

Innovation portfolio may boost Sun Pharma stock

Immediate trigger is licensing deal for cholesterol-lowering drug

RAM PRASAD SAHU
Mumbai, 29 September

The outlook for Sun Pharma is expected to improve on the back of multiple positive triggers. These include scaling up of its US portfolio, expanding innovative portfolio and tariff deal/specialty drug tariff waiver. The in-licensing deal with LIB Therapeutics to commercialise and manufacture cholesterol-lowering medication Lerodalcibep is also expected to strengthen its innovative medicines portfolio.

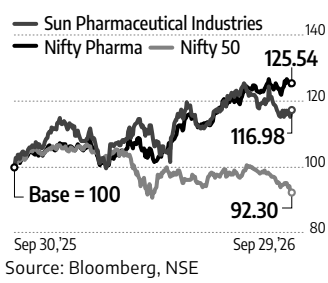
While the stock has underperformed its peers sharply over the last six months, there could be some gains given the triggers and target prices. At the current price of ₹1,860, the stock is trading at 27 times its FY28 earnings estimates. The immediate trigger for the stock is the licensing deal for Lero-dalcibep, which belongs to the PCSK9 class of drugs. The exclusive agreement for markets worldwide (excluding the US and China) will open up a \$3.7 billion market for the company, growing at an annual rate of 38 per cent.

The global PCSK9 market is expected to be about \$7 billion in 2026. LIB will receive upfront and future milestone payments, together with royalties based on net sales in licensed territories. And, Sun Pharma will be responsible for pursuing regulatory approvals in licensed territories where approval has not yet been obtained. 360 ONE Capital Research says that the deal builds on Sun's track record of strengthening its innovative portfolio through in-licensing and acquisitions.

Sun's FY26 innovative medicines grew by 16.8 per cent to \$1.42 billion. Plaque psoriasis drug Ilumya, which is the largest product, reported sales of \$796 million in FY26 and grew 17 per cent year-on-year (Y-o-Y). Near-term catalysts, according



Beats markets, trailing peers



Strong growth ahead

	FY26	FY27E	FY28E
Revenues	58,462	11.09	
	64,926	11.06	
	82,675	27.34	
Ebitda	16,710	10.49	
	18,720	12.03	
	24,656	31.71	
Net profit	11,620	5.42	
	13,017	12.02	
	16,390	25.92	

Ebitda: Earnings before interest, taxes, depreciation, and amortisation; E: Estimates
Source: Bloomberg; Compiled by Business Standard Research Bureau

to Rohit Bhat and Hrishikesh Patole of the brokerage, include the potential USFDA approval of Ilumya for psoriatic arthritis alongside continued ramp up of hairfall (alopecia areata) drug Leqselvi and skin cancer formulation, Unloxcyt.

Combined with the proposed \$12 billion Organon acquisition, which adds scale across innovative medicines, women's health and biosimilars, the company, according to the brokerage, is building a broader platform for sustained growth. It has a "buy" rating with a target price of ₹2,250.

The other trigger is the tariff deal with the US which extended the most favoured nation drug pricing to state Medicaid programmes. In a

positive, the arrangement, Kotak Research said, excludes Medicare which, along with the commercial channel accounts for the vast majority of Sun Pharma's innovative medicine sales. The deal also provides tariff protection for Sun's US branded portfolio until January 20, 2029.

The company's proposed acquisition (expected to be completed by early 2027), Organon, is outside the scope of the deal and it would need to negotiate a separate agreement. While lower Medicaid pricing is likely to weigh on earnings, the exclusion of Medicare and the tariff reprieve make the overall outcome marginally positive for Sun Pharma, says the brokerage. It has an "add" rating with a target price of ₹2,150. The specialty drug tariff wavier will also help eliminate and lift the overhang of tariffs.

