APPENDIX IV-A

Sale Notice for sale of Immovable Property

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN: L65922DL2005PLC136029] ("Secured Creditor"), the constructive possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 13.01.2026 on "as is where is", "as is what is" and "whatever there is" basis on 13.01.2026 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 72,49,837/- (Rupees Seventy Two Lakh Forty Nine Thousand Eight Hundred Thirty Seven only) pending towards Loan Account No. HLAPAGR00184993, by way of outstanding principal, arrears (including accrued late charges) and interest till 18.12.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. 19.12.2025 along with legal expenses and other charges due to the Secured Creditor from MR. RADHA BALLABH GOYAL (PROPRIETOR, OM TRADERS) and MRS. NIDHLGOVAL NIDHI GOYAL.

The Reserve Price of the Immovable Property will be Rs. 40,00,000/- (Rupees Forty Lakh only) and the Earnest Money Deposit ("EMD") will be Rs. 4,00,000/- (Rupees Four Lakh only) i. e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY THE RESIDENTIAL PREMISES BEARING PART OF PLOT NO. B - 109/A, ADMEASURING 121.687 SQ. MTRS., TAJ NAGRI YOJANA, PHASE - II, SECTOR - A, TAJ GANJ WARD, AGRA, TEHSIL - SADAR, UTTAR PRADESH - 282007, WHICH IS BOUNDED AS UNDER -

ROAD 12 METER WIDE

B TYPE PLOT NO. A - 110 A. D. A.

E TYPE PLOT A. D. A. SOUTH BY : REMAINING PART OF PLOT

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For oidding, log on to www.auctionfocus.in.

Date : 18.12.2025 Place : AGRA

AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED (Formerly known as
INDIABULLS HOUSING FINANCE LTD.)

HINDUJA HOUSING FINANCE LIMITED Corporate Office: AK Tower, 2nd Floor, 56 Subhash Road, Dehradun 248001 H RLM - HASMUDDIN RAZA 8468898202 • CLM - ANSHIKA RANA 8755056111
RRM - HARISH YADAV 7060411785 • CRM - JAYDEEP BHATT- 8909629007 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 hereinafter calling upon the borrower (hereinafter the borrower and guarantors are collectively referred to as the "the Borrowers") to repay the amount within 0 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-setion 4 o section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this the dates mentioned against each account. 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 mount and future interest at the contractual rate on the aforesaid amount together with incidental expenses, costs

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act respect of time available, to redeem the secured ass

| Sr. | LAN Nos. / Name of Borrowers /<br>Guarantors   | Demand Notice Date<br>Date of Possession                                | Amount<br>Outstanding  |
|-----|--|---|--|
| 1.  | DL/RUK/ROKE/A000000346, Mr. AKASH KUMAR,<br>Mrs. SETO SETO, BHIKANPUR PANIYALI KASIMPUR ,<br>SAHARANPUR, Semiurban , Saharanpur, Uttar Pradesh<br>, India -247667  | 18.12.2025  | Rs. 5,51,573<br>as on 15.06.2025<br>plus interest thereon        |
|     | Details of Immovable Property: One Plot of Land, Part<br>29 feet in West 29 feet in North 33 feet in South 33 feet in<br>meter, pertaining to Part of Khasra no. 440, situated in Sha<br>Raipur Tehsil Bhagwanpur Distt Hardwar, Boundaries<br>unknownSOUTH: Way 18 feet wideNORTH: Land of Yoge | naving total area 957 s<br>kumbari Vihar Colony<br>:: : EAST: Land of S | Sq. feet or 88.940 se<br>Near Bada Madarsa                       |
| 2.  | DL/RUK/ROKE/A000000547, Mr. MINTU MINTU, Mrs. SUDESH SUDESH, GALI NO-01, BHAGWANPUR, BHAGWANPUR, SHIV MANDIR, Semiurban, Roorkee, Uttarakhand, India-247661  | 18.12.2025  | Rs. 7,29,614<br>as on 15.06.2025<br>plus interest thereon        |
|     | Details of Immovable Property: One Constructed House West 32 feet in North 15 feet in South 15 feet having to Pertaining to Part of Khasra no. 1502 and 1505m, Salempur Raiputan (within limit of Nagar Nigam Roorks Distt Haridwar Boundaries: :EAST: Plot of Smt. MamtaW                       | otal area 480 Sq. feet<br>Situated in Mohalla k<br>ee) Pargana Bhagwa   | or 44.609 sq meter<br>(rishnanagar Village<br>npur Tehsil Roorke |

