ADITYA BIRLA CAPITAL

LOANS INVESTMENTS INSURANCE PAYMENTS

ADITYA BIRLA CAPITAL LIMITED

Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266. **Branch Address at :** Plot No-17, Vijaya Building, 2nd Floor, Barakhamba Road, New-Delhi-110001.

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

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all the operations /contracts /obligations /legal actions /correspondences/ communications/ SARFAESI actions initiated/to be initiated by or against Aditya Birla Finance Ltd. (ABFL) in relation to the loan account and mortgaged property mentioned below, stands transferred to Aditya Birla Capital Ltd (ABCL), the amalgamated company.

Whereas, the undersigned being the authorized officer of **Aditya Birla Finance Limited (now amalgamated with ABCL)**, 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 issued a demand notice dated **02.06.2023** calling upon the borrowers namely **M/s Eco Green Buildtech Pvt Ltd (Borrower and Mortgagor), through its Directors Mr. Harvinder Singh Sikka and Mr. Gurneet Singh Sikka; M/s G.S. Promoters Pvt Ltd (Co-Borrower); M/s Sikka Kars Global Pvt Ltd (Co-Borrower); M/s Sikka Promoters Pvt Ltd (Co-Borrower/Mortgagor); M/s Sikka Motors Pvt Ltd (Co-borrower); M/s Singh Service Centre (Co -Borrower); Sikka Locomotive Pvt Ltd (Co-Borrower); Mr. Gurinder Singh Sikka (Guarantor); Mr. Harvinder Singh Sikka (Guarantor); Mr. Gurneet Singh Sikka (Guarantor); Mrs. Kusham Kaur (Guarantor); Mrs. Jasvinder Kaur (Guarantor)** to repay the amount mentioned in the notice being **Rs. 30,10,24,326.67/- (Rupees Thirty Crore Ten Lakh Twenty Four Thousand Three Hundred Twenty Six and Sixty Seven Paisa Only)** by way of outstanding principal, arrears, accrued late charges and interest due as on 12.05.2023 within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said act read with rule 8 the Security Interest (Enforcement) Rules, 2002 on this **05th June 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 Capital Limited for an amount **Rs. 30,10,24,326.67/- (Rupees Thirty Crore Ten Lakh Twenty Four Thousand Three Hundred Twenty Six and Sixty Seven Paisa Only)** and interest thereon.

The 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-

First charge on below mentioned commercial units of Sikka Kamya Greens being developed at Plot No. GH 02 B, Sector-10, Greater Noida, Gautam Budh Nagar, Uttar Pradesh.

S. No.	Shop No.	Super Area (sq. ft.)
1.	LG- 08	360
2.	LG- 09	360
3.	LG- 10	360
4.	LG- 11	360
5.	LG- 12	360
6.	LG- 13	360
7.	LG- 14	360
8.	LG- 15	360
9.	LG- 16	360

DATE : 05/06/2026,
PLACE : Delhi / National Capital Region

Authorised Officer,
(Aditya Birla Capital Limited)

NOTICE

For Inviting Expression of Interest
for Assignment of Not Readily Realisable Asset ("NRRA")
under Insolvency & Bankruptcy Code, 2016 ("Code") read with
Regulation 37A of Insolvency & Bankruptcy Board of India (Liquidation Process) Regulations, 2016 In the matter of
M/s Aventura Components Private Limited (in Liquidation)
CIN: - U51505DL1997PTC089785

Notice is hereby given by the undersigned to the public in general that the below mentioned Not Readily Realisable Assets (NRRA) of M/s Aventura Components Private Limited (in Liquidation) ("Corporate Debtor") are being offered to the interested assignees under the provisions of the Insolvency & Bankruptcy Code, 2016 (Code) read with Regulation 37A of Insolvency & Bankruptcy Board of India (Liquidation Process) Regulations, 2016. The assets of the corporate debtor will be assigned or transferred on **"AS IS WHERE IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"**

Sharing Mechanism: To be specified in the assignment agreement based on mutually agreed terms.