Geojit Research is also positive on the outlook for Sun Pharma. The approval of semaglutide in multiple markets, steady performance of its flagship brands, such as Ilumya, and progress in the commercialisation of new specialty products highlight its focus on innovation-led growth, it says. The proposed Organon acquisition is expected to broaden its therapeutic presence through the women's health and biosimilars portfolios while further enhancing its global reach. It has retained a "buy" rating on the stock with a revised target price of ₹2,070.



Inherited jewellery: How to prove origins to taxman

SANJEEV SINHA

A tax search of Miraj Digvijay Shah's premises and family lockers led to a dispute over 3,233.11 grams of jewellery worth ₹1.56 crore. Shah said it belonged to deceased relatives and his father's Hindu Undivided Family (HUF). In *Miraj Digvijay Shah vs Deputy Commissioner of Income Tax*, the Kolkata Income Tax Appellate Tribunal (ITAT) accepted his explanation and ruled in his favour. The ruling shows why families need records to prove the provenance of inherited jewellery.

What the assessee must prove

An assessee must explain the jewellery's nature and source with evidence. Its presence in a home or locker does not establish ownership.

"The tax authorities would also consider who held and accessed the locker, whether other family members used it and any earlier records of ownership. If the explanation is rejected, the jewellery may be treated as unexplained, attracting a significantly higher tax burden,"

says Vishwas Panjiar, managing partner, SVAS Business Advisors.

How to establish inheritance

Records created before a search can show that the jewellery belonged to a parent or grandparent. Old valuation reports, wealth tax and insurance records, wills, succession or family settlement documents, photographs and locker records help when bills are missing. "No single document is necessarily conclusive. The family must present consistent evidence showing the jewellery was inherited or belonged to an earlier generation," says Panjiar.

An inventory, photographs and a valuer's report identify

Disclose assets in Schedule AL

- The total income limit for filing in Schedule Assets and Liabilities (AL) has been raised to ₹1 crore from AY2025-26
- An accurate disclosure in Schedule AL can be useful because it creates a contemporaneous record that the taxpayer holds the asset

jewellery and establish its current weight and value but cannot prove when someone acquired the jewellery or from whom. Current records can at best be useful in future.

Search thresholds

The Central Board of Direct Taxes (CBDT) has set search thresholds of 500 grams for married women, 250 grams for unmarried women and 100 grams for male members. "Under CBDT Instruction No.

1916 of May 11, 1994, these quantities are generally treated as explained and need not be seized during a search. Jewellery above these limits is not automatically unexplained or taxable. The officer can also exclude more based on family status, customs and circumstances," says Neeraj Agarwala, senior partner, Nangia & Co.

Purchase bills, inheritance documents and other records can explain inherited wealth, or jewellery bought with disclosed or exempt income and household savings.

Who owns the family locker?

Separate lockers make owner-

ship clearer. Where relatives share one, they should keep a signed, updated inventory with purchase bills and inheritance or gift records.

"Under Section 524 of the Income-tax Act, 2025, jewellery found in a person's possession or control during a search is presumed to belong to that person. The locker holder would need to explain the jewellery's ownership and source," says Agarwala.

Document inherited jewellery

Parents intending to bequeath jewellery to children should create documentation to protect the latter from facing hassles. "The Kolkata ITAT case shows that such historical records can help establish ancestral ownership and reduce the risk of tax disputes," says Akhil Chandna, partner and global people solutions leader, Grant Thornton Bharat.

What to do after tax addition

Taxpayers can challenge an addition before the Commissioner (Appeals) and then the ITAT.

"While appeals have prescribed filing timelines, disposal can take years, with seized assets remaining under tax authorities' control and interest or penalty exposure continuing. So, families should maintain valuation reports, inheritance records, locker details, wills and other ownership documents to reduce the risk of prolonged disputes," says Chandna.

The writer is a New Delhi-based independent journalist

NPS Swasthya health cover: Premium, withdrawal and exit rules

NPS Swasthya combines a National Pension System (NPS) investment account with a mandatory super top-up health insurance policy.

