, On the East By- Road, On the West By- Road.
Possession details	In Physical Possession
Date Time of Inspection of Property	On request
Reserve Price	Rs.86,65,380/- (Rupees Eighty Six Lakhs Sixty Five Thousand Three Hundred Eighty Only)
Earnest Money Deposit	Rs.8,66,538/- (Rupees Eight Lakh Sixty-Six Thousand Five Hundred and Thirty-Eight Only)
EMD Remittance Details:	Bank Account – “Phoenix Trust-FY26-13” Account No: 9049919809; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Incremental Value	Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	08.10.2026 (Thursday) on or before 05:00 pm
Date & Time of E-Auction	09.10.2026 (Friday) 11:00 am to 01.00 pm
Link for Tender documents of the property:	https://phoenixarc.co.in?p=7618
Terms and Conditions of E-Auction	1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction. 2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out there-in. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form. 3. The bidders may participate in the e-auction quoting/ bidding from their own official place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc. 4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937, Email ID: support@bankauctions.com; maharashtra@c1india.com. 5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form. 6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITH-OUT RECOURSE" condition . 7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PAN/CARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the Last date for submission of EMD as mentioned above. Intending purchasers/bidders are required to submit EMDs for the property detailed herein above. 9. The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected. 10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. 11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest. 12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. 13. For inspection of the property/ls or more information, the prospective bidders may contact Mr. Vipin Kumar Meena/ Mahesh Malunekar at following email address mahesh.m@phoenixarc.co.in / vipin.meena@phoenixarc.co.in (email) or on +91-9819803563 / 09920381684 (mobile). 14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law. 16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. 17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour. 18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale. 19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission. 21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002. Sd/- Authorised Officer Place: Pathankot Date : 23.09.2026 Phoenix ARC Limited (Formerly Known As 'Phoenix Arc Private Limited') (Trustee of Phoenix Trust FY 26-13)



Aadhar Housing Finance Ltd.
Corporate office: office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072
Karnal Branch: 1st, Floor, Sco No. 334, Mughal Canal, Karnal-132001, (Haryana).
Hisar Branch: Shop No. - 86, 2nd Floor, Commercial Urban Estate - II, Delhi Road, Hisar- 125001, (HR)
Faridkot Branch: Ground Floor, Opposite Sadguru Hospital, Circular Road, Faridkot-151203, (PB).

DEMAND NOTICE
UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.
The undersigned is the Authorised officer of **Aadhar Housing Finance Ltd. (AHFL)** under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the 'said Borrower(s)'), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to AHFL, within **60 days** from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), 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 assets have been mortgaged to AHFL by the said Borrower(s) respectively.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount	Description of secured assets (immovable property)
1	(Loan Code No. 30700000208 / Karnal Branch) Raj Kumar (Borrower) Deepa (Co-Borrower) Deepak Kumar (Guarantor)	17-09-2026 & ₹ 9,50,823/-	All that piece and parcel of the property bearing, Property i.e. One House measuring 6 Marla, within Lal Dora, Situated at Village Alawala, Tehsil Asand, District Karnal, Haryana. Boundaries: East: 33.6 ft Main street + 40 ft H/o Sardara, West: Danda 69 ft + 9ft H/o Ranbir, North: 27.9 ft Street, South: 9ft H/o Sardara + 12ft Randhir Singh + 4ft H/o Ranbir Singh
2	(Loan Code No. 09500000448 / Hisar Branch) Balinder (Borrower) Rishpal & Jai Bhagwan (Guarantors)	17-09-2026 & ₹ 16,00,703/-	All that piece and parcel of the property bearing, Property i.e. House measuring 47 sq yards, within Lal Dora Ujhana, tehsil Narwana, District Jind, Haryana. Boundaries: East: 25 ft H/o Ram Bhagat S/o Mange Ram, West: 25 ft H/o Suresh S/o Basau Ram, North: Main street 12 ft wide. Plot Front 16', South: 16 ft H/o Rajiv S/o Om Parkash
3	(Loan Code No. 32800000045 / Faridkot Branch) Lakhwinder Kaur (Borrower) Late. Amrik Singh (Represented Through The Legal Heir) (Co-Borrower) Karnail Singh (Guarantor)	17-09-2026 & ₹ 12,96,450/-	All that piece and parcel of the property bearing, Property measuring 00 Kanals 15 Marlas, which is 15/442 share of land measuring 22 Kanals 02 Marlas, comprised in Khasra No. 28/16/2 (2-2), 25/1 (7-12), 33/5/1/1 (6-16), 6/1 (5-12), Khewat/Khatuani No. 66/115, as per Jamabandi for the year 2011-2012, situated within the revenue limits of Fatte Wala, Tehsil Zira, District Ferozepur, Punjab.

If the said Borrowers shall fail to make payment to AHFL as aforesaid, AHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said 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 AHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/- Authorised officer

Place : Punjab & Haryana
Date : 23.09.2026

Aadhar Housing Finance Limited

FORM NO. 14 [See Regulation 33(2)] By Regd. A/D. Dasti failing which by Publication.
OFFICE OF THE RECOVERY OFFICER - VIII [DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 1)]
2nd Floor SCO 33-34-35 Sector-17 A, Chandigarh

