Form No: 1-A

Summons/Notices for Service by Advertisement in a Newspaper (Or. 5 R.20)
In the Hon'ble Court of CJM at Dehradun
CC No. 281 of 2025

PNB HOUSING FINANCE LIMITED
Having its registered office at:"9th Floor, Antriksh Bhawan 22, K.G. Marg, New Delhi-110002"Having inter-alia its Branch office at: 3rd Floor Zodiac Central M. No.4 Nardev Shastri Marg Gandhi Road, Dehradun-248001 (U.K.) Through its Authorized Representative **Shri Mukesh Vishnoi... PETITIONER**

VERSUS

1.Shri Rajesh Roushan S/o Shri Siyalal Mandal QTR. No. JC 2/2, Deal Colony Sanchar Vihar, Raipur Road, Dehradun-248001 (Uttarakhand) **ALSO AT:**
Shri Rajesh Roushan S/o Shri Siyalal Mandal Khasra No.810 Kha, Mauja Aamwala Tarla, Pargna Parwadoon, Dehradun-248001 (Uttarakhand) **Mobile No:7895736993**
2.Smt. Sudha Roushan W/o Shri Rajesh Roushan Khasra No. 810 Kha, Mauja Aamwala Tarla, Pargna Parwadoon, Dehradun-248001 (Uttarakhand) **ALSO AT:**
Smt. Sudha Roushan W/o Shri Rajesh Roushan R/o 14 Nanaksar Housing, Dehradun **Mobile No: 7895736993**

..RESPONDENTS

To
1. Shri Rajesh Roushan
S/o Shri Siyalal Mandal QTR. No Jc 2/2, Deal Colony Sanchar Vihar, Raipur Road, Dehradun-248001 (Uttarakhand) **Also At: Shri Rajesh Roushan** 5/0 Shri Siyalal Mandal Khasra No 810 Kha Mauija Aamwala Tarla, Pargna Parwadoon, Dehradun-248001 (Uttarakhand) **Mobile No: 7895736993**
2. Smt. Sudha Roushan W/o Shri Rajesh Roushan Khasra No 810 Kha Mauja Aamwala Tarla, Pargna Parwadoon, Dehradun-248001 (Uttarakhand)
Also At: Smt. Sudha Roushan W/o Shri Rajesh Roushan R/ 14 Nanaksar Housing, Dehradun **Mabile No: 7895736993**

Whereas the Petitioner company has instituted the above said Section 14 SARFAESI Petition against you for hearing, you are hereby summoned to appear in this Court in person or by Pleader on the 30th Day of April 2025 at 10:00 AM, to answer the same, Failing which the said execution petition will be disposed of ex-parte.
Given under my hand and the seal of the Court on this **15 day of/04/2026**

By the order of the Court
Judge
Court of CJM/Dehradun
Chief Judicial Magistrate
Dehradun

Hinduja Housing Finance Ltd.

Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015, and
Branch office: 2015/1, 2nd Floor Pitambra Heights Green Park Colony, Near 48 Chambers, Elite Jhansi, U.P.-284001

Ms. Umesh Kumar Chauhan (ZRM), M.9838202386; Mr. Brijesh Kumar Awasthi (RLM), M.9918301885; Mr. Pushkar Awasthi (RRM), M.9453043399;
Email Id:- auction@hindujahousingfinance.com

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO HHFL UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

The undersigned as Authorized Officer of HHFL has taken over possession of the schedule property us/ 13(4) of the SARFAESI Act. Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to HHFL for realization of it's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:
1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"**. **2.** The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of HHFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter. **3.** The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above. **4.** Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application. **5.** In case of non-acceptance of offer of purchase by the HHFL, the amount of 10% paid along with the application will be refunded without any interest. **6.** The property is being sold with all the existing and future encumbrances whether known or unknown to HHFL. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. **7.** The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date. **8.** HHFL reserves the right to reject any offer of purchase without assigning any reason. **9.** In case of more than one offer, HHFL will accept the highest offer. **10.** The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application on or before **08.05.2026.** The Process shall be concluded on **13.05.2026. 11.** The purchaser must bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property. **12.** Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE Description of the Properties (Secured Asset)

1. One Residential House Lies in Part of Arazi No. 833 having area 83.61 sq.mtr, Situated at Mauja BHEL Tehsil & District Jhansi, Uttar Pradesh-284120
Boundries:- EAST:- Road 12 ft, WEST- House of Angoori Khangar, NORTH- House of Radha Raman Goswami, SOUTH- House of Maniram Chaudhary
Reserve Price : Rs. 7,00,000/- (Rupees Seven Lakhs Only)