It covers the subscriber, spouse and up to two dependent children, while parents are excluded. Subscribers aged 18-70 years can join the scheme, with renewal allowed up to age 85, subject to policy terms.

Depending on the option, an annual aggregate deductible of ₹10,000, ₹50,000, ₹1 lakh or ₹3 lakh is linked to health cover of ₹1 lakh, ₹5 lakh, ₹10 lakh or ₹30 lakh, respectively. The initial contribution includes the first-year insurance premium, ₹200 plus taxes as annual maintenance charges and at least ₹1,000 for investment. Subsequent

contributions can be as low as ₹10.

What subscribers should know

- **Withdrawals:** Up to 25 per cent of the subscriber's own contributions can be withdrawn for eligible health-care expenses. Payment is made directly to the healthcare provider
- **Existing NPS:** Money can be transferred from an NPS All Citizen

Model account, subject to the applicable deductible

- **Charges:** A Pension Fund can levy up to 0.08 per cent annually on the Swasthya corpus, plus taxes
- **Exit:** The account can close on normal or premature exit, death or insufficient funds for insurance renewal. Other NPS accounts remain unaffected.

Compiled by Amit Kumar

U GRO
CAPITAL

U GRO Capital Limited
B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070

PHYSICAL POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)
Whereas, the undersigned being the Authorized Officer of **U GRO Capital Limited**, having its registered office at B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070, under the Securitization and Reconstruction of Financial Assets 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 a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules, 2002 on the day, month and year mentioned below.
The borrowers 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 **U GRO Capital Limited** for the amount mentioned in the notice together with 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.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Physical Possession Date
1	1. RAJESH ENTERPRISES 2. RAJESH KUMAR 3. RINYAKA Loan Account Number: UGJAITH0000012565	Demand Notice dated 8-Aug-25 for an amount of Rs. 36,32,191/- (Rupees Thirty Six Lakh Thirty Two Thousand One Hundred Ninety One Only)- as on 5-Aug-25	Full Description Of The Property Investigated And Residential Plot No. G-9 Patta Kramank 141 Proposed To Be Mortgaged (This Should Specify The Plot No., Survey No. Ward No. Etc. Along With The Area Of The Land/Area Of The Flat/ Building And The Boundaries Of The Property As Mentioned In The Documents) On Old Kaska No. 57/11 And New Kaska No. 1097 Measuring 224.86 Sq. Yds. At Scheme Jay Shankar Nagar Railway Station Ke Pass Kaska Laxmangarh Dist. Sikar (Raj.). Four Boundaries As Under: East: Plot No. G-10. West: Road 30 Wide, North: Rasta 30 Wide, South: Plot No. H-9	24.09.2026

Date: 24.09.2026, Place: RAJASTHAN
Sd/-(Authorised Officer), For U GRO Capital Limited

State Bank of India

Stressed Assets Recovery Branch, 3rd Floor, Matrix Mall, Sector-4, Jawahar Nagar, Jaipur-302004, Ph.: +91-141 2265811, 2657989, +91-141 2657926, 2657921, E-Mail: Sbi.18184@sbi.co.in

DEMAND NOTICE U/S 13(2) OF SARFAESI ACT, 2002
A notice is hereby given that the following Borrower/Guarantor below mentioned table has defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 after their last known addresses, but they have been returned unsecured and as such they are hereby informed by way of this public notice.