DEMAND NOTICE
NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

RC/1127/2017

09.09.2026

ASSET RECONSTRUCTION COMPANY INDIA LIMITED **VERSUS** **MS VISHNU ISPAT UDYOG**

To
(CD 1) **MS VISHNU ISPAT UDYOG** MOTIA KHAN OPPOSITE SUNSHINE HOTEL MANDI GOBINDGARH PUNJAB THROUGH ITS PROPRIETOR SH HARISH KUMAR, Gurdaspur, PUNJAB
(CD 2) **SH HARISH KUMAR** PROPRIETOR OF MS VHSNU ISPAT UDYOG SO SH LAHORI RAM RO 3273/1 SWATI SOCIETY SECTOR 49-D CHANDIGARH.
(CD 3) **SMT ANURITA SINGHLA** WO SH HARISH KUMAR RO 3273/1 SWATI SOCIETY SECTOR 49-D CHANDIGARH.
(CD 4) **SH LAHORI RAM RO 3273/1 SWATI SOCIETY SECTOR 49-D CHANDIGARH.**

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, Debts Recovery Tribunal CHANDIGARH (DRT 1) in **OA/1468/2017** an amount of **Rs. 55557794.00 (Rupees Five Crore Fifty Five Lakhs Fifty Seven Thousands Seven Hundred Ninety Four Only)** along with pendenlellite and future interest @ 10% Simple Interest Yearly w.e.f. **12/12/2012** till realization and costs of **Rs. 182500/- (Rupees One Lakh Eighty Two Thousands Five Hundred Only)** has become due against you (Jointly and severally/ Fully/Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.
3. You are hereby ordered to declare on an affidavit the particulars of your assets on or before the next date of hearing.
4. You are hereby ordered to appear before the undersigned on **29/10/2026 at 10:30 a.m.** for further proceedings.
5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date : 09/09/2026

COPY TO :-
DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 1)
You are directed that the payment made, if any, by the Certificate Debtor(s) be-credited to the consolidated account of all debts due in this case from the Certificate Debtor(s) and the Resovery Officer kept posted with the payment position regularly.
The consolidated account so maintained will be subject to the verification of the Recovery Officer. You are further directed to submit an up to date statement of the total claim in respect of the above matter and full details of property particulars wherefrom the recovery of the debt is to be made.

Recovery Officer

Note: Strike out whichever is not applicable..

Debts Recovery Tribunal CHANDIGARH (DRT 1)



AGRIWISE FINSERV LIMITED
(Formerly Known as Star Agri Finance Limited)

Registered Office Address : 8th Floor, 802, Agriwise Finserv, Sumer Plaza, Marol Maroshi Road, Andheri (East), Mumbai, Maharashtra 400059.
CIN: U65999GJ1995PLC025025

POSSESSION NOTICE {(Appendix IV) Rule 8(1)}
Whereas, The Authorized officer of **Agriwise Finserv Limited** a **Non-Banking Financial Company** under the provision of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (hereinafter referred to as 'Act') having its Registered Office at Unit No. 802, 8th Floor, Sumer Plaza, Marol Maroshi Nagar, Marol Naka, Andheri (East), Mumbai-400059 (hereinafter referred to as 'Mortgagee') and in exercise of the powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice dated **12-June-2026** calling upon: The Borrower, Co-Borrowers and security providers i.e. (1) **M/s Jakhar Building Material Through Its Proprietor Sushil** (2) **Sushil S/o Omprakash** (3) **Vinita W/o Sushil** to repay the amount mentioned in the notice being **Rs.20,61,900/- (Rupees Twenty Lakh Sixty-One Thousand Nine Hundred Only)** due on **10-June-2026** along with the applicable interest and other charges within **60 days** from the date of receipt of the said notice.
"The borrower/Guarantor having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **16th day of Sep 2026**.
The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of "Agriwise Finserv Limited for an amount of **Rs. 20, 61, 900/- (Rupees Twenty Lakh Sixty-One Thousand Nine Hundred Only)** due as on 10-June-2026 along with the applicable interest and other charges.
"The attention of borrower is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured asset."

DESCRIPTION OF IMMOVABLE PROPERTY/SECURED ASSETS IS AS UNDER

All that piece and parcel of the Land Adm 12 Marla (363 Sq Yds) & The Entire Structure Constructed To Be Constructed Thereon As Residential Property Comprised In Khewat No-60, Khasra No- 1211// 17(7-15), 18(5-12), 23(6-16), 2413-17), 144// 317-6), 4 (0-10), 8/ 1/1 19), 8/212-8), 122//16/ 1/2- 0), 121//21min(7-10)/144//1/1(7-16, 121//11 /1(5-11)21min(0-10),143//617-12), 144//1/2(0-4), 10//10-4), 121//13/2(3-17),144// 2/21-0),144//10/2/1(7-7)/122//15/2/2, (0-16), 122// 15/ 1(5-18),15/2/ 1(0- 5),122// 16/2(5-12), 74//5(8-0), 15(8-0), 16(2-10),75//20/1(2-0), 74//6(8-0), Kitta 29 Situated Sirdhan Road, Village-Bangoan Tehsil & Distt- Fatehabad Owned Vide Regd Transfer Deed No-6723 Dated 09/02/2015 & Correction Deed No-4616 Dated 17/10/2016 in the Name of Mr. Sushil S/O Om Parkash. Gps Location Latitude 29.26509, Longitude 75.25144.
Dimensions/directions: North - 93 Ft // H/o Ranniwass, South - 73 Ft // H/o Umed Singh, East - 40 Ft // Road, West - 44 Ft // Road.

Authorized Officer

Date: 23.09.2026

M/S Agriwise Finserv Limited formerly Known as StarAgri Finance Limited

FOR FURTHER INFORMATION KINDLY VISIT : www.haryanaeprocurement.gov.in or www.etenders.hry.nic.in

13/2027/2049653/31/54

Rise above the surface

Gain deeper insight into markets and business through expert commentary, analysis, and informed expert opinion in Business Standard.

To book your copy, SMS reachbs to 57575 or email order@bsmail.in

Business Standard
Insight Out