Date: 28-04-2026, Place: Jhansi **Authorised Officer, Hinduja Housing Finance Limited**

HINDUJA HOUSING FINANCE LIMITED

Registered office at 27-A, Developed Industrial Estate, Guindy, Chennai - 600 032, Tamil Nadu. E-mail : auction@hindujahousingfinance.com

CONTACT NO.: RLM - HASMUDDIN RAZA - 8468898202 | RRM - HARISH YADAV - 7060411785; CLM - RAVI-9999048581 | CRM - LALIT PANWAR - 9837000044

Demand Notice under Section 13[2] of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Whereas, the undersigned being the Authorized Officer of **Hinduja Housing Finance Limited (HHFL)** 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, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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) / Guarantor(s) 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 the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 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. 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 HHFL for an amount as mentioned herein under with interest thereon.

	LAN / Borrower(s) /Co-Borrower(s) / Guarantor(s) / Address	Demand Notice
1	DL/DLS/DLSD/A000000346. 1. Mr. Titu T 2. Mr. Sandhya S. House No 415 Galand, Rural, Ghaziabad, Uttar Pradesh, India - 201302. | NPA DATE: 06-Apr-26 | Description Of Property: Schedule of the Property (complete property address with Survey/Khasra/Plot No. etc, as per Sale Deed)Property area measuring 110 sq. yds. part of Khasra No. 232 siturted at Village Galand Paragna Dasna and Tehsil Dholana and District Hapur. Uttar Pradesh. Boundaries:- North: Rasta 14h Wide, South: House of Chaudhary, East: Plot of Vishal, West: Plot of Shilpi	Date & Outstanding: 14-Apr-26 & Rs. 6,61,162/- as on 09-Apr-26
2	DL/DLS/DLSD/A000000846. 1. Mr. Hasim Hasim 2. Mrs. Rahish Rahish. 519, Village Tilbegumpur Tehsil Sikandarabad Bulandshahr Up - 203205 . | NPA DATE: 06-Apr-26 | Description Of Property: Schedule Of The Property (complete Property Address With Survey/khasra/plot No. Etc, As Per Sale Deed)a Residential House Area Measuring 120 Sq. Yds. I.e., 100.33 Sq. Mtrs. Situated At Village: Tilbegumpur, Pargana And Teshil: Sikandrabad, Dist: Bulandsahahr (u.p). Boundaries:- North: Plot Of Aarif,, South: Rasta 15 Ft. Wide,, East: Plot Of Kasim,, West: Rasta 15 Ft. Wide,	14-Apr-26 & Rs. 12,42,591/- as on 09-Apr-26
3	DL/DLS/DLSD/A000001423. 1. Mr. Pramod Kumar 2. Mrs. Manisha Devi, Village Shahpur Fagota, Post Phagotadistrict Hapur, Uttar Pradesh - 245101. | NPA DATE: 06-Apr-26 | Description Of Property: Schedule of the Property (complete Property Address With Survey/khasra/plot No. Etc, As Per Sale Deed)frechold Residential Double Storied House, Area Measuring 310 Sq. Yards, I.e., 259.28 Sq. Meters, Out Of Khasra No. 49, Situated At Village Shahpur, Fagauta, Pargana Dasna, Tehsil Dhaulana, District Hapur, Uttar Pradesh.. Boundaries:- North: Rasta 11 Feet Wide, South: House Of Ompal Singh, East: Rasta 7 Feet Wide, West: Property Of Ishwarpal/ Rasta 11 Feet Wide	14-Apr-26 & Rs. 19,79,414/- as on 09-Apr-26
4	DL/GRC/GARU/A000000412. 1. Mr. Manoj Tomar 2. Mrs. Sunita Sunita, 581, Dhivro Moh. Kastala Kasmabad Ghaziabad Uttar Pradesh - 245304. | NPA DATE: 06-Apr-26 | Description Of Property: Schedule of the Property (complete property address with Survey/Khasra/Plot No. etc, as per Sale Deed) Frechold Residential House Single Storey House of land area measuring 100 Sq. Yards i.e. 83.64 Sq. Meters, out of Khasra No. 654, Situated in Village Kastla, Kasmabad, Pargana, Tehsil & Distt. Hapur, Uttar Pradesh,. Boundaries:- North: 4 Ft. wide Road, South: House of Pawan, East: House of Rahul, West: House of Shyam Singh	14-Apr-26 & Rs. 7,56,196/- as on 10-Apr-26