Sr No	Name of the Borrower(s)/ Guarantor(s) & legal heirs	Description of the Movable Property	Date of Notice	Amount outstanding (As on the date of notice)
1.	M/s Aditya Roadlines (Proprietorship firm), Ward No-16 Mangalya Wali Pyau, Teh Paota, Near Balaji Hotel, Pragrupa, Jaipur, Raj-303107 Smt. Sunita Devi W/o Sh. Mahesh Gurjar (Proprietor), Ward No-16 Mangalya Wali Pyau, Teh-Paota, Near Balaji Hotel, Pragrupa, Jaipur, Raj-303107, Smt. Sunita Devi W/o Sh. Mahesh Gurjar , (Proprietor & Guarantor), Vill-Dhani Tiwadi Ki, Teh- Paota, Mandha, Jaipur, Raj-303110 Branch- SME VKI (31365)	Vehicle No. RJ32GD8017 Chassis No. MB1T2VLDORPHB9134 Engine No. RHPZ505932 Vehicle No. RJ32GD8117 Chassis No. MB1T2VLD7RPHB9132 Engine No. RHPZ505953 Vehicle No. RJ32GD8217 Chassis No. MB1T2VLD5RPHB9128 Engine No. RHPZ505950 Vehicle No. RJ32GD8317 Chassis No. MB1T2VLD1RPJB7646 Engine No. RHPZ505578 Vehicle No. RJ32GD8417 Chassis No. MB1T2VLD2RPJB7641 Engine No. RJPZ505456	08.09.2026 13.08.2026	NPA Date 13.08.2026 Thousand Nine Hundred Fifty-Four Only) as on 08.09.2026 (inclusive of interest up to 07.09.2026). With further interest and incidental expenses, costs

The steps are being taken for substituted service of notice. The above Borrower(s) and /or their Guarantor(s) (whenever applicable) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days from the date of this notice under sub-section (4) of Section 13 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

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.

Date: 30.09.2026 Place: Jaipur
Authorised Officer, State Bank of India SARB Jaipur

UjjiVAN SMALL FINANCE BANK

SECOND FLOOR, GMTT BUILDING D-7, SECTOR 3, NOIDA (U.P.) - 201301

SYMBOLIC POSSESSION NOTICE (for immovable property) [Rule 8(1)]
Whereas, the undersigned, being the Authorised Officer of **UjjiVAN Small Finance Bank Ltd.**, under the Securitisation 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 issued demand notice to borrower / guarantor on the date mentioned hereunder, calling upon the Borrower(s) / Guarantor(s) to repay the amount mentioned in the respective demand notice within 60 days of the date of the notice.
The Borrower / Co-Borrower / Mortgagee having failed to repay the amount, notice is hereby given to the Borrower / Mortgagee, Co-Borrower / Mortgagee, Co-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 (8) of Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement Rules, 2002, on the date mentioned against each account.
The Borrower / Mortgagee's, Co-Borrower / Mortgagee's and Co-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.
The Borrower / Mortgagee, Co-Borrower / Mortgagee and Co-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 **UjjiVAN Small Finance Bank Ltd.** for an amount(s), mentioned herein below besides interest and other charges / expenses against each account.

Name of Borrower / Co-Borrower / Mortgagee	Description of the Immovable Property	Date of Demand Notice	Date of Symbolic Possession	Amount as per demand notice
(1) Rajveer Singh Hada S/o Gajraj Singh Hada , R/o House No. 285, 285, admeasuring 1418.16 Sq. Foot (157.57 Sq. Yards), situated in Surya Nagar, Near S.R. School, Nagar, Near S.R. School, Kota, Rajasthan. Which is bounded as follows: Boundaries: East: House of Megatram; West: Road; North: interest thereon Also at:- Rajveer Singh Hada S/o Gajraj Singh Hada , R/o H. No. A40, Rajveer Singh Hada S/o Gajraj Singh Hada i.e. no. 1 among you.	All that part & parcel of House No. 285, 285, admeasuring 1418.16 Sq. Foot (157.57 Sq. Yards), situated in Surya Nagar, Near S.R. School, Nagar, Near S.R. School, Kota, Rajasthan. Which is bounded as follows: Boundaries: East: House of Megatram; West: Road; North: interest thereon Also at:- Rajveer Singh Hada S/o Gajraj Singh Hada , R/o H. No. A40, Rajveer Singh Hada S/o Gajraj Singh Hada i.e. no. 1 among you.	17.06.2026	28.09.2026	Rs. 18,23,207/- as on 11.06.2026 and interest thereon