Smt. Radha DeviNORTH Way 16 feet wide DURUK/ROKE/A000000585Mr. SANDEEP KUMAR, Mrs. SUNITA SUNITA, Mr. AJMER SINGH, H NO-01, H NO-01. NANHEDA ANANTPUR ROORKEE HARIDWAR, Semiurban, Roorkee, Uttarakhand , India-

Details of Immovable Property: One Plot of Land, having total area 1300 Sq. feet or 120.817 sq meter, Pertaining of part Khasra no. 1118 Situated in Village Nanhera Anantpur, Pargana Bhagwanpur, Tahsil Roorkee, Dist Haridwar Boundaries: : EAST: Property of Gram SabhaW E ST: Property of SellerSOUTH: Way 16 feet wideNORTH: Property of Lala Neeraj 15.09.2025 Rs. 10,24,704 19.12.2025 as on 19.12.2025 4. DL/SHR/SHRP/A000000786, Mr. AAMIR AAMIR, Mrs.

SAMMO SAMMO, THAVNI, , Urban , Saharanpur , Uttar Pradesh , India - 247342 Details of Immovable Property: One Plot of land, having total area 217.36 sq. meter, Pertaining to part of Khasra no. 116, Situated in Village Thamni Tehsil Nakur Distt Saharanpur Boundaries: EAST. Road 6 mtr WideWEST: Property of GifterNORTH: Plot of ShakirSOUTH: Road 6 mtr Wide 5. DL/SHR/SHRP/A000000994, Mr. RAJPAL SINGH, Mrs. 15.09.2025 Rs. 33,20,629 MEENA M. VIII-Nandpur, Rampur Maniharan, 19.12.2025 as on 19.12.202 MEENA M, Vill-Nandpur, Rampur Maniharan, saharanpur, Rural , Saharanpur, Uttar Pradesh , India -1247452

Details of Immovable Property: Bearing a Land Khasra No. 67, Total Area Measuring 111.48 Sq.Mtr, Situated at Vill Panjora Bairun, Tehsil & Distt. Saharanpur dar abadi Balaji Puram Colony, Saharanpur, Uttar Pradesh Boundaries:: EAST: Part of Plot No. 128WEST: Part of Plot No. 127 NORTH: Road 25ft Wide SOUTH: Other's Property

6. UP/VKN/VKSH/A00000120, Mr. BALESH KUMAR, Mrs. BINA BINA, MOHANPURA GANGOH, 15.09.2025 Rs. 10,29,941 as on 15.09.2025 SAHARANPUR, Rural , Nakur , Uttar Pradesh , India SYMBOLIC

Details of Immovable Property: One plot of land, having total area 79.47 sq meter pertaining to Khasra No. 360, situated at Village Mohanpura, Tehsil Nakur & Distt. Saharanpur Boundaries EAST: Road 10 feet wideWEST: House of BabluSOUTH: Property of SukhpalNORTH: Property of SukhpalNORTH: UT/UTK/DHON/A000001477, Ms. Neha Rani, Mrs. Rs. 20.27.296

OTTOTIONIONIONOUOUTET/, wis. Netra Katil, wiis. Kusum Kusum, G-31 mdda isbt old flat, Dehradun , Uttarakhand , India - 248001, Mr. Shammi Shammi, Yamuna Nagar Haryana , Rural , Yamunanagar, Haryana , India - 135001 Details of Immovable Property: A Residential property having total land area 46.88 sq. mtr and Covered Area 56.17 sq. mtrs, Pertaining to Khasra no. 88 kha min & Khata No. 0079, Situated a Mauja Brahmanwala, Pragana Pachwadoon, Tehsil & District Dehradun Boundaries:EAST. Selle vacantunit, side measuring 26ft 5 inches WEST. Vacant Plot side measuring 26ft NORTH: 16 f Road, side measuring 19ft 3 inches SOUTH: Land of other, side measuring 19ft 3 inches