Assets Details are as under: -

1. All the rights in the Application under IA No. 1531 of 2025 pending before the Hon'ble National Company Law Tribunal, New Delhi Bench VI, filed under Regulation 10 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 read with Rule 11 of the NCLT Rules, 2016 arising out of the Liquidation proceedings of M/s Aventura Components Private Limited (Corporate Debtor) for disclaimer of onerous property presently lying at the Import Bond Section, JNPT, Nhava Sheva, Mumbai Port under the custody of the Office of Customs, involving goods imported in the year 2017-2018. The estimated Liquidation Value is Rs. 14.46 Lakhs.
2. The Application in IA No. 3593/ND/2022 under Sections 43 read with Sections 45, 50 and 66 of the Insolvency and Bankruptcy Code, 2016 filed by the Resolution Professional before the Hon'ble NCLT, New Delhi against Ex-Management/Suspended Board of the Corporate Debtor for avoidance of preferential, undervalued, fraudulent and extortionate transactions. The said application is presently pending adjudication before the Hon'ble NCLT, New Delhi Bench VI and forms part of the Liquidation Estate of M/s Aventura Components Private Limited (Under Liquidation). The estimated Value of the Application Filed is Rs. 5887.00 Lakhs

Interested parties may send an email to liquidator at cirp.aventuracomp@gmail.com for further details. Following shall be the timelines: -

Date of Publication of Invitation of EOI	08-06-2026
Last Date for Submission of Eligibility Documents	20-06-2026
Date of Declaration of Qualified Participants	22-06-2026
Last Date for Inspection / Due Diligence	26-06-2026
Submission of EMD	03-07-2026
Auction Date	10-07-2026

The Liquidator shall advise further process, terms and conditions etc. on review of offers received in consultation with the Stakeholders' Consultation Committee (SCC). The Liquidator reserves right to reject all or any of the offers received.

Sd/-
Anil Kumar Mittal
Liquidator of
M/s Aventura Components Private Limited (in Liquidation)
Reg No. IBBI/IPA-003/IP-N00305/2020-2021/13289
Address: - House No. 212/2, Street No. 4, Padam Nagar, Kishan Ganj, Near Hindi Academy Padam Nagar, North, National Capital Territory of Delhi – 110007
Phone: - +91 9810056386
Email ID: - cirp.aventuracomp@gmail.com, fcs.akmittal@gmail.com

Date: 08.06.2026
Place: New Delhi

INTEGRAL COACH FACTORY, CHENNAI - 38

The following e-tender is published in IREPS website. Firms are requested to login to **www.ireps.gov.in** and quote against the tender. Manual quotation will not be entertained for the tender.

Open Tender Number	Description of the item.	Tender Value	Date of Tender Closing Date & Time
2026476212238	Works Contract of "Comprehensive Annual Maintenance Contract (CAMC) for TOS-KURIM make, CNC 5 Axis Bogie Frame Machining Center, Inv. No. 19509, available in Shop-19 of LHB Division for a period of three years.	Rs.6,48,35,100/-	25.06.2026 up to 15.00 Hours

Hindi version of the above advertisement is available in **https://icf.indianrailways.gov.in/**

Dy. Chief Mechanical Engineer/Plant

INTEGRAL COACH FACTORY, CHENNAI - 38

Tender Notice No. ICF/PCMM/EOT/23/2026 Dated: 05.06.2026

The following e-tenders are published in **IREPS** website. Firms are requested to login to **www.ireps.gov.in** and quote against these tenders. Manual quotations will not be entertained for these tenders. Closing and Opening time for all tenders are **14.15 hrs.** Hindi version of tender notice is available on website **www.icf.indianrailways.gov.in**