Shubh Aagan Villa, Rajpura Kota, Kota, Rajasthan - 324002; **Also at:- Rajveer Singh Hada S/o Gajraj Singh Hada**, R/o S.R. School Ke Pas Dakniya Station, Surya Nagar, Industrial Estate, Kota, Rajasthan - 324003; (2) **Jai Shree Shekhawat W/o Rajveer Singh Hada**, R/o House No. 285, Surya Nagar, Near S.R. School, Dist. Kota, Rajasthan - 324007; **Also at:- Jai Shree Shekhawat W/o Rajveer Singh Hada**, R/o H. No. A40, Shubh Aagan Villa, Rajpura Kota, Kota, Rajasthan - 324002; **Also at:- Jai Shree Shekhawat W/o Rajveer Singh Hada**, R/o Ward No. 07, Main Bajar, Ranoli, Sikar, Rajasthan - 332403. In Loan Account No. 2224310130000012.

Date: 29.09.2026
Place: Kota (Rajasthan)
AUTHORISED OFFICER

UMMEED HOUSING FINANCE PVT. LTD
CIN: U64990HR2016PTC057984
Registered office at: Unit 2009-14, 20th Floor, Magnum Global Park, Golf Course Extension Road, Sec-58, Gurugram (Haryana)-122041

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-AUCTION FOR SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.
NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S)/CO-BORROWERS/GUARANTOR (S) THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF M/S UMMEED HOUSING FINANCE PVT. LIMITED (SECURED CREDITOR) ON 25.08.2026. THE SECURED/MORTGAGED ASSETS WILL BE SOLD "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS THROUGH E-AUCTION.
IT IS HEREBY INFORMED TO GENERAL PUBLIC THAT WE ARE GOING TO CONDUCT PUBLIC E-AUCTION THROUGH-HTTPS://WWW.BANKEAUCTIONS.COM
PROPERTY DESCRIPTION:
ALL THAT PART AND PARCEL OF PROPERTY BEARING PATTa NO.3, MISSAL NO.49 DT-21.04.2017, SITUATED AT VILLAGE MANPURA, GRAM PANCHAYAT MANPURA, PANCHAYAT SAMITI MANDALGARH DISTRICT BHLWARA RAJASTHAN, MEASURING 1144 SQ.FT. **BOUNDED AS:- NORTH-MAHAVIR SO KASTURCHAND JAIN SOUTH- JAIN SAMAJ KA NOHRA EAST-SAGAS JI KASTHAN WEST-SHANKAR BHAGWAN KAMANDIR**
BORROWER/S & GUARANTOR/S NAME & ADDRESS
1. DATE & TIME OF AUCTION
2. LAST DATE OF SUBMISSION OF EMD
3. DATE & TIME OF THE PROPERTY INSPECTION
1. RESERVE PRICE
2. EMD OF THE PROPERTY
3. BID INCREMENT
1. BHAIRU LAL LUHAR S/O BHURA LAL LUHAR (BORROWER) 2. BADAM DEVI W/O BHAIRU LAL LUHAR (CO-BORROWER) 3. ANIL LUHAR S/O BHERU LAL LUHAR (CO-BORROWER) ALL ABOVE RESIDING AT- BADA MANDIR KE PASS MANPURA, BHLWARA RAJASTHAN-311604 LAN. No. LXBHL02819-200004912
LOAN AGREEMENT DATE: 23-MAY-2019
LOAN AMOUNT RS. 6,34,340/-
TOTAL AMOUNT DUES OF RS. 11,00,148/- AS ON 26-SEP-2026 + FURTHER INTEREST AND OTHER CHARGES FROM 27-SEP-2026
11.21.2026 BETWEEN 11:00 AM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2) LAST DATE OF SUBMISSION OF EMD WITH KYC IS 06.11.2026 UP TO 5:00 PM (IST)
3) DATE OF INSPECTION: 03.11.2026 BETWEEN 11:00 AM TO 1:00 PM (IST)
RESERVE PRICE: RS. 9,24,000/- EARNED MONEY DEPOSIT: RS. 92,400/- BID INCREMENT RS. 10,000/- & IN SUCH MULTIPLES.