5	DL/MNR/MNGR/A000001215. 1. Mr. Mauhmmad Nadim 2. Mrs. Shahin Nadim. 1397, Darul Shifa, Bandda Patti Hapur, Uttar Pradesh - 245101 & H.NO. 226, Madarsa Sadat Police Station Kotwali Hapur Tehsil & District Hapur Uttar Pradesh - 245101. | NPA DATE: 06-Apr-26 | Description Of Property: Schedule of the Property (complete property address with Survey/Khasra/Plot No. etc, as per Sale Deed)Freehold Residential House measuring area 120 Sq. Yd. or say 100.36 Sq. Mt., Part of Khasra no. 1486/1 Mi., situated in Mohalla Kotla Mewatiyan Hapur, Pragna, Tehsil, Distt. Hapur. U.P. Boundaries:- North: House of Tahir, South: House of Anees, East: 10 ft. Wide Road, West: House of Babu	14-Apr-26 & Rs. 15,12,373/- as on 09-Apr-26
6	DL/MNR/VSEN/A000000733. 1. Mr. Gaurav Kumar Bamal 2. Mrs. Poonam Poonam. Hosdarpur Garhi Post hapur, District Hapur Uttar Pradesh 245101 | NPA DATE: 06-Apr-26 | Description Of Property: Schedule of the Property (complete property address with Survey/Khasra/Plot No. etc, as per Sale Deed)Freehold Residential House measuring area 252 Sq. Yds., i.e. 210.77 sq. meter Out of Khasra No. 794, situated at Village Hoshadaarpur Garhi, Pargana and Tehsil and Distt. Hapur, U.P. Boundaries:- North: House of Mr. Sudesh Kumar, South: Rasta 15 Feet. Wide, East: Rasta Private Approx 15 Feet Wide, West: House of Mr. Harpal Singh and Singhari	14-Apr-26 & Rs. 10,36,213/- as on 09-Apr-26
7	GH/HPR/DHOL/A000000039. 1. Mr. Firoj Khan 2. Mrs. Ruksar Begam. H. No. 136, Chamri Road Hapur Ghaziabad Uttar Pradesh - 245101| NPA DATE: 06-Apr-26 | Description Of Property: Schedule of the Property (complete property address with Survey/Khasra/Plot No. etc, as per Sale Deed)A Plot Part of Plot No 19, Admeasuring 33.33 Sqyds. i.e. 27.87 Sq. mtr. , Out of Khasra No 504 Mi Situated at Village Chamri (Village Abadi) Under Nagar Palika Hapur Tehsil & Dist. Hapur (U.P). Boundaries:- North: Plot of Jaichand, South: Rasta 6. Feet Wide, East: Plot of Shaukat Ali, West: house Of Jeenat	14-Apr-26 & Rs. 5,13,079/- as on 09-Apr-26
8	GH/HPR/HAPU/A000000190. 1. Mr. Inderpreet Singh 2. Mrs. Jasbir Kaur 3. Harvindra Singh. H. No. 17-1/148, Gali No. 2 Meerut Road Opposite Telephone Exchange Govind Nagar, Hapur Ghaziabad, Uttar Pradesh - 245101 | NPA DATE: 06-Apr-26 | Description Of Property: Schedule of the Property (complete property address with Survey/Khasra/Plot No. etc, as per Sale Deed)A frechold residential House, admeasuring 58.67 sq. yard i.e. 49.069 sq. meter, Situated at Mohalla Kailshannagar (Govindnagar) Hapur, under limit Nagar Palika Hapur, Pargana, Tehsil & Dist. Hapur (U.P) . Boundaries:- North: Road 20 ft. wide, South: /louse seller , East: Jlousc seller , West: House Lokesh Kumar	14-Apr-26 & Rs. 13,70,784/- as on 09-Apr-26
9	GH/HPR/HAPU/A000000790. 1. Mr. Nafis Ahmed 2. Mrs. Diljaha Diljaha 3. Mr. Istekhar Ali. H No-1950 Bhanda Patti Hapur, Near Water Tank, Urban, Hapur, Uttar Pradesh, India - 245101 & Ashiyana Colony Bulandshahr Road Hapur, Uttar Pradesh - 245101 | NPA DATE: 06-Apr-26 | Description Of Property: Schedule of the Property (complete property address with Survey/Khasra/Plot No. etc, as per Sale Deed) A Residential Admesuring Area 89.6 Sq. Yrd. I.E. 74.94 Sq. Mtr. From 1/2 part Area 48.8 Sq. Yrd. I.E. 37.47 Sq. mtr. Part of Khasra no.1635M, , situated at Moh. Bhanda Patti Moti Colony, Hapur, Tehsil and Dist. Hapur (U.P) . Boundaries:- North: Road 12 Feet., South: Plot No. 21-22, House others., East: Plot No. 17, Howse Asif, West: Plot No. 18, House others.	14-Apr-26 & Rs. 10,01,939/- as on 09-Apr-26
10	GZ/GNR/GNRN/A000000895. 1. Mr. Narender Singh 2. Mrs. Alka Rani, Rzh - 73, Gali No. 2 Raj Nagar Part -2, Palam Colony South West Delhi, Delhi - 110077 | NPA DATE: 06-Apr-26 | Description Of Property: Schedule Of The Property (complete Property Address With Survey/khasra/plot No. Etc, As Per Sale Deed)freehold Residential Built Single Storey House, Having Nagar Palika No. Hup/w-8/1095, Built On Plot No. 13, Area Measuring 101.33 Sq. Yards I.e. 84.75 Sq. Meter, Out Of Khasra No.683, Situated At Mohalla Shivgarhi Hapur, Near Panchsheel School, Pargana And Tehsil And District, Hapur, Uttar Pradesh-245101. Boundaries:- North: Other Proeprty., South: Road 10 Ft Wide., East: Vacant Plot, West: House Of Manjeet.	14-Apr-26 & Rs. 12,76,057/- as on 09-Apr-26