Sl. No.	Tender No.	Tender Title	Quantity	Due Date / Time
01.	02260073	S & I OF BODY SIDE ENTRANCE DOOR	400 Pair	05.06.2026
02.	06261755	SUPPLY OF THERMAL INSU SIDEWALL	20000 Sqm	22.06.2026
03.	08261437	S&I ELEC CABLE TRAY MEMU OB CGL	12 Sets	23.06.2026
04.	03261724	STAINLESS STEEL SHEET SIZE: 5 X 1200 X 2600 MM	33194 Kgs	23.06.2026
05.	03261085	ANTI ROLL BAR BRACKET	4550 Nos	23.06.2026
06.	03261629	RETAINING CUP AAA05094	12681 nos	24.06.2026
07.	08261414	PUMP CONTROL ASSEMBLY FOR TRAIN 18	156 nos	24.06.2026
08.	08261336	CABLE 2.5 SQ MM CHOCOLATE 1.8KV	137000 mts	24.06.2026
09.	08261370	TRANSFORMER 60 KVA 750/415V, 3P	72 nos	25.06.2026
10.	08261495	S&I OF GPS PAS,PAPIS LWFAC PP2	5 sets	25.06.2026
11.	07262083	S&I OF O/C SET OF SEATS AND BERTHS COMPLETE FOR LWACCW PP2 COACHES	26 sets	25.06.2026
12.	08261364	SET OF PANELS FOR AMRIT BHARAT c	200 Nos	26.06.2026
13.	03261524	CONTROL ARM SET FOR LHB BOGIES	975 sets	26.06.2026
14.	03261741	DOME CUM RESERVOIR ASSLY. COMPLETE (L.H) FOR FIAT BOGIE WITH AIR SPRINGS	1200 sets	26.06.2026
15.	03261765	UNF BRAKE SUPPORT	7857 nos	29.06.2026
16.	02261486	C/S of Roof Assembly, Final Roof Element & Roof End Part (LWFCWAC)	14 sets	30.06.2026
17.	08261431	SET OF PANELS EDTS-355 US WATER TANK	338 sets	02.07.2026
18.	03261804	CP PIN COMPLETE FIXING ITEMS	2958 sets	03.07.2026
19.	01255322A	FIRE ALARM SMOKE DETECTOR	Refer IREPS WEB Site	06.07.2026
20.	03261666	PEELED, GROUND, STRAIGHTENED AND MAGNA FLUX CRACK TESTED SPRING STEEL ROUND BARS	Refer IREPS WEB Site	06.07.2026

CORRIGENDUM NO. 23

Corrigendum has been issued to the following tender. Please check IREPS website for further details.

Sl. No.	Tender No.	Existing Value		Modified Value
01.	02261343	02.06.2026		08.06.2026
02.	02261283	03.06.2026		10.06.2026
03.	02261281	04.06.2026		10.06.2026
04.	02261295	05.06.2026		10.06.2026
05.	02251980	05.06.2026		12.06.2026
06.	03261401	05.06.2026		15.06.2026
		Quantity	525947 Kgs	1042034
		Quantity	1625675 Kgs	1991109
		Quantity	46238 Kgs	70014
07.	03261554	04.06.2026		22.06.2026
		Additions of Special Condition and Documents. Please refer Tender Document for details in IREPS website.		
08.	03261327	04.06.2026		19.06.2026
		EMD	2000000	5000000
		Quantity	1038 Nos	1736 Nos
09.	06260053	05.06.2026		10.06.2026
10.	06261200	03.06.2026		05.06.2027
		Additions and Deletions of Payment Term, Technical Compliance and Check List. Please refer Tender Document for details in IREPS website.		
11.	07261697	05.06.2026		12.06.2026

INTEGRAL COACH FACTORY, CHENNAI - 38

TENDER NOTICE

The following e - tenders are published in IREPS website. Firms are requested to login to **www.ireps.gov.in** and quote against the tender. Manual quotations will not be entertained for the tender.