TERMS AND CONDITIONS OF AUCTION
Bid Documents, Declaration, General Terms and Conditions of online e-auction sale are available at website of service provider i.e. https://www.bankauctions.com. The interested bidders also approach to Support No. 7291981124, 25.26 & Contact Sh. Bhavik Pandya 8866682937 Support Email ID: support@bankauctions.com (Service provider C 1 India Private Limited) or auction@ummeedhfc.in and for any property related query may contact the Ummeed Housing Finance Pvt Ltd Contact at -18002026127. Intending bidder must deposit the EMD amount via DD/Pay order/NEFT/RTGS in favor of Ummeed Housing Finance Pvt Ltd A/c no. 50200021387303, IFSC- HDFC0003906 on or before date and time of EMD. **Date: 30-SEP-2026** **Sd/- Authorized Officer Contact on Toll free No.1800-2026-127** **Place: Gurugram, Haryana** **For Ummeed Housing Finance Pvt. Ltd**

UMMEED HOUSING FINANCE PVT. LTD
CIN: U64990HR2016PTC057984
Registered office at: Unit 2009-14, 20th Floor, Magnum Global Park, Golf Course Extension Road, Sec-58, Gurugram (Haryana)-122041

THIRD SUBSEQUENT SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-AUCTION FOR SUBSEQUENT SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(6) READ WITH RULE 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.
NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S)/CO-BORROWERS/GUARANTOR (S) THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE PHYSICAL POSSESSION OF WHICH WAS TAKEN BY THE AUTHORISED OFFICER OF M/S UMMEED HOUSING FINANCE PVT. LIMITED (SECURED CREDITOR) ON 08.06.2025. THE SECURED/MORTGAGED ASSETS WILL BE SOLD "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" BASIS THROUGH E-AUCTION.
IT IS HEREBY INFORMED TO GENERAL PUBLIC THAT WE ARE GOING TO CONDUCT PUBLIC E-AUCTION THROUGH-HTTPS://WWW.BANKEAUCTIONS.COM
PROPERTY DESCRIPTION:
ALL THAT PART AND PARCEL OF PROPERTY BEARING PATTa NO.24, SANKALP NO.1 DATED 31-07-2017, MEASURING 960 SQ.FT. SITUATED AT VILLAGE AKHEPURA, GRAM PANCHAYAT ROPAN, SUB TEHSIL- PANDER TEHSIL- JAHAIJUR, DISTRICT BHLWARA RAJASTHAN. **BOUNDED AS- EAST- AAM RASTA WEST- PRAKASH BAIKWA NORTH- UGMA BAIKWA SOUTH-DURGALAL BAIKWA**
BORROWER/S & GUARANTOR/S NAME & ADDRESS
1. DATE & TIME OF AUCTION
2. LAST DATE OF SUBMISSION OF EMD
3. DATE & TIME OF THE PROPERTY INSPECTION
1. RESERVE PRICE
2. EMD OF THE PROPERTY
3. BID INCREMENT
1. PRAHALAD BAIKWA S/O LADU BAIKWA (BORROWER) 2. SAJANA DEVI W/O PRAHALAD BAIKWA (CO-BORROWER) BOTH ABOVE RESIDING AT- AKHEPURA, ROPAN, BHLWARA, RAJASTHAN-311202 LAN. LXBHL01221-220015504
LOAN AGREEMENT DATE: 28-02-2022
LOAN AMOUNT RS. 6,70,000/-
TOTAL AMOUNT DUES OF RS. 888,118/- AS ON 09-JUN-2025 + FURTHER INTEREST AND OTHER CHARGES FROM 10-JUN-2025.
1) AUCTION DATE- 23.10.2026 BETWEEN 11:00 AM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2) LAST DATE OF SUBMISSION OF EMD WITH KYC IS 21.10.2026 UP TO 5:00 P.M. (IST)
3) DATE OF INSPECTION: 16.10.2026 BETWEEN 11:00 AM TO 1:00 PM (IST)
RESERVE PRICE: RS. 4,02,570/- EARNED MONEY DEPOSIT: RS. 40,257/- BID INCREMENT RS.10,000/- & IN SUCH MULTIPLES.