The Borrower/s / Guarantor/s 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 Hinduja Housing Finance Limited, for an above-mentioned demanded amount and further interest thereon.

Place: Uttar Pradesh Date : 28.04.2026 **SD/- Authorised Officer- For HINDUJA HOUSING FINANCE LIMITED**

AU SMALL FINANCE BANK LIMITED

INFORMATION NOTICE

The below mentioned Borrowers & Co-Borrowers are informed to remove their movable assets from the mortgaged property (mentioned in the below table) which has been sold by **AU Small Finance Bank Ltd. (A Scheduled Commercial Bank)** through auction proceeding under **SARFAESI Act. 2002**, otherwise the movable assets would be transferred to any rented location at their own cost and they will also be liable for any damage caused during the shifting, if it is not removed within 15 days. For other queries contact: **SANE ALAM : 8130809314 or at nearest branch.**

Loan A/c No. & Name of the Borrower/ Co-Borrower/Mortgagor/Guarantor	Detail of Mortgaged Property
(A/c No.) L9001060829925370 & L9001060124749909 Amit Kumar S/O Jawahar Sah (Borrower), Smt.Roshni Kumari w/o amit kumar (Co-Borrower)	Property Situated At- Property No D-3/416, Khasra No 130, Village Sadat Pur Gurjan Sonia Vihar, Illaqa Shahdara, Delhi

Date : 27-04-2026 **Authorised Officer**
Place : Delhi **AU Small Finance Bank Limited**

HDFC BANK

HDFC Bank Ltd, Ground Floor Nahra Nahri Road Line Par Bahadurgarh Haryana - 124507

AUCTION NOTICE

The under mentioned Borrower has availed the loan against pledged stocks. The borrower did not repay the dues in full in spite of issuance of demand/liquidations notices by the bank. The bank has therefore decided to proceed to sell the stocks of commodity pledged to the Bank under sec.176 of Indian contract Act-1872 and stored in below mentioned godown from interested parties on as is where is AND "No recourse" basis. The commodity i.e. **Kidney Bean** are stored in the godown under the lock and key **Star Agri warehousing And Collateral Management Ltd.** The under mentioned Borrower may remain present if they desire.

PLACE OF AUCTION: HDFC Bank Ltd, Ground Floor Nahra Nahri Road Line Par Bahadurgarh Haryana 124507

Name of Borrower	Godown Address	Qty. of Commodity In MT	Reserve Price of Commodity per MT
DM International	Mrigesh Agro And Cold Storage Pvt Ltd, Shiv Puri Barrier, Narela Piou Manihari Road, Kundli Dist Sonepat Haryana - 131028	Kidney Bean (Chitra) : 102.85	Rs 30,000/-
		Kindey Bean (Common) : 35.755	Rs 30,000/-
	Svk Cool Chains Private Limitied, Wazidpur Saboli Kundli, Sonepat Haryana - 131028	Kindey Bean (Common): 206.895	Rs 30,000/-
		Kindey Bean (Premium):255.365	Rs 30,000/-

Submit the bid application along with non-refundable earnest money of Rs. 1 lakhs by way of DD in favour of Hdfc Bank Ltd. **at HDFC Bank Ltd, Ground Floor Nahra Nahri Road Line Par Bahadurgarh Haryana - 124507** on the working day from the period of **28.04.2026** to **02.05.2026** between 10 am to 4p.m. Bank reserve its right to deal with this earnest money at its discretion.

The bids will be opened by the Authorized Representative of the Bank on **04.05.2026** between i.e 12.00 Noon to 1.00 PM (the date of the auction) in the presence of available/intending bidders at the branch **HDFC Bank Ltd, Ground Floor Nahra Nahri Road Line Par Bahadurgarh Haryana - 124507**

The tenderers / prospective purchasers will have an opportunity to increase their offers after the tenders are opened, if they so desire. They are, therefore, advised to remain present himself/herself/ themselves in person or through their duly authorized and empowered representatives with document of authority.

Terms and Condition of Auction details are available with **Mr Satyendra Singh M 9166142638** our above branch.

Date: 28-04-2026 **Sd/-**
Place: Sonipat **Authorised Officer HDFC Bank Ltd.**

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered office: 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019
Corporate Office: Assets Care & Reconstruction Enterprise Ltd. Unit No. 502, C Wing, One BKC, G Block, Bandra Kurla Complex, Mumbai – 400 051

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

WHEREAS
The Authorized Officer of the Secured Creditor mentioned herein, 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 Demand Notice(s) as mentioned below calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor(s) to repay the amount mentioned in the demand notice(s) appended below within 60 days from the date of receipt of the said notice/s together with further interest and other charges from the date of demand notice within 60 days from the date of receipt of the said notice.
Thereafter, Assignor mentioned herein, has assigned the financial assets to **ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.** also as its own /acting in its capacity as trustee of the Trust herein mentioned hereunder (hereinafter referred as "ACRE"). Pursuant to the assignment agreements, under Sec. 5 of the SARFAESI ACT, 2002, ACRE has stepped into the shoes of the Assignor and all the rights, title and interests of the Assignor with respect to the Financial Assets along with underlying security interests, guarantees, pledges have vested in ACRE in respect of the financial assistance availed by the Borrower and ACRE exercised all its rights as the secured creditor.
The borrower having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrower/Mortgagor/Guarantor(s) and the public in general that the undersigned being the Authorized Officer of ACRE has taken the possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of SARFAESI ACT, 2002 read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned against each property:

Sr. No	Name of the Assignor	Name of the Trust	Loan Account Number/Borrower Name & Co-Borrower(s) Name	Date of Demand Notice / Amount of Demand Notice	Date of Possession/ Type of Possession
1.	IDFC FIRST BANK LTD.	ACRE-Trust-158	10049368984/ ARBIND MISHRA AND SUMAN MISHRA	21-08-2021 / Rs.68,82,917/- (Rupees Sixty-Eight Lakh Eighty-Two Thousand Nine Hundred Seventeen Only)	24-04-2026 /SYMBOLIC POSSESSION
Description of the property:- All That Piece And Parcel Of Property Comprising Flat No. 1503, On The 15th Floor, In Block-B, In The Tower Known As Happiness Of The Building Named To Be "Sikka Karmic Greens" Situated At Plot No. Gh-01/C, Situated At Sector-78, Noida, Uttar Pradesh, Admeasuring 1510.00 (Super/Built Up Area)					
2.	IDFC FIRST BANK LTD.	ACRE-Trust-158	10045137553/ MANISH KUMAR SAHU	21-08-2021/ Rs.65,62,884.51/- (Rupees Sixty-Five Lakh Sixty-Two Thousand Eight Hundred Eight-Four and paisa Fifty-One Only)	24-04-2026/ SYMBOLIC POSSESSION
Description of the property:- All That Piece And Parcel Of Residential Property Bearing Flat No. 1403 On The 14th Floor, In Block 'B', Tower-Peace Of The Building Named As "Sikka Karmic Green", Situated At Plot No. Gh-01/C, Sector No. 78, Noida, U.P., Admeasring 1510.00 Sq.ft. (Super Built Up Area).					
3	IDFC FIRST BANK LTD.	ACRE-Trust-158	5146144/ NEERAJ PRAKASH, RAJ KUMARI, DEEPAK SHARMA AND SHIV TRADERS	07-12-2017/ RS.19,50,785.07/- (Rupees Nineteen Lakh Fifty Thousand Seven Hundred Eighty-Five and Paisa Seven Only)	24-04-2026/ SYMBOLIC POSSESSION
Description of the property:- P.No. 35/36, Kh No. 754, Gram Bheta Haz, Pargana Loni, Ghaziabad, Uttar Pradesh 201102. East: P No.31 - P No.180, West: Road - Other Plot, North: Other Plot - Road, South: Part Of Plot - Other Property					
4	YES BANK LTD./ JC Flower Asset Reconstruction Private Ltd., as Trustee of JCF YES 2022-23/1 Trust	ACRE-Trust-166	3884600000871/ M/S CHAUDHARY TRACTORS, AJAY VEER SINGH, AND GAURAV CHOUDHARY	29-11-2025/ RS.91,11,336/- (Rupees Ninety-One Lakh Eleven Thousand Three Hundred Thirty-Six Only)	23-04-2026/ SYMBOLIC POSSESSION
Description of the property:- Residential Plot Khasra No. 317, Village- Duhai, Ghaziabad, Uttar Pradesh. East- Field Of Inderpal West- H/O Rajendra North- Field Of Indrapal South- Road 12 Ft.					
5	YES BANK LTD./ JC Flower Asset Reconstruction Private Ltd., as Trustee of JCF YES 2022-23/1 Trust	ACRE-Trust-166	19288900000027/ REHANA BABY, SHABISTA, MOHD. MEHARBAN & MOHD. USMAN	14-10-2025/ RS.3,51,21,433.86 (Rupees Three Crore Fifty-One Lakh Twenty-One Thousand Four Hundred Thirty-Three And Paise Eighty-Six Only)	23-04-2026/ SYMBOLIC POSSESSION
Description of the property:- All That Piece And Parcel Of Three Storyed Property Alongwith Freehold Land Underneath Measuring About 196.4 Sq. Yards I.e., 164.21 Sq. Mtrs In Out Of Bearing Property No. 2725-2729, Ward No. XIV, Plot No. 4 (East), Situated At Sadar Thana Road, Delhi-110006 And Bounded As Under: - East: Gali Mundewalan; West: Footpath & Sadar Thana Road; North: Other Property Constrcuted On Plot No.5; South: Other Property Constructed On Plot No.3					
6	IDFC FIRST BANK LTD.	ACRE-Trust-158	11770318 / AMIT SHARMA AND MEENU SHARMA	29-06-2019 / Rs.34,55,190.28/- (Rupees Thirty-Four Lakh Fifty-Five Thousand One Hundred Ninety And Paise Twenty-Eight Only)	24-04-2026 / PHYSICAL POSSESSION
Description of the property:- All That Piece And Parcel Of Flat No. 1204, On 12th Floor Tower/ Block-E6/E6 Eco Village 1, Plot No. 08, Sector- 1, Greater Noida, Gautam Buddha Nagar, Noida, Uttar Pradesh- 201306					

The Borrower's/ Co-Borrowers'/ Mortgagors'/Guarantors' attention is invited to the provisions of sub-section (8) of Sec.13 of the Act in respect of the time available, to redeem the secured assets. The borrower(s) 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 **ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.,** for the amount mentioned above and interest thereon.

Date: 28-04-2026, **Sd/-,**
Place: DELHI/GHAZIABAD/NOIDA/ GAUTAMBUDDHA NAGAR **Authorized officer Assets Care & Reconstruction Enterprise Ltd.**

FORM NO.14
[See Regulation 33(2)]
By Regd. A/D, Dasti failing which by Publication

OFFICE OF THE RECOVERY OFFICER – I/II DEBTS RECOVERY TRIBUNAL DELHI(DRT 1)