SL. NO.	TENDER NO.	OPEN TENDER FILE REFERENCE NO.	NAME OF THE WORK	QUANTITY	DATE & TIME OF TENDER CLOSING
1.	2026471212119-OT02-SPRING	MS/C/OT/02/SPRING PACKING/2026-27	Packing of Springs as per RDSO Guidelines No. RDSO/2017/CG-01 (Rev. 03), dated January 2025	Primary inner Spring 31792 Nos. Primary outer Spring 9318 Nos.	26.06.2026 at 15.00 Hrs.
2.	2026471212224-OT13-KM-ROOF	MS/C/OT/13/KM Roof/Shell/2026-27	ASSEMBLY AND TIG WELDING OF KOLKATA METRO TC, MC AND DTC ROOFS	156 Nos.	26.06.2026 at 15.00 Hrs.

Hindi version of the above advertisement is available in **https://icf.indianrailways.gov.in**

ADITYA BIRLA CAPITAL

LOANS INVESTMENTS INSURANCE PAYMENTS

ADITYA BIRLA CAPITAL LIMITED

Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266. **Branch Address at :** Plot No-17, Vijaya Building, 2nd Floor, Barakhamba Road, New-Delhi-110001.

[See Rule 4 (1) of the Security Interest (Enforcement) Rules, 2002]
Possession Notice (for Movable Properties)

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all the operations /contracts /obligations /legal actions /correspondences/ communications/ SARFAESI actions initiated/to be initiated by or against Aditya Birla Finance Ltd. (ABFL) in relation to the loan account and mortgaged property mentioned below, stands transferred to Aditya Birla Capital Ltd (ABCL), the amalgamated company.

Whereas, the undersigned being the authorized officer of **Aditya Birla Finance Limited (now merged with ABCL)**, 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 issued a demand notice dated **02.06.2023** calling upon the borrowers namely **M/s Eco Green Buildtech Pvt Ltd (Borrower and Mortgagor), through its Directors Mr. Harvinder Singh Sikka and Mr. Gurneet Singh Sikka; M/s G.S. Promoters Pvt Ltd (Co-Borrower); M/s Sikka Kars Global Pvt Ltd (Co-Borrower); M/s Sikka Promoters Pvt Ltd (Co-Borrower/Mortgagor); M/s Sikka Motors Pvt Ltd (Co-borrower); M/s Singh Service Centre (Co -Borrower); Sikka Locomotive Pvt Ltd (Co-Borrower); Mr. Gurinder Singh Sikka (Guarantor); Mr. Harvinder Singh Sikka (Guarantor); Mr. Gurneet Singh Sikka (Guarantor); Mrs. Kusham Kaur (Guarantor); Mrs. Jasvinder Kaur (Guarantor)** to repay the amount mentioned in the notice being **Rs. 30,10,24,326.67/- (Rupees Thirty Crore Ten Lakh Twenty Four Thousand Three Hundred Twenty Six and Sixty Seven Paisa Only)** by way of outstanding principal, arrears, accrued late charges and interest due as on 12.05.2023 within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said act read with rule 8 the Security Interest (Enforcement) Rules, 2002 on this **05th June 2026.**

The borrowers in particular and the public in general is hereby cautioned not to deal with the Hypothecated movable properties and any dealings with the property will be subject to the charge of the Aditya Birla Capital Limited for an amount **Rs. 30,10,24,326.67/- (Rupees Thirty Crore Ten Lakh Twenty-Four Thousand Three Hundred Twenty Six and Sixty Seven Paisa Only)** and interest thereon.

The 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.

DETAILS OF MOVABLE PROPERTIES PROVIDED AS SECURITY INTEREST

(i) All and singular the Borrower's moveable assets, including without limitation all movables including plant, machinery and equipment together with its accessories, furniture, fittings, air-conditioners, furnishings, artifacts, paintings, utensils, cutlery, vessels, machinery, spares, accessories, computer hardware, computer software, tools and accessories, both present and future whether installed or whatever lying loose or in cases or which are lying or are stored in or to be stored in or to be brought into or upon or be brought upon the Borrower's factories, premises, warehouse, stockyards and godowns or those of the borrower's agents, affiliates, associates or representatives at the work sites or at any time during the continuance of this security belong to the Borrower and /or that may at present or hereafter be held by any party anywhere to the order and disposition of the Borrower or in the course of transit or delivery and all replacement thereof, and additions thereto, whether by way of substitution, replacement, conversion, realization or otherwise howsoever with all benefits, rights and incidents attached thereto, which are now or shall at any time hereafter be owned by the Borrower AND ALL rights, title, interest, property, claims and demands whatsoever of the Borrower unto and upon the same, which shall include all insurance contracts, both present and future, all rights, claims and benefits to all monies receivable thereunder and the right to receive and apply the proceeds of any insurance, judgments or settlements made in lieu thereof for damage to the aforesaid properties.