TERMS AND CONDITIONS OF AUCTION
Bid Documents, Declaration, General Terms and Conditions of online e-auction sale are available at website of service provider i.e. https://www.bankauctions.com. The interested bidders also approach to Support No. 7291981124, 25.26 & Contact Sh. Bhavik Pandya 8866682937 Support Email ID: support@bankauctions.com (Service provider C 1 India Private Limited) or auction@ummeedhfc.in and for any property related query may contact the Ummeed Housing Finance Pvt Ltd Contact at -18002026127. Intending bidder must deposit the EMD amount via DD/Pay order/NEFT/RTGS in favor of Ummeed Housing Finance Pvt Ltd A/c no. 50200021387303, IFSC- HDFC0003906 on or before date and time of EMD. **Date: 30-SEP-2026** **Sd/- Authorized Officer Contact on Toll free No.1800-2026-127** **Place: Gurugram, Haryana** **For Ummeed Housing Finance Pvt. Ltd**

CAPITAL INDIA
Financing Services

Regd. Office: 701, 7th Floor, Aggarwal Corporate Tower, Plot No. 23, District Centre, Rajendra Place, New Delhi, India - 110008 Tel: +91 11 49546000 Email : wecare@capitalindia.com CIN : L74899DL1994PLC128577

APPENDIX-IV (See rule 8(1)) POSSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the Authorized Officer of CAPITAL INDIA FINANCE LIMITED (CIN NO. L74899DL1994PLC128577) 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, issued a Demand Notice dated 09.07.2026 for Loan Agreement No. NLNAPJPR0042037 calling upon the borrower(s) **1. HOTEL LAKHDATAR & FAMILY RESTAURANT** (Through its Proprietorship) **Mr. RAM SAHAY KUMAWAT S/O GANGA RAM KUMAWAT 2. Mrs. MANJU DEVI KUMAWAT D/O Mr. RAM LAL KUMAWAT** to repay total amount mentioned in the demand notice being **Rs.77,90,213.23/- (Rupees Seventy Seven Lakh Ninety Thousand Two Hundred Thirteen And Twenty Three Paise Only)** **As On : 08.07.2026** along with future interest in terms of loan agreement w.e.f. 09.07.2026 interest thereon within 60 days from the date of receipt of the said notice.
The borrower having failed to repay the amount, notice is hereby given to the borrower(s) 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 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 29-09-2026.
The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Capital India Finance Limited for an amount of being **Rs.77,90,213.23/- (Rupees Seventy Seven Lakh Ninety Thousand Two Hundred Thirteen And Twenty Three Paise Only)** **As On : 08.07.2026** and along with future interest in terms of loan agreement w.e.f. 09.07.2026
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 Asset.

DESCRIPTION OF THE IMMOVABLE PROPERTIES
RESIDENTIAL PLOT (PATTa NO. 1153) AREA MEASURING 725.00 SQ. YD., SITUATED AT KHASRA NO. 708/1, VILLAGE KISHANGARH RENWAL, TEHSIL KISHANGARH RENWAL, JAIPUR, RAJ. BOUNDARIES -NORTH LAND OF SARDA, SOUTH- RASTA, EAST RASTA, WEST - PLOT OF RAMESHWAR LAL

Date: 29-09-2026 Place: Jaipur, Rajasthan
Authorised Officer Capital India Finance Limited

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