



TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)
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 Truhome Finance Limited (formerly M/s 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 08-Jul-2025 between 11:00 a.m. to 1:00 p.m. for recovery of the balance due to 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)
Mr. Anuj Kumar S/o Sh. Anup House in Village- Gangahari Majra, Near- Shiv Mandir, Post- Moondhi Bakapur, District- Bulandshahr, Uttar Pradesh-245407. Mrs. Reena W/o Sh. Anuj Kumar House in Village- Gangahari Majra, Near- Shiv Mandir, Post- Moondhi Bakapur, District- Bulandshahr, Uttar Pradesh-245407. Also At: House No.11, Mohalla- Maliyan Awal, Aurangabad District- Bulandshahr, Uttar Pradesh-245407.	Demand Notice Date: 19-Feb-2025 Rs. 34,60,895/- with further interest at the contractual rate, within 60 days from the date of receipt of the said notice.	Rs. 49,40,000/- (Rupees Forty Nine Lakh Forty Thousand Only) Bid Increment: Rs. 10,000/- and in such multiples. Earnest Money Deposit (EMD) (Rs.) Rs.4,94,000/- (Rupees Four Lakh Ninety Four Thousand Only) Last date for submission of EMD : 04-July-2025 Time 10.00 a.m. to 05.00 p.m.	08-Jul-2025 Time : 11:00 a.m. to 1:00 p.m.	Mr.Sanjeev Sharma 9810328494 Mr.Nikhil Kumar 7053869593 Mr.Ashfaq Patka 9819415477 Property Inspection Date: 01-Jul-2025

Description of Property
All that part and parcel of the properties bearing No. Residence Open Plot Part of Khet No.1397,area admeasuring 75 Sq., Mtr., Siyana Road Pawsra Road Tirahe Se Thane Tak, Kashba-Aurangabad, Pargna - Barna, Teshil and District-Bulandshahar, Uttar Pradesh. Bounded By-East-Khet Pintu Sunar, West- Siyana Road, North- House of Pradee South- Shop of Sukhbir
STATUTORY 30 DAYS SALE NOTICE FOR SUBSEQUENT SALE UNDER RULE 8(6) AS PER AMENDED SARFAESI ACT, 2002.
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 : Bulandshahar (U.P)
Date : 02-06-2025

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



TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)
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

PROPERTY FOR SALE UNDER PROVISION OF SARFAESI ACT,2002 THROUGH PRIVATE TREATY
Notice of Sale by Private Treaty under Rule 8 read with Rule 9 of 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 Truhome Finance Limited (formerly M/s 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 through Private Treaty on DD MMM YYYY for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table. The Authorised Officer is hereby giving notice to sale of property as mentioned in the table through Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

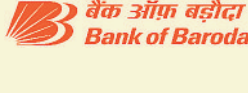
Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) and EMD Amount and Private Treaty Execution Date	Contact Person Details – (AO and Disposal team)
Ms. Sahereen D/o Sh. Salimuddin House No. A-189,Sunehari Masjid, Durga Vihar, Mehrauli, South Delhi -110062. Also At: House No. 2098/2B, Room No.511, BGN Market, Near –Community Center, Munirka, Delhi-110067. Also At: RZ- F -11, Second Floor, Back Side, Plot No-1, Gali No.5,Mahavir Enclave, New Delhi-110045. Mr. Sameeruddin S/o Sh. Salimuddin House No. A-189,Sunehari Masjid, Durga Vihar, Mehrauli, South Delhi -110062. Also At: RZ- F -11, Second Floor, Back Side, Plot No-1, Gali No.5,Mahavir Enclave, New Delhi-110045. Also at: House No. 2098/2B, Room No.511, BGN Market, Near –Community Center, Munirka, Delhi-110067.	Rs. 22,61,957/- (Rupees Twenty Two Lakh Sixty One Thousand Nine Hundred and Fifty Seven Only) in respect of Loan Account No. SHLHGPRK0001997 as on 07-Nov-2024 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice Demand Notice Date: 13-Nov-2024	Reserve Price: Rs.12,00,000/- (Rupees Twelve Lakh Only) EMD Amount: Rs.1,20,000/-(Rupees Lakh Twenty Thousand Only) Private Treaty Execution Date: 20-June-2025 Physical possession date: 17-Mar-2025	Mr. Sanjeev Sharma 011-40725822 Customer Care Number :- 022 - 40081572

Description of Property
All that part and parcel of the property bearing No. RZ- F -11, Second Floor, Back Side, Plot No-1,Khasra No.83/16, area admeasuring 40 Sq., Yrds., Gali No.5,Mahavir Enclave, New Delhi-110045.Boundaries of the said Property :- North : Plot No. F 11 A, South : Other Property, East : Gali , West : Entry/Road.