Date: 23.12.2025 Authorised Officer Place: Saharanpur (UP), Haridwar (Uttarakhand)

Hinduja Housing Finance Limited



HINGUJA HOUSING FINANCE Ltd. Offices: A.K Tower, 2nd Floor, 56 Subhash Road, 248001 Email: auction@hindulahousingfi Authorized Officer: Ms. Anshika Rana Contact: 87550576111;

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RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTERESTACT 2002 (SARFAESIACT).

The undersigned as Authorized Officer of HHFL has taken over possession of the scheduled 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 the realisation 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".

The purchaser will be required to deposit 25% of the sale consideration on the next working day receipt of HHFL's acceptance of offer for purchase of property and the remaining amount within

or days increation.

The purchaser has to deposit 10% of the offered amount along with application which will be djusted against 25% of the deposit to be made as per clause (2) above. Failure to remit the amount as required under clause (2) above will cause forfeiture of amoun

Iready paid including 10% of the amount paid along with application.

In case of non-acceptance of offer of purchase by the HHFL, the amount of 10% paid along with application will be refunded without any interest.

. The property is being sold with all the existing and future encumbrances whether known of nknown to HHFL. The Authorized Officer / Secured Creditor shall not be responsible in any way for

unknown to HHHL. The Authorized Unicer/ Secured Creditor Shall not be responsible many stay, 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.

Network the Authorize United Poetale Orleuin in this legistrate at a taste due.

I. HHFL reserves the right to reject any offer of purchase without assigning any reason.

I. In case of more than one offer, HHFL will accept the highest offer.

O. The interested parties may contact the Authorized Officer for further details / clarifications and

r submitting their application 1. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties

spect of purchase of the property.

2. Sale shall be in accordance with the provisions of SARFAESIAct / Rules.

3. The sale date will be 05.01.2026

13. The sale date will be 05.01.2026

3. The sale date will be 05.01.2026

SCHEDULE DESCRIPTION OF THE PROPERTY (SECURED ASSET)

One house constructed on the Plot of land, measuring in East 15 feet in West 15 feet in North 34 feet & South 34 feet total area 510 Sq. feet or 47.39 Sq meter, Pertaining to part of Khasra No. 1522, Situated Mohlla Krishna Nagar Gali no. 12 Village Salempur Rajputan (within limit of Nagar Nigam Roorkee) Pargana Bhagwanpur Tehsil Roorkee Dist! Haridwar-247667, bounded as below:

EAST: Way 15 feet wide, WEST: House of Adesh, NORTH: Property of Kapil Pal, SOUTH: House Mohit Kumar, Borrower details: Mr. Nitish Kumar Shandaliya

orwonin kulinar, bullower declars, wir, kulish kulinar Shandariya Loan No. DL/RUK/ROKE/A000000233 RESERVE PRICE Rs. 7,10,728/- ( Rupees Seven Lakh Ten Thousand Seven hundred twentyight Only)

Date: 23.12.2025 Authorised Office Hinduja Housing Finance Limited idwar, Uttarakhand

> POSSESSION NOTICE (for immovable property)

SAMMAAN CAPITAL LTD (SCL)(formerly known as INDIABULLS HOUSING FINANCE LIMITED (IHFL)) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued a demand notice dated 17.11.2022, calling upon the borrower(s), the guarantor(s) and the mortgagor(s) VIVEK KUMAR and POORNIMA VISHWAKARMA against LAN No. HHLLAJ00169406, to repay the amount ioned in the said notice being a sum of Rs. 10.38.571.90 (Rupees Ten Lakhs Thirty Eight Thousand Five Hundred Seventy One and Paise Ninety Only) as on 31.10.2022 in respect of the said Facility with further interest thereon and penal interest from 01.11.2022 till payment / realisation, within 60 days from the date of receipt of the said notice

And whereas subsequently, SCL has vide Assignment Agreement dated 30.09.2024 assigned all its rights, title, interest and benefits in respect of the debts due and payable by the borrower/guarantor(s)/mortgagor(s) arising out of the facilities advanced by SCL to borrower(s)/ guarantor(s)/mortgagor(s) alongwith the underlying securities to Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of Arcil-Trust-2025-007 ("Arcil") for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment,  $\boldsymbol{\mathsf{Arcil}}$ now stands substituted in the place of SCL and Arcil shall be entitled to institute/continue all and any proceedings against the borrower(s)/guarantor(s)/ mortgagor(s) and to enforce the rights and benefits under the financial documents including the enforcement of security interest executed and created by the borrower/ guarantor(s)/mortgagor(s) for the said facilities availed by them

The borrower/guarantors/mortgagor(s) having failed to repay the said amounts to Arcil, notice is hereby given to the borrower/guarantors/mortgagor(s) in particular and the public in general that the undersigned being the Authorized Officer of ARCIL has taken Symbolic Possession of the secured assets described herein below in exercise of powers conferred on him/her under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on 19 12 2025

The borrower/guarantor(s)/mortgagor(s) in particular and the public in general are hereby cautioned not to deal with the below mentioned secured assets and any dealings with the secured assets will be subject to the charge of Arcil for a sum of Rs. 15,87,382.48 (Rupees Fifteen Lakhs Eighty Seven Thousand Three Hundred Eighty Two and Paise Forty Eight Only) as on 03.07.2025 in respect of the said Facility with further interest at contractual rate from 04.07.2025 till payment / realisation together with all incidental costs, charges and expenses

The borrowers'/guarantors'/mortgagors' attention is invited to the provisions of the Sub-Section (8) of Section 13 of the said Act, in respect of time available to redeem the below mentioned secured assets

DESCRIPTION OF SECURED ASSETS

FLAT NO. 1805, HAVING SUPER AREA 1375 SQUARE FEET, ON 18TH FLOOR. BLOCK - G2, IN THE PROJECT KNOWN AS ECO VILLAGE-2, CONSTRUCTED UPON PLOT NO. GH-01, SITUATED IN SECTOR- 16B, GAUTAM BUDDHA NAGAR, GREATER NOIDA - 201303, UTTAR PRADESH

**Authorised Officer** For Asset Reconstruction Company (India) Limited Date : 19.12.2025 Place: GREATER NOIDA (Trustee of Arcil-Trust-2025-007)



Asset Reconstruction Company (India) Ltd. (Arcil)

Acting in its capacity as Trustee of various Arcil Trusts

Arcil office: The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028. Website: https://auction.arcil.co.in; CIN - U65999MH2002PLC134884

PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s), in particular, that the below described immovable property/ies mortgaged or charged to the Asset Reconstruction Company (India). Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is," "As is what is," "Whatever there is "and "Without recourse basis" by way of online e - auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of

| Financial Assets and   | Enforcement of Security  | Interest A               | Act, 2002 ("Act") read wit  | h Rules 6, 8 and                           | d 9 of the Secu                      | urity Interest (Enfo                                 | orcement) Rules,                                       | 2002 ("Rules").                              |                                      |
|--|--|--------------------------|---|--|--------------------------------------|--|--|--|--------------------------------------|
| Name of the<br>Borrower /<br>Co - Borrower/s /<br>Guarantor/s /<br>Mortgager/s | LAN No. &<br>Selling Bank  | Trust<br>Name            | Outstanding<br>Amount As Per<br>SARFAESI Notices,<br>Dated 24.05.2024<br>Respectively   | Possession<br>Type<br>and<br>Date          | Date<br>of<br>Inspection             | Type of<br>Property<br>and Area                      | Earnest<br>Money<br>Deposit<br>(EMD)                   | Reserve<br>Price                             | Date &<br>Time of<br>E-Auction       |
| Borrower :<br>1. SUKHLAL<br>2. ANAMIKA<br>PRAJAPATI                            | Loan Account No.<br>HHLHDW00386516<br>Sammaan Capital<br>Limited ("