4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

DEMAND NOTICE

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

RC/29/2026 **23/02/2026**

PUNJAB NATIONAL BANK Versus SHUBH FOODS PRODUCTS CO

To,
(CD 1) SHUBH FOODS PRODUCTS CO
1619/43, ULDHANPUR, DWARIKA PURI, DELHI-110032
Also At: N-72 NAVEEN SHAHDARA EAST. DELHI-110032
(CD 2) SHAILENDER KUMAR AGGARWAL
N-72, ULDHANPUR, NAVEEN SHAHDARA, DELHI-110032
(CD 3) MANOJ KUMAR AGGARWAL S/O RAGHURAJ SARAN AGGARWAL,
N-72. TLDHANPUR, NAVEEN SHAHDARA, DELHI-110032

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL DELHI(DRT 1) in OA/297/2024 an amount of Rs 13749739.90 (Rupees One Crore Thirty Seven Lakhs Forty Nine Thousands Seven Hundred Thirty Nine And Paise Ninety Only) along with pendentellite and future interest @ 12% Compound Interest Monthly w.e.f. 16/04/2024 till realization and costs of Rs 115000 (Rupees One Lakh Fifteen Thousands Only) has become due against you (Jointly and severally/ Fully/Limited).
2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.
3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.
4. You are hereby ordered to appear before the undersigned on **06/05/2026** at 10:30 a.m. for further proceedings.
5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.
Given under my hand and the seal of the Tribunal, on this date: **23/02/2026.**

NIRANJAN SHARMA, Recovery Officer-II
DEBTS RECOVERY TRIBUNAL DELHI (DRT 1)

Hinduja Housing Finance Ltd.

Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015, and
Branch office: at F8, first floor, Mahalaxmi Tower, Sector 4, Vaishali, Ghaziabad-201010
Authorized Officer: Mr. Brajesh Gupta, Contact No.: 8881189541; Email: auction@hindujahousingfinance.com

RRM - AMIT KAUSHIK - 9587088333 • RLM - ARUN MOHAN SHARMA - 8800898999
ZRM - RAKESH GUPTA - 9873925255

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO HHFL UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

The undersigned as Authorized Officer of HHFL has taken over possession of the schedule property us/ 13(4) of the SARFAESI Act. Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to HHFL for realization of it's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:
1. Sale through Private Treaty will be on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS".**
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of HHFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the HHFL, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to HHFL. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. HHFL reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, HHFL will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application on or before **12.05.2026.** The Process shall be concluded on **15.05.2026.**
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE Description of the Properties (Secured Asset)

1. Flat No TF-6 on Third Floor, Plot No 23,24.25, and 26, area measuring comprised in khata No-01 178 Khasra No-78 Min, Siutated at Sudamapuri Colony (Krishan Vatika) Village Dunduhera Paragani Loni Ghaziabad. Boundry as per Title Deed : East:- Plot no 23 & 24, West:- Rasta 20 Ft Wide, North:- Rasta 28 Ft, South:- Plot No 27.
Reserve Price : Rs. 15,30,000/- (Rupees Fifteen lakhs thirty Thousand Only)
2. Residential Plot area measuring 50 sq. yds arising from Khasra no. 1373, situated in the area of village Noor Nagar, Pargana Loni, Tehsil & District, Ghaziabad (U.P) East- Road 15 ft. wide, West- Property Pramod Chaudhary, North- Road 18 ft. wide, South-Plot of other
Reserve Price : Rs. 8,00,000/- (Rupees Eight Lakh Only)

Date: 28-04-2026, Place: Ghaziabad **Authorised Officer, Hinduja Housing Finance Limited**

TATA CAPITAL HOUSING FINANCE LIMITED

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013,

POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)
(As per Appendix IV read with Rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the **TATA Capital Housing Finance Limited,** 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 notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.**

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 section 13(4) of the said Act read with rule 8 of the said Rules.**

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 **the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.**

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.

Loan Account No.	Name of Obligor(s) /Legal Heir(s)/ Legal Representative(s)	Amount & Date of Demand Notice	Possession Date
TCHHF03700 00100163475, TCHHF03700 00100165787	Mr. Ankit Gupta (Borrower), and Mr. Arpit Gupta and Mrs. Madhuri Devi (Co-Borrowers)	Rs. 17,23,776/- under the loan account TCHHF037000010 0163475 and an amount of Rs. 2,13,705/- under the loan account no TCHHF03700001001 65787 by you i.e. totaling to Rs. 19,37,481/- (Rupees Nineteen Lakh Thirty Seven Thousand Four Hundred Eighty One Only), outstanding as on 06.02.2026	24.04.2026

**Description Of Sec