(ii) All and singular the borrower's right title, interest and benefit in all current assets (both present and future) of the borrower including without limitation, its existing and future stock in trade, raw materials, goods in process, semi-manufactured and manufactured goods, semi-finished and finished products, stores and spares not relating to plant and machinery etc.

(iii) All and singular the borrower's right, title, interest, benefits, claims and demands whatsoever of the borrower in to and in respect of all moneys including insurance proceeds payable under any insurance contracts for the assets hereby secured, and investments lying to the credit of borrower's escrow account and other accounts or liable to be credited to such accounts.

(iv) All and singular the borrower's book debts, receivables, outstanding moneys, claims, demands, bills, guarantees, letter of credit, contracts, engagements, stocks, shares, bond or any other security belonging to or held by the borrower.

(v) All the other assets of the borrower (both present and future) including borrower's goodwill, trademark, patent and all other intellectual property rights of the borrower.

DATE : 05/06/2026,
PLACE : Delhi / National Capital Region

Authorised Officer,
(Aditya Birla Capital Limited)

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1St & 2Nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold **on 24-06-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **24-06-2026**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **23-06-2026** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED**, B-36, 1St & 2Nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s)/Co-borrower(s)Legal Heir(s) / Legal Representative /Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1.	TCHHL0370000100060745	**Mr. Prakash S/o Mr. Vijay Alias Vijay Kumar, Mrs. Madhu W/o Mr. Prakash, M/s Vijay Streel Traders Through Its Proprietor, Mr. Vijay Kumar Alias Vijay S/o Mr. Padam Singh,**	Rs. 11,49,785/- 15-09-2022	**Rs. 12,60,000/- Earnest Money Deposit (EMD):- Rs.1,26,000/- Type of possession: -** Physical	Rs. 2191218/- 30-05-2026
	Description of the Immovable Property: All piece & parcels of First Floor of Residential House bearing No. 15B, Admeasuring 124.76 Sq Yds. i.e. 104.32 Sq. Mtrs. (East to West 21' X North to South 53'-6"), Covered Area 65.20 Sq. Mtrs., Comprised in Khasra No. 196, Situated at Mauja Barauli Ahir, Takshila Royal Homes, Ward Tajganj, Tehsil & District Agra – 282001 (Uttar Pradesh), with all common amenities mentioned in Sale Deed. **Boundaries: - East –** House No. 14B, **West –** House No. 16B, **North –** Other Owners. **South –** Passage & Exit 09 Mtrs. Wide.				
2.	TCHHF0701000100069444 & TCHHF0701000100085074	**Mr. Chand Miya alias Chand Miyan S/o Mr. Mehboob Miya Mrs. Qamar Jahan W/o Mr. Chanad Miya**	Rs. 53,14,445 /- 16-05-2023	**Rs. 35,00,000/- Earnest Money Deposit (EMD):- Rs. 3,50,000/- Type of possession: -** Physical	Rs. 8176048/- 30-05-2026
	Description of the Immovable Property: All the Piece and Parcel of Residential Plot admeasuring 153.51 Sq. Yards or 128.35Sq. Mtr., Part of Khet No-237, Situated at Mohalla Rehpura Chaudhary, Pargana Tehsil & District Bareilly (Uttar Pradesh), with all common amenities under sale deed. **Boundaries : East:** House of Umer; **West:** Rasta 10 ft wide; **North:** House of Farmood Ashfaq **South:** Plot of others				
3.	TCHHL0359000100310136 & TCHIN0359000100312805	**Mr. Ajay S/o Mr. Suresh Chand Ms. Anuradha W/o Mr. Suresh Chand Mr. Suresh Chand S/o Mr. Ramesh Chand**	Rs. 27,28,188/- 17-12-2024	**Rs. 19,00,000/- Earnest Money Deposit (EMD):- Rs. 1,90,000/- Type of possession: -** Physical	Rs. 3488640/- 30-05-2026
	Description of the Immovable Property: ALL PIECE & PARCELS OF Residential Upper Ground Floor without Roof Right out of property bearing Plot no. 20-B, area measuring 50 Sq. Yad. Out of Khasra No. 590 to 631, situated in the area of Village Nawada Delhi State Delhi Colony Known as Nawada Extn., Uttam Nagar, New Delhi-110059 with all common amenities mentioned in Sale Deed. **Bounded :- East :-** Vacant Plot, **West :-** Vacant Plot, **North :-** Other Property, **South : -** Road 15 Ft. wide.				
4.	TCHIN0720000100269793 & TCHHL0720000100257287	**Mr. Ajit Kumar S/o Mr. Surendra Kumar Diwakar, Mrs. Priyanka Kumari W/o Mr. Ajit Kumar**	Rs. 21,10,160 /- 13-08-2024	**Rs. 16,20,000/- Earnest Money Deposit (EMD):- Rs. 1,62,000/- Type of possession: -** Physical	Rs. 2852446/- 30-05-2026
	Description of the Immovable Property: All that Piece & Parcel of Residential Flat on Second Floor (Without Roof Rights) of Builtup Plot No. 256, M.I.G., L.I.G., Admeasuring 77.75 Sq. Mtrs. i.e. 695 Sq. Ft., Comprised in Khasra No. 303 Min, Situated in Residential Colony Aakash Vihar (Akashwani), Village Shadullabad, Pargana & Tehsil Loni, District Ghaziabad - 201102 (Uttar Pradesh), along with all common amenities mentioned in Sale Deed. **Bounded :- East :-** Road 20 Ft. Wide, **West :-** Other Property, **North :-** Vacant Plot, **South : -** Vacant Plot.				
5.	TCHHF0362000100074664	**Mr. Pawan Kumar Verma S/o Mr. Ram Krishan Verma. Mrs. Babli Verma W/o Mr. Pawan Kumar Verma**	Rs. 1,19,11,871/- 26-04-2022	**Rs. 20,00,000/- Earnest Money Deposit (EMD):- Rs. 2,00,000/- Type of possession: -** Physical	Rs. 1555242/- 30-05-2026
	Description of the Immovable Property: Residential House bearing No. 366 (Old) and 430 (New) (Only First Floor without Roof Rights), Part of Plot No. 63, Admeasuring 42.92 Sq. Mtrs., Covered Area 93.89 Sq. Mtrs., Situated at Mohalla Ram Nagar (Ismail Khan), Ward & Pargana Loni, Distt. Ghaziabad (Uttar Pradesh), with all common amenities mentioned in sale deed. **Boundaries: East –** Property of Surender Singh, **West –** Kothi of Nawab Sahab, **North –** Property of Sri Niwas, **South –** Common Passage 11' Wide. **Disclosure ; Miscellaneous Application filed by the Borrower against TCHFL (MA/167/2024) is pending before DRT, Lucknow, No stay order is passed against TCHFL in the said case.**				
6.	9515727	**Mrs. ANVITI PRASAD**	Rs. 1,25,46,447/- 25-09-2020	**Rs. 1,00,00,000/- Earnest Money Deposit (EMD):- Rs.10,00,000/- Type of possession: -** Physical	Rs. 27758658/- 30-05-2026
	Description of the Immovable Property: All That Residential Property- Unit No. Vs-9/bunglow No. 2, Second Floor,tower-vs-9,rise Skybunglows-gh-02-,sec-41, Faridabad,121010 Haryana, Measuring Area: 1940 Sq. Ft.				
7.	9963950	**MR. ABHINEET VASHISTH S/O MR. RAM KUMAR SHARMA, MRS. PRANJALI SHARMA W/O MR. ABHINEET VASHISTH,**	Rs. 84,41,149/- 19-02-2022	**Rs. 55,00,000/- Earnest Money Deposit (EMD):- Rs. 5,50,000/- Type of possession: -** Physical	Rs. 14593916/- 30-05-2026
	Description of the Immovable Property: All that piece & parcels of Residential Apartment/Unit No. Unit No. 1502, 15th Floor, Admeasuring 1820 Sq. Feet (Super Area), Situated at Block D, JNC Greenwoods, Plot No. GH – 01, Sector – 03, Vasundhara, Ghaziabad – 201301 (Uttar Pradesh)				
8.	9417027	**Mr. NEERAJ CHAUDHARY Mrs. MONIA CHAUDHARY SAPPHIRE DIGITAL PRINTERS**	Rs. 1,23,74,776/- 25-09-2020	**Rs. 95,00,000/- Earnest Money Deposit (EMD):- Rs. 9,50,000/- Type of possession: -** Physical	Rs. 26766423/- 30-05-2026
	Description of the Immovable Property: All That Residential Property- UNIT NO. VS-8/BUNGLOW No. 2, SECOND FLOOR, TOWER-VS-8,SKYBUNGLOWS-GH-02-, SEC-41, FARIDABAD,121010 HARYANA, MEASURING AREA: 2060 SQ. Ft. including Balcony Area				
9.	9881580	**Mr. Pulkit sharma S/o Mr. Kapil Dev Sharma Mrs. Megha Khullar W/o Mr. Pulkit Sharma**	Rs. 1,12,16,359/- 21-10-2022	**Rs. 65,00,000/- Earnest Money Deposit (EMD):- Rs. 6,50,000/- Type of possession: -** Physical	Rs. 17977598/- 30-05-2026
	Description of the Immovable Property: All Piece & Parcels of Residential Flat/Unit bearing No. B-902, 09th Floor, Admeasuring 1990 Sq. Ft., on the building known as "Greenwoods situated at GH-1, Sector-3, Vasundhara, Ghaziabad, Uttar Pradesh-201012.				
10.	TCHHL0737000100205791 & TCHIN0737000100210133	**Mr. Mohd Sameem S/o Mr. Rasheed Ahmad, Mrs. Hina Kousar W/o Mr. Mohd Sameem,**	Rs. 14,22,356/- 12-03-2025	**Rs. 7,00,000/- Earnest Money Deposit (EMD):- Rs. 70,000/- Type of possession: -** Physical	Rs. 1777066/- 30-05-2026
	Description of the Immovable Property: All piece & parcels of: Plot comprised in Khasra No. 930min, admeasuring 92.415 Sq Mtr., Situated at Mauja Dhimri Pashchimi, Tehsil and District Moradabad , Uttar Pradesh -244001 with all common amenities mentioned in Sale Deed. **Bounded :- East :-** Vacant Plot Other Person, **West :-** Plot of Salim, **North :-** Vacant Plot, other Person, **South : -** Rasta 16 Ft Wide				

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal https://BidDeal.in on **24-06-2026** between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only). **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on 17-06-2026 between 11 AM to 5.00 PM, with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. before submitting the bid. **12.** For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ValueTrust Capital Services Private Limited, 585 Hasting Colony, VIP Nagar, Anandapur, Kolkata 700 100 through its coordinators, Auction.Manager@BidDeal.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669. **13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's website www.https://surl.li/facpku for the above details. **15.** Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- Delhi & UP
Date :- 08-06-2026

Sd/- Authorised Officer
Tata Capital Housing Finance Ltd.

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, the Symbolic 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 13-Jul-2026 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. Ramesh Kumar Vishwkarma S/o Mr. Jantu Vishwkaram House No. B-22, Street No. 3, Amar Vihar, Karawal Nagar, North East, Delhi-110094. ALSO AT:House No. B-23, Gali No.3, Amar Vihar, Karawal Nagar, Delhi-110094. Mrs. Neelam Vishwk