CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Chola Enter a better life

Corporate Office : Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)

SALE NOTICE OF IMMOVABLE SECURED ASSETS ISSUED UNDER RULE 8(6) AND 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) indicated in **COLUMN (A)** that the below described immovable property(ies) described in **COLUMN (C)** Mortgaged / Charged to the secured creditor the **POSSESSION** of which has been taken as described in **COLUMN (D)** by the **Authorized Officer** of Housing **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on **"As is Where is", "As is what is"** and **"Whatever there is"** as per details mentioned below :- Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives **(Whether Known or unknown),** executor(s), administrator(s), successor(s) & assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased) as the case may be indicated in **COLUMN (A)** U/s. **8(6)** of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** secured Creditior's website i.e. **https://www.cholamandalam.com & www.auctionfocus.in**

[A]		[B]	[C]	[D]	[E & F]	[G]
Sr. No.	Loan Account No. / Names Of Borrower(s) / Mortgager(s) / Gaurantor(s)	O/S. Dues to be recovered (Secured Debts)	Description of the Immovable Property / Secured Asset	Type of Possession	Reserve Price (In Rs.) / Earnest Money Deposit (In Rs.)	Date of Auction & Time
1	**Loan A/c. No(s). : LAP4KAR000060248 1. Mr/Ms. Bhim Singh 2. Mr/Ms. Geeta Devi Add For Sr. No. 1 & 2** : 459a 3 Uchana Kalan,Uchana 109,Old Bus Stand, Narwana, Haryana - 126115 **Add For Sr. No. 1 & 2 :** Khasra No 330 Khewat No 127 Waka Rakba Tehsil Uchana Distt Jind Near Mandir Narwana 126115.	**Rs. 24,60,806/- (Rupees Twenty Four Lakh Sixty Thousand Eight Hundred Six Only) as on 17-02-2025**	Property Meas. 75 Sq. Yards, i.e. 0 K-2.4 0M. In which 0K-1.7M, being 16/171 share of land meas. 0K-19M, Comprised in Khewat No. 254 (New 298), Khatoni No.443 (new 484), Khasra no. 330/1/2 (0-19), and property Meas. 0K-0.7M, being 7/171 share of land Meas. 0K-19M, comprised in Khewat no.127 (new 155), Khatoni no. 258 (new 281), 330/2/2 (0-19), as per as per Jamabandi for the year 2015 - 16 (new 2020-21) situated at Village, Paahalwa, Tehsil Uchana, District Jind, vide Registered Transfer Deed No.1436/1 dated 18.09.2020, Read with Mutation no.5325 dated 28.09.2020, Duly Regd. With Sub-Registrar, Uchana. **North:** Pawji Plot **East:** Street 20 ft wide **West:** Jaipal Shop **South:** Satish Shop.	CONSTRUCTIVE POSSESSION	**Rs. 44,62,500/- (Rupees Forty Four Lakh Sixty Two Thousand Five Hundred Only)** / **Rs. 4,46,250/- (Rupees Four Lakh Forty Six Thousand Two Hundred Fifty Only)**	**12-06-2026 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document),**
	INSPECTION DATE & TIME : 10.06.2026 BETWEEN 11.00 a. m. to 4.00 p. m.		**MINIMUM BID INCREMENT AMOUNT : Rs. 10,000/-**			
	LAST DT. OF SUBMISSION OF BID / EMD / REQUEST LETTER FOR PARTICIPATION : 11.06.2026 before 05.00 p. m.					

*** Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof.**

For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with **1. Gautam Pathania, Mobile No. 8146799601 & Email Id : gautamps@chola.murugappa.com / 2. Rakesh Kumar, Mobile No. 9413823330 & E mail : rakeshkumarhr@chola.murugappa.com,** official of **CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED** to the best of Knowledge and information of the Authorized Officer of **CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED** there are no encumbrances in respect of the above immovable properties / secured Assets.

Sd/-
Date : 02.05.2026 **AUTHORIZED OFFICER,**
Place : Jind, Haryana For **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

DEBTS RECOVERY TRIBUNAL-I, DELHI

4th FLOOR, JEEVAN TARA BUILDING , PARLIAMENT STREET, NEW DELHI-110001

OA NO.714/2025

IDFC FIRST BANK **APPLICANT**
VS
ASHI PREM NARAYAN **DEFENDANT**

To,

1. **ASHI PREM NARAYAN**
   1081 WARD NO.1 MEHRAULI GADAIPUR SOUTH DELHI-110030
2. **PRAVESH PREM NARAYAN**
   1081, WARD NO.1 MEHRAULI GADAIPUR SOUTH DELHI-1100030
3. **PREM NARAYAN**
   1081 WARD NO.1 MEHRAULI GADAIPUR SOUTH DELHI-110030
4. **KAMLESH PREM NARAYAN**
   1081 WARD NO.1 MEHRAULI GADAIPUR SOUTH DELHI-110030

Whereas the above-named applicant has instituted a case for recovery of **Rs.36,35,341.17/- (Rupees thirty six lakhs thirty five thousand three hundred forty one and seventeen paisa Only)** against you and whereas it has been shown to the satisfaction of the Tribunal that it is not possible to serve you in ordinary way. Therefore, this notice is given by advertisement directing you to make appearance before **Ld. Registrar on 23.07.2026. (for further details kindly visit DRT Website www.tribunal.gov.in Phone Number: 011-23748473).** Take notice that in case of your failure to appear on the above-mentioned day before this Tribunal, the case will be heard and decided in your absence.

(i) **All concerned may attend their cases by hybrid mode (by physical appearance in the Court or through CISCO WEBEX VC Link)**

(ii) **For online appearance through VC all the Advocates/Litigants shall download the Cisco Webex application/software;**

(iii) **Meeting ID and Password for the next date of hearing qua cases to be taken by Hon'ble Presiding Officer/Registrar/Recovery Officer-1/and Recovery Officer-II shall be available one day prior to the next date at DRT Official Portal i.e. drt.gov.in under the Public Notice Head.**

(iv) **In any exigency qua that, the Advocates/Litigants can contact the concerned official at Ph. No.23748473.**

Given under my hand and seal of the Tribunal on this **28TH APRIL, 2026.**

By Order of this Tribunal

ADITYA BIRLA HOUSING FINANCE LIMITED

ADITYA BIRLA CAPITAL

Registered Office- Indian Rayon Compound, Veraval, Gujarat – 362266 Branch Office- 2Nd Floor Paras Tower Plot No. 507 Scheme No. 1 Mangal Pandey Nagar Meerut Uttar Pradesh-250002

APPENDIX IV

[See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]
Possession Notice (For Immovable Property)

Whereas, the undersigned being the authorized officer of **Aditya Birla Housing Finance Limited** under the Securitization 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 Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a **demand notice dated 05.09.2025 calling upon the borrowers NARENDRA SINGH TOMAR, SUNITA DEVI, NARENDRA SINGH TOMAR(IN THE CAPACITY OF AVAILABLE LEGAL HEIR OF NITIN TOMAR) & SUNITA DEVI (IN THE CAPACITY OF AVAILABLE LEGAL HEIR OF NITIN TOMAR) mentioned in the notice being of Rs. 26,04,600.08/- (Rupees Twenty Six Lakh Four Thousand Six Hundred Eight Paise Only)** 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 to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 **on this 29th day of April of the year, 2026.**

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 the **Aditya Birla Housing Finance Limited** for an amount of **Rs. 26,04,600.08/- (Rupees Twenty Six Lakh Four Thousand Six Hundred Eight Paise Only)** interest thereon. Borrowers 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece And Parcel Of Nagar Palika No. 693, Having An Area 89 Sq. Yards I.E. 74.43 Sq. Meters, Consisting Of Khasra No. 1617 Situated At New Arya Nagar, Pilkhuwa, Pargana Dasna, Tehsil Dhaulana, Distt. Hapur, Uttar Pradesh 245101 And **Bounded As: East:** 45 Ft. 5 Inch / House Of Other **West:** 44 Ft. / House Of Charan Singh **North:** 18 Ft./ Property Of Ganga Das Etc **South:** 18 Ft. / Rasta 11 Ft. Wide.

Date: 29.04.2026 **Authorised Officer**
Place: HAPUR **Aditya Birla Housing Finance Limited**

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Truhome FINANCE

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051; **Tel:** 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6)] of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to The Truhome Finance Limited (Formerly Known As Shriram Housing Finance Limited), The physical possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on dated 15-June-2026 between 11.00 a.m. to 1.00 p.m. for recovery of the balance due to The Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
M/S. NAJ Refrigeration and Airconditioning Works Through it's Proprietor/ Partner/Manager Director/ Authorised Signatory Office at. Kh No. 325, Ground Floor, Block-J, Village-Siraspur, Gali No. 1, Swaroop Nagar, Delhi-110084. Also At:- 12, Gali No. 4, Kushak No. 2, Near- Mohan Baba Mandir, Village-Kadipur, North West, Delhi-110036. Mr. Mohd. Arif Khan S/o Mr. Nazir Mohd House No. 12, Khasra No. 1176, Gali No. 4, Kushak No. 2, Near Mohan Baba Mandir, Kadipur, North West , Delhi-110036. Mrs. Jiya W/o Mr. Mohd. Arif Khan House No. 12, Gali No. 4, Kushak No. 2, Village-Kadipur, North West, Delhi-110036. Also At:- House No. 12, Khasra No. 1176, Gali No. 4, Kushak No. 2, Near- Mohan Baba Mandir, Kadipur, North West , Delhi-110036.	Rs.57,78,429/- (Rupees Fifty Seven Lakh Seventy Eight Thousand Four Hundred Twenty Nine Only) in respect of Loan Account No. SLPHGZBD0000631 as on 08-Aug-2025 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. Demand Notice Date: 11-Aug-2025	Rs. 66,00,000/- (Rupees Sixty Six Lakh Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit (EMD)(Rs.)** Rs.6,60,000/- (Rupees Six Lakh Sixty Thousand Only) **Last date for submission of EMD : 11-June-2026 Time: 10.00 A.M to 5.00 P.M**	**15-June-2026 Time: 11.00 A.M. to 01.00 P.M**	**Mr.Sanjeev Sharma Mob. No. - 9810328494 Mr. Ashfaq Patka Mob. No. - 9819415477 011-40725822 Customer Care Number :- 022 -40081572 Property Inspection Date: 09-June-2026 Time 11.00 a.m. to 12.00 p.m**
Date of Possession & Type 15-April-2026 and Physical Possession				
Encumbranches known				
SA No.26/2026 is pending in the court of DRT-1 Delhi,				

Description of Property

All that piece and parcel of the Property bearing No. Built-Up Property, Ameasuring Area 100 Sq., Yards., Out Of Khasra No. 1176, Situtated in The Old Lal Dora (1908-09), Abadi Deh Of Village Kushak No. 2, Kadipur, Delhi-110036. Bounded By:- East:- Gali , West:- House Of Shri Jamal, North:- House Of Shri Jamal , South:- Plot Of Shri Risal

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**
2) **The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : Delhi
Date : 05-05-2026

Sd/- Authorised Officer- Truhome Finance Limited
(Formerly Shriram Housing Finance Limited)

CAPRI GLOBAL HOUSING FINANCE LIMITED

CAPRI GLOBAL HOUSING FINANCE LIMITED

Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013
Circle Office :- 9-B, 2nd floor, Pusa Road, Rajinder Place, New Delhi-110060

APPENDIX- IV-A [See proviso to rule 8 (6) and 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 8 ((6) and 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 property mortgaged/charged to the Secured Creditor, the Constructive/physical possession of which has been taken by the Authorised Officer of Capri Global Housing Finance Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Housing Finance Limited Secured Creditor from Borrower mentioned below. The reserve price, EMD amount and property details mentioned below.

SR. NO.	1.BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	**1. Mr. Sheetal Parsad Jain ("Borrower") 2. Mrs. Sonam Jain (Co-borrower) 3. Mr. Vaibhav Jain (Co-borrower) LOAN ACCOUNT No. LNHEFD2000138730(Old)/ 53100000542681(New) & LNHEFD2000140330(Old) /53100000542715(New) Rupees 23,52,651/- (Rupees Twenty Three Lacs Fifty Two Thousand Six Hundred and Fifty one Only) as on 02.02.2026 along with applicable future interest.**	All the Piece And Parcel of Property bearing No. 3HM7M8Q0 and Property No. 1898, admeasuring 1350 Sq.Feet, Waka Mauja Baisi, Mohalla Hodal, Tehsil Hodal, Palwal, Haryana - 121106 Bounded As Follows: East: House of Shambhu Dayal,West: House of Krisham Mohan ,North: Gali 5 Feet,South: House of Shambhyu Dayal	**1.E-AUCTION DATE: 27.05.2026 (Between 3:00 P.M. to 4:00 P.M.) 2. LAST DATE OF SUBMISSION OF EMD WITH KYC: 26.05.2026 3. DATE OF INSPECTION: 25.05.2026**	**RESERVE PRICE: Rs. 10,00,000/- Rupees Ten Lacs Only). EARNEST MONEY DEPOSIT: Rs. 1,00,000/- (Rupees One Lacs Only) INCREMENTAL VALUE: Rs. 10,000/- (Rupees Ten Thousand Only)**

For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Housing Finance Limited Secured Creditor's website i.e. www.caprihomeloans.com/auction

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1.The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.
3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s.
4. Auction/bidding shall only be through "online electronic mode" through the website https://sarfaesi.auctiontiger.net Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: ramprasad@auctiontiger.net,.**
7. For participating in the e-auction sale the intending bidders should register their name at **https://sarfaesi.auctiontiger.net** well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of **"Capri Global Housing Finance Limited" on or before 26.05.2026..**
9. The intending bidders should submit the duly filled in Bid Form (format available on **https://sarfaesi.auctiontiger.net)** along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Housing Finance Limited **Regional Office Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060 latest by 03:00 PM on 26.05.2026.** The sealed cover should be super scribed with "Bid for participating in E-Auction Sale- - in the Loan Account No. _____ (as mentioned above) for property of "Borrower Name.".
10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice.
11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone.
13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Housing Finance Limited, Regional Office **Office/Plot no. 9B, 2nd Floor, Pusa Road, New Delhi 110 060** and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
14. The successful bidder shall deposit 25% of the bid amount (including EMD) within 24 hour of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Capri Global Housing Finance Limited.
15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, falling which the earnest deposit will be forfeited.
18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider.
22. The decision of the Authorised Officer is final, binding and unquestionable.
23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
24.Movable item (if any) lying in the property is not offer with sale.
25.Please Note that Forfeiture for Non-Participation by Sole BidderWhere only one bidder is found eligible after deposit of EMD, such bidder shall mandatorily log in and participate in the live e-auction at the scheduled date and time. Mere submission of bid form and deposit of EMD shall not constitute participation.If the sole eligible bidder fails to log in and participate in the live e-auction for any reason whatsoever (except certified technical failure of the e-auction service provider), the EMD shall stand automatically forfeited without further notice, and the Authorized Officer shall be free to cancel the auction and/or conduct a fresh auction without any liability to the bidder.
26. For further details and queries, contact Authorised Officer, Capri Global Housing Finance Limited: Ms. Prarthana Sampath Mo. No.9990275365,Mr. Ajeet Kumar Mo. No. 9910198552.
27.This publication is also 15 (Fifteen) days notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and 9 (1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to participate in the auction successfully.

Place : PALWAL Date : 05-MAY-2026 **Sd/- (Authorised Officer) Capri Global Housing Finance Limited**

Mahindra FINANCE

Registered Office: at Gateway Building, Appollo Bunder, Mumbai- 400 001.
Corporate Office: at B Wing, 3rd Floor, Agastya Corporate Park, Piramal Amiti Building, Sunder Baug Lane, Kamani Junction, Kurla West Mumbai- 400 070 .

DEMAND NOTICE UNDER SECTION 13 (2) OF SARFAESI Act, 2002

Whereas you the below mentioned Borrower's, Co-Borrower's, Guarantor's and Mortgagors have availed loans from **Mahindra and Mahindra Financial Services Ltd** by mortgaging your movable properties. Consequent to default committed by you all, your loan account has been classified as Non-performing Asset, whereas **Mahindra and Mahindra Financial Services Ltd** being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower's/Co-Borrower's/Guarantor's/Mortgagors as mentioned in column No.1 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice.

Name of Borrower/ Co-Borrower/ Guarantor/Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs..../- As on
1. SHIVAM TOOLING SOLUTIONS (Borrower) PROP.TRIRANGO KATYAION 2. MALAMONI SARMAH (Co-borrower 1)	**Sanction Letter bearing Ref.No : 1.MMFSL/SME/RE/49014/24-25 Dated:** 24.08.2024 **2.MMFSL/SME/971064/23-24 Dated:** 23.03.2024 **3.MMFSL/SME/RE/9378219/23-24/01 Dated:** 25.07.2023 **Loan No. /Contract No.** 1.IMACHTL24476895 2.IMACHTL24434413 3.IMACHTL23383994 **Loan amount 1.Rs.15,35,657/-** (Rupees Fifteen Lakh Thirty-Five Thousand Six Hundred and Fifty-Seven Only) **2.Rs.15,20,249/-** (Rupees Fifteen Lakh Twenty Thousand Two Hundred and Forty-Nine Only) **3.Rs.16,27,069/-** (Rupees Sixteen Lakh Twenty-Seven Thousand and Sixty-Nine Only)	**DESCRIPTION OF THE MOVABLE PROPERTY** First and exclusive charge on the plant and machinery/ies, machineries spares, tools and accessories, electrical installations and fixtures located at **SHIVAM TOOLING SOLUTIONS, PLOT NO.6, GALI NO.6, KADIPUR INDUSTRIAL AREA, GURGAON, HARYANA – 122001.**	**Date of NPA:** 10.04.2026 **Demand Notice Date:** 27.04.2026	**Rs. 30,36,193.71/-** (Rupees Thirty Lakh Thirty-Six Thousand One Hundred Ninety-Three and Seventy-One Paise Only) **as on 14th April 2026**

Sr. No	Machine Model and Make	Quantity	Supplier
1	Jyoti Make CNC Turning Center Machine Model DX 200-3 With Fanuc Controller & All Standard Accessories and Electricals. Machine Serial No.60055862-2024	01	JYOTI CNC AUTOMATION LIMITED.
2	Jyoti Make CNC Turning Center Machine Model DX 200-3 With Fanuc Controller & All Standard Accessories and Electricals. Machine Serial No.60052105-2024	01	JYOTI CNC AUTOMATION LIMITED.
3	Jyoti Make CNC Turning Center Machine Model DX 200-4A With Fanuc Controller & All Standard Accessories and Electricals Machine Serial No.60048792-2023	01	JYOTI CNC AUTOMATION LIMITED.
	TOTAL	03	

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.1, calling upon them to make payment of the aggregate amount as shown in column No.5, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.5. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, **Mahindra and Mahindra Financial Services Ltd** shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.3. Please note that this publication is made without prejudice to such rights and remedies as are available to **Mahindra and Mahindra Financial Services Ltd** against the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/ prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 05.05.2026 **Sd/-**
Place: Gurgaon, Haryana **Authorised Officer, Mahindra and Mahindra Financial Services Ltd.**

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SAMB CHANDIGARH, SCO 60-61, Sector 17-B, Chandigarh, PIN 160017
Telephone No.: 0172-5040788 & 796, E-Mail: zs8340@pnb.bank.in

E-AUCTION / SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

E-Auction Sale Notice for Sale of Immovable Assets under the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provisions of 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),mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/hypothecated/charged to the Secured Creditor, the constructive/ physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/Secured Creditor, will be sold on **"As is where is", "As is what is",** & **"Whatever there is"** on date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) & guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF SALE OF THE SECURED ASSETS