• For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.
• The intending buyer 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.**
• The mortgagors/borrowers are given a last chance to pay the total dues with further interest before the Date of Sale, failing which secured assets will be sold as per above schedule through Private Treaty.

Place : New Delhi
Date : 02.06.2025

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



बैंक ऑफ बड़ौदा Bank of Baroda
Stressed Assets Management Vertical Bank of Baroda, Baroda Corporate, Center C-26, G-Block, Bandra Kurla Complex, Bandra East, Mumbai-400051, Email: wfd.bcc@bankofbaroda.co.in

Ref: BOB-SAMV:117-1097 Dated: 17-05-2025
WILFUL DEFAULTER CLASSIFICATION: OPPORTUNITY TO REPRESENT BEFORE REVIEW COMMITTEE
M/s Jatin Hosiery, IX/164, Kailash Nagar, Gandhi Nagar, Shyam Block, 596/3, Subhash Mohalla, Gandhinagar Shivaji New Delhi, Shahdara, Delhi110031 **Mr. Sunny Dutta (Proprietor), 9/5928 TF Old No. 596/3, Subhash Mohalla, Gandhinagar Shivaji New Delhi, Shahdara, Delhi110031**
Please refer to the Show Cause Notice dated 03.02.2025 sent to your registered address on 06.02.2025 which was returned undelivered hence paper publication made in Business Standard, New Delhi (English and Hindi Edition) on 25.02.2025. No representation received against the SCN within -21- days timeline. Therefore, the Identification Committee on Wilful Defaulter has recommended to the Review Committee for your classification as Wilful Defaulter. You may represent to the Review Committee within 15 days of this notice at the address given above. In case of non-receipt of the same, the Review Committee shall have the discretion for your classification as Wilful Defaulter.
Date: 31.05.2025 Sd/- (General Manager)
Place: New Delhi



बैंक ऑफ बड़ौदा Bank of Baroda

GOVINDPURI BRANCH
Address: 59/1 Saroj Tower, Guru Ravidas Marg, Kalkaji Extension, South Delhi, South Delhi Region, Helpline No. : 1800223344/18001024455/18002584455, Phone No.: 9313634210, E-mail: kalkaji@bankofbaroda.com

(Notice under section 13 sub section (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002)
The Authorized Officer of Bank of Baroda, 59/1, Saroj Tower, Govindpuri branch New Delhi had issued 60 days' Notice dated 07-05-2025 to under mentioned borrowers/Guarantors U/s. 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, & sent by Registered Post. But these Notices were returned by the Postal authorities due to the reason of refusal to take delivery/wrong address/person left the city. These borrowers/guarantors have given their under mentioned movable/immovable assets by way of hypothecation/mortgage as security to secure the various credit limits granted by the Bank to the borrower(s).
Due to non-payment of Bank's dues and non-fulfilment of terms and conditions of the loan, default has been committed by the borrower/guarantor in payment of bank loan and interest. The loan account has been classified as non-performing asset on 30-04-2025 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.
In view of the above, a 60 days Public Notice is given to the following borrower/guarantor, and call upon you to pay following due amount and discharge your liabilities, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.
Name of the Borrower/Guarantor, Address, Credit facially, Loan Amount, Interest rate, Due Amount, Description of securities etc mention below:-

Name & Address of the Borrower & guarantors	Nature and type of facility	Limit (Rs. in lakh)	Rate of Interest	Outstanding as on 07-05-2025	Description of securities
M/s Consummate Technologies Private Limited. 5-9-30/14 & 15, Basheerbagh, Hyderabad - 500063, Telangana. 2nd address: LG –Cs-03, Corpoite Floor, Ansal Plaza Near Vaishali Metro Station, Ghaziabad-201010 (U.P.)	Cash Credit Limit	Rs. 90.00 lakh	@ 11.10 % p.a. contractual rate + penal & other Charges	Rs. 90,01,246.31 + Unapplied Interest of Rs. 1,04,732.32 + Unserviced Interest of Rs. 83,687.50 + Compounding Interest of Rs. 4189 Total Dues Rs. 91,93,855.13 + unapplied Interest with effect from 08-05-2025	1-Hypothecated of Stock & Book debts etc.
Mrs. Garima Agarwal W/o Mr Abhishek Agarwal (Director & Guarantor of M/s Consummate Technologies Private Limited) Mrs Nalini Agarwal W/o Mr Anil Kumar Agarwal (Director, guarantor & mortgagor of M/s Consummate Technologies Private Limited) 329/2, Jhokanbaag, Jhansi-284001 (U.P.) 2nd address: A-4/704 Krishna Apara Garden, Plot 7 Vaibhav KhanIndrapuram Near Shipra Mall, Ghaziabad-201014 (U.P.) 3rd address: LG –CS-03, Corpoite Floor, Ansal Plaza Near Vaishali Metro Station, Ghaziabad-201010 (U.P.)	BGECL-I	Rs. 15.00 lakh	@ 11.10 % p.a. contractual rate + penal & other Charges	Rs. 9,58,329.00 + Unapplied Interest of Rs. 2016.08 + Unserviced Interest of Rs. 32170.98 + Compounding Interest of Rs. 81.00 Total Dues Rs. 9,92,597.06 + unapplied Interest with effect from 08-05-2025	2- Commercial Property/Unit No. LG-CS-03, Lower Ground Floor, Ansal Plaza Complex, Ward No. 058/0466 Vaishali, Vlt., Hasanpur, Bhogwar, Tehsil & Dist- Ghaziabad (UP) with Super Area 1120 Sq.Ft. (104.05 Sq. Mtr.) in which Covered Area: 674 Sq. Fts. (62.61 Sq. Mtrs) owner of the property Mrs Nalini Agarwal, bounded as under: North: Unit Bearing No. LG-CS-04, South: Unit Bearing No. LG-CS-02, East: Corridor, West: Corridor/Lift CERSIA/Assets ID-200002941008
Mr Abhishek Agarwal S/o Anil Kumar Agarwal (At present Director of M/s Consummate Technologies Private Limited) 5-9-30/14 & 15, Basheerbagh, Hyderabad- 500063, Telangana. 2nd address: A-4/704 Krishna Apara Garden, Plot 7 Vaibhav KhanIndrapuram Near Shipra Mall, Ghaziabad-201014 (U.P.)	BGECL-II	Rs. 4.96 lakh	@ 11.10 % p.a. contractual rate + penal & other Charges	Rs. 4,40,892.00 + Unapplied Interest of Rs. 3248.45 + Unserviced Interest of Rs. 130.00 Total Dues Rs. 4,54,923.45 + unapplied Interest with effect from 08-05-2025	
	Total Dues	Rs. 109.96 lakh		Rs. 1,06,41,375.64 as on 07-05-2025 + unapplied Interest with effect from 08-05-2025	

Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.

We invite your attention to sub-section 13 of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business),without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13 (13) of the said Act, is an offence punishable under section 29 of the Act.

We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/ inviting quotations/ tender/ private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Note- Copy of the Demand Notice can be obtained from the Branch.

Date: 31-05-2025 Place: New Delhi Authorised Officer



HINDUJA HOUSING FINANCE LIMITED
Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015. Branch Office: 10/14, 3rd Floor, RS Tower, Mangal Pandey Nagar, Meerut- 250004 Email: auction@hindujahousingfinance.com

RRM - Sunil Verma, Mob. No.: 83979 72200 • CRM - Mr. Janeshwar Prasad, Mob. No.: 991778324 CLM - Mr. Vartul Pandit, Mob. No.: 9627074548,
SYMBOLIC POSSESSION NOTICE
Whereas the undersigned being the Authorized Officer of the HINDUJA HOUSING FINANCE LIMITED under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 3 of 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 was issued on the dates mentioned against each account and stated herein after calling upon the borrower (hereinafter the borrower and guarantors are collectively referred to as "the Borrowers") to repay the amount within 60 days from the date of receipt of said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrower 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 said Act, in respect of time available, to redeem the secured assets.
The borrower/guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the HINDUJA HOUSING FINANCE LIMITED for an amount and future interest at the contractual rate on the aforesaid amount together with incidental expenses, costs, charges, etc. 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.

Sr. No.	LAN Nos. / Name of Borrowers / Guarantors & Address	Demand Notice Date Date of Possession	Amount Outstanding
1.	GZ-MNR-MNIR-A000000028. Mr. Joginder Kumar Sharma, Mrs. Meenakshi Meenakshi, 398 Haryana Kheda Baleni Baghat, Baghat Metro, Meerut, Uttar Pradesh 250626	24-01-2025 25-05-2025 SYMBOLIC	Rs. 3027322/- as on 23/12/2025 plus interest thereon
2.	UP-KNP-MRUT-A0000000729. Mr. ARUN KUMAR, Mr. PREETI PREETI, Mr. TARUN JAWLA, 38, Bashedhara Residency Circular Road Urban, Muzaffarnagar, UP 121004	24/01/2025 26-05-2025 SYMBOLIC	Rs. 1754851/- as on 15/12/2025 plus interest thereon
3.	UP-KNP-MRUT-A000001370. Mr. Ompal, Mr. SUMIT SUMIT, Mr. SARAJU SARAJU, 358, P.L. Sharma Road Khaki Mohalla Meerut, Meerut, UP- 250001	24/01/2025 26-05-2025 SYMBOLIC	Rs. 2094695/- as on 15/12/2025 plus interest thereon
4.	UP-KNP-MRUT-A0000000735. Mr. Pankaj Kumar, Mrs. Bohati Devi, Mrs. Minakshi Devi, Ankit Vihar Pacheda Road Muzaffar Nagar, Rural, Uttar Pradesh 251002	24/01/2025 28-05-2025 SYMBOLIC	Rs. 937844/- as on 24/12/2025 plus interest thereon
5.	DL/SHR/SHRP/A000000515. Mr. Surendra Kumar, Mr. Padam Singh, Mohalla Noormagarayan Pur Kazi, Muzaffarnagar-251327	26-12-2024 27-05-2025 SYMBOLIC	Rs. 1012456/- as on 21-12-2024 plus interest thereon
6.	DL/SHR/SHRP/A000000273. Mr. Surendra Kumar, Mrs. Kusum, Mr. Shubham Kumar, House No 13 Mohalla Jattan Purkazi, Muzaffarnagar, Uttar Pradesh, India -251327	22-11-2024 27-05-2025 SYMBOLIC	Rs. 1745131/- as on 29-11-2024 plus interest thereon
7.	UP-KNP-MRUT-A000000467. CO-OPCROFI/A000000030. Mr. Dharmendra Kumar, Mrs. Sumon Tomar, C-62, 2nd Floor Sector-BSF-32 BSF-CGHS Greater Noida-201310	31-01-2024 26-05-2025 SYMBOLIC	Rs. 453739/- as on 13-10-2023 plus interest thereon
8.	UP-KNP-MRUT-A0000000226. Mr. NAIM HAIDER, Mr. Rafat Rafat, Halatpur Chauri Mohalla Muzaffarnagar, Uttar Pradesh 251002, Muzaffarnagar, Meerut, Uttar Pradesh 251002	24/9/2024 26-05-2025 SYMBOLIC	Rs. 458885/- as on 23/04/2024 plus interest thereon
9.	GH/BUL/GULW/A000000082. Mr. Mukesh Kumar, Mrs. Sapna Devi, Village Jagdispur Aurangabad, Bulandshahar-202392	29/11/2024 26-05-2025 SYMBOLIC	Rs. 1512136/- as on 27/11/2024 plus interest thereon

Description of the Property: A Residential House Built On Plot No. A-21, Admeasuring Area 95.80 Sq. Meter Falling Under Khasra No. 5, Situated Under Shivkora Colony Behind Rasta Teshil & District Meerut Bounded As: East: Plot Of Shashi Bala Yadav, West: Other's Plot, North: Other's Plot, South: 25 Feet Wide Road
Description of the Property: A Residential Plot/House No. 287, Land Measuring 50.00 Sq. Yards, Khasra No. 61, Situated At Abundala, Begumbagh, P.I Sharma Road, Mohalla Khakhan Meerut, Tehsil & District Meerut Bounded As: East: House Of Mr. Arvind, West: House Of Mr. Dinesh, North: House Of Mr. Neta Ji, South: Rasta 23.00 Feet, South: Owner Of Smt. Jyoti
Description of the Property: One Residential House, Double Story, H. No-2843, of land having total area 228.8 sq. meters, which dimensions in E-28 feet 6 inch, in West-28 feet 6 inch, in North-72 feet, in South-72 feet, situated in Mohalla-Noor Nagriyan, Vainmiki Basti, Kasba-Purkaji Rural, Pargana, Tehsil & Dist. Muzaffarnagar Bounded As: East: Rasta 10 Feet 4 inch, West: House of Man Singh, North: House of Bhumi Chand, South: House of Mohin
Description of the Property: Flat/dwelling Unit No. C-056, First Floor, B.S (seema Suraksha Bal) Co-operative Group Housing Society Ltd. Situated At Plot No. 15, Sector-p-01 (32 & 33) (ekanki Enclave) In Greater Noida Dist. Gautam Budh Nagar Bounded As: East: Flat No. C-57, West: Open, North: Open, South: Entry
Description of the Property: A Residential House Nagra Palika Number 308, Ward No. 14, Area 71.07 Sq. Meters, Situated At Mohalla Jain Nagar, Pargana Tehsil & District Muzaffarnagar Bounded As: East: 45 Feet/ House of Rajendra Singh, West: 45 Feet/pean Land, North: 17 Feet/rasta 18 Feet Wide, South: 17 Feet/ House Keyyuan
Description of the Property: Residential House Admeasuring 165.78 Sq. Yards i.e. 155.44 Sq. Meters, Land On 632, Situated At Village Jagdispur Aurangabad Pargana Pahasu, Tehsil Shikarpur District Bulandshahr Bounded As: East: House Of Jugendra Singh, West: House Of Harshesh, North: House Of Ghure Singh, South: Rasta 3.30 Meter Wide

Date: 02.06.2025, Place: Meerut Authorised Officer, Hinduja Housing Finance Limited



बैंक ऑफ़ इंडिया Bank of India

Asset Recovery Branch - Ghaziabad, E-52-B, Sector-09, Noida-201301, Ph. No-0120-3295465 E-mail- arb.ghaziabad@bankofindia.co.in

Sale notice for sale of immovable properties. APPENDIX- IV-A Under the provisions of Rule 8(6) & 9(1)

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 provisio to Rule 8(6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.
Notice is given to the Public in general and in particular to the borrower (s) and Guarantors (s) that the below described immovable properties mortgaged /charged to Bank of India, the constructive/Physical possession of which has been taken by the Authorized Officer of Bank of India, will be sold on "As is where is" "As is what is" and "Whatever there is" basis on **25.06.2025, (Time 11:00 AM to 5:00 PM)**.
The Last date for submission of **EMD/Documents** online is **23.06.2025**. The Intended buyer shall get their names registered in the portal www.baanknet.com and submit EMD online to the Global EMD Wallet.
Description of the properties to be sold are given below: Amount to be recovered (secured debt) and particulars of possession are also mentioned in the table below.

Sr. No.	Name of the Branch & Name of Account / Borrower	Description & Owner of Property	Demand Notice Dated/ Dues and Type of Possession	Reserve Price EMD Bid Increase Amount	Date and time of e-auction	Name and Mobile No. of Authorized officer
1.	1.) Bank of India –Ghaziabad Asset Recovery Branch M/s P. P. Metal Works (Prop- Sumit Kumar Varshney S/o Shri Pradeep Kumar Varshney) 19/202-A, Part of Khasra No. 2261/2, Krishnapuri Mathiya, District-Aligarh, UP-202001. 2. Mr. Sumit Kumar Varshney S/o Shri Pradeep Kumar Varshney, 15/50, Nandan Bhawan, Tamoli Para, District-Aligarh, UP-202001.	All part & parcel of EQM of Residential Property situated at House no. 19/202, Part of Khasra No. 2261/2, Kasba- Koil, Near- Krishnapuri, Post & Tehsil - Koil, Aligarh in the name of Mr. Sumit Kumar Varshney S/o Shri Pradeep Kumar Varshney. Area- 100.73 sq. mtrs Boundary :North- Rasta 8 ft wide, South- Land of K. P. School, East- Arazi Rajendra Prasad at present H/o Krishna Kumar Saraswat, West-Land of K. P. School	30.04.2021 / Rs. 1,00,50,881.35 + as on 30.04.2021 with further Uncharged Interest, cost, expenses and other incidental charges etc, Symbolic Possession	Rs. 24.30 Lakhs, Rs. 2.43 Lakhs Rs. 0.25 lakhs.	25.06.2025 11 a.m to 5 p.m	Kailash Kumar Sagar 9506722936
2.	1.) Bank of India –Ghaziabad Asset Recovery Branch M/s Tejas Pharma Prop- Mr. Tanush Garg S/o Mr. Alok Garg, Shop No- 7th A & 8, First Floor Municipal House No- 7 (New), Situated at Mohalla Ramanuj Dayal, Nai Basti, Ghaziabad, UP-201001 Mob. No- 9818151888	All part & parcel of commercial shop No- 7-A & 8 situated at First Floor, Municipal House No- 7 (New), Mohalla Ramanuj Dayal, Nai Basti, Tehsil & District- Ghaziabad, UP-201001 admeasuring 22.29 sq.mtr in the name of Smt. Usha Garg W/o Alok Garg. Area- 22.29 sq. mtr Boundary :North- Shop of Yogita ur Yamini, South- 25.00 Ft wide Road at Ground, East- Shop No- 6, West- 3.50 Ft. Wide Corridor	13.01.2022 / Rs. 61,78,427.99 as on 13.01.2022 with further Uncharged Interest, cost, expenses and other incidental charges etc, Physical Possession	Rs. 23.78 Lakhs, Rs. 2.38 Lakhs Rs. 0.25 lakhs.	25.06.2025 11 a.m to 5 p.m	Kailash Kumar Sagar 9506722936

TERMS AND CONDITIONS:
1. Auction sale /bidding would be only through "Online Bidding process" through the website <https://baanknet.com/eaction-psb/bidder-registration>
2. Date and time of E-auction is **25.06.2025 (11.00 AM to 05.00 PM with Auto-Extensions** of 10 minutes each). The last date for submission of EMD is **23.06.2025**
3. Auction would commence on the Reserve Price plus first incremental value as mentioned in bank's website. Bidders shall improve their offers in multiples/incremental value mentioned in the above table for the property simultaneously. The properties shall not be sold below the Reserve Price plus first incremental value.
4. The intending bidders shall get their names registered on the portal www.baanknet.com, and submit EMD online to the Global EMD Wallet and thereupon they would be allowed to participate in the online auction through the said portal. Buyers shall submit their KYC documents, phone number and email id to the website.
5. The property shall be sold with all existing or future encumbrances (if any). The authorized Officer shall not be responsible for any third party rights /claims or dues on the properties.
6. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. The intending bidders should make their own independent inquiries regarding encumbrances /title of properties, statutory liability /tax liability /arrears of property tax etc. The Properties can be viewed by login to the website www.baanknet.com. For Physical Inspection of the property Authorized Officer can be contacted during banking working hours.
7. The successful bidder / purchaser would bear all taxes including **TDS @ 1%** of sale price payable on purchase of property (if sale price is **Rs. 50 lakhs/- & above**) and the taxes payable to service provider for conducting online sale. Also the fees payable for execution of sale certificate such as stamp duty, registration fee, etc. shall be borne by the successful bidder.
8. Unsolicited bidder shall take up with **EBKRAY/ baanknet** on their own for refund of EMD. Authorized officers shall not be responsible for refund of EMD.
9. The Authorised Officers/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn /postpone /cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there of.
10. The Sale certificate will be issued in the name of purchasers /applicants only and will not be issued in any other names.
11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration. The Earnest money Deposit shall not bear any interest. The Successful bidders shall have to deposit 25% of the sale price including EMD already paid, immediately before the end of next working days on acceptance of Bid price by the authorized officer & the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidders would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidders shall have no claim/right in respect of property /amount.
The intending bidders who wants to get registered with the website and to submit the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact the customer care at **8291220220** or support.baanknet@psballiance.com and for any property related query may contact Authorized Officers at their respective phone number. Sale will be done by the Authorized Officers through e-auction platform provided in the website www.baanknet.com.
Note: All interested bidders may inspect the property and its related documents/visit the site after contacting the AO/Branch from **03.06.2025 to 23.06.2025** during bank's working hours only and no request for site visit shall be entertained thereafter or prior to the date mentioned.
For detailed terms and conditions of the sale, please refer to the link provided in <https://www.bankofindia.co.in/> / <https://www.baanknet.com>

Date: 31.05.2025, Place: Noida Authorized Officer, Bank of India