Lot. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/Guarantors Account	Name of Owner(s) / Mortgagors of Property(ies)	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 & amount as per demand notice 13(2) Nature of possession	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction
1.	**BRANCH: SAMB CHANDIGARH M/S RUPANA PAPER MILLS PVT. LTD. M/s Rupana Paper Mills Pvt. Ltd.** IV/928, Chhota Chppiwara, Chawari Bazar, Delhi, **Sh. Murari Lal Aggarwal S/o Sh. Mangi Lal Aggarwal** House No. 5/28, Punjabi Bagh East, New Delhi-110026, **Smt. Manju Aggarwal W/o Sh. Murari Lal Aggarwal**, House No. 5/28, Punjabi Bagh East, New Delhi-110026, **M/s Shiv Vanijay Capsec Pvt. Ltd.** IV/928, Chhota Chppiwara, Chawari Bazar, Delhi, **Sh. S. K. Aggarwal S/o Sh. Mangi Lal Aggarwal,** House No Shyam Udyog Bypass Road, Chas Bokaro Steel City Chas.827013, **2nd address:** House No. 1398, Sector 40-B Chandigarh, **3rd Address**: IV/928 Chhota Chppiwara, Chawari Bazar, Delhi, **Sh. Rajesh Kumar Aggarwal S/o Sh. Suresh Kumar Aggarwal** House No. 5/28, East Punjabi Bagh, New Delhi-110026, **Smt. Sarla Aggarwal W/o Sh. A. K. Aggarwal**, House No. 5/28, Punjabi Bagh East, New Delhi-110026, **M/s Viniyaka Capsec Pvt. Ltd.** Z-135, Loha Mandi Naraina, New Delhi, **Sh. Prem Kumar Aggarwal S/o Sh. Mangi Lal Aggarwal,** House No. 52 Suraj Nagar, West Sodla Jailpur-302019, **Smt. Meena Aggarwal W/o Prem Kumar Aggarwal** House No. 52, Suraj Nagar, West Jaipur, **2nd Address**: 5/28, East Punjabi Bagh, Delhi, **Smt. Pushpa Aggarwal W/o Sh. Suresh Kumar Aggarwal,** Shyam Udyog Bye Pass Road Chas Bokaro, Jharkhand, **2nd address:-** East Punjabi Bagh East, New Delhi-110026. **NOTE:** The entry of the shops have been locked by a neighbouring shop owner **Litigation pending in the Account:** TSA No. 66/2022 'Prem Kumar Aggarwal vs PNB' pending before Hon'ble DRT Delhi-III - NDOH- 09.04.2026.	Manju Aggarwal	Property bearing No. IV/928, 2nd Floor Backend Portion situated in Chhota Chippiwara, Chawari Bazar Delhi having Sale Deed No. 2466 dated 16.11.1987. in the name of Manju Aggarwal **(Physical Possession**	**13.03.2015** Rs. 105,58,70,568.08 plus further interest and other expenses . **Physical Possession**	**R.P.: Rs. 25,82,100/- EMD: Rs. 2,58,210/- Bid Increase amount: Rs. 50,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
2.		Meena Agrawal	Property bearing no. IV/928, 2nd Floor with roof rights, front portion, measuring 400 sq. ft. situated in Chhota Chippiwara, Chawari Bazar, Delhi having Sale Deed No. 2536 dated 13.11.1998 in the name of Meena Agrawal. **(Physical Possession)**		**R.P.: Rs. 25,82,100/- EMD: Rs. 2,58,210/- Bid Increase amount: Rs. 50,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**
3.		Pushpa Agarwal W/o Suresh Kumar Agarwal	Property bearing no. IV/928, 1st Floor, situated in Chhota Chippiwara, Chawari Bazar, Delhi having Sale Deed No. 7690 Dated 02.11.1993. in the name of Pushpa Agarwal W/o Suresh Kumar Agarwal. **(Physical Possession)**		**R.P.: Rs. 25,82,100/- EMD: Rs. 2,58,210/- Bid Increase amount: Rs. 50,000/-**	**26/05/2026 From 11.00 AM to 4.00 PM**

CONTACT PERSON: SH. N.P. SINGH, AUTHORISED OFFICER, SAMB CHANDIGARH, MOBILE: 8872042230

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale shall be "online through e-auction" portal **https://baanknet.com**
2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number. The process of e-KYC is to be done through Digi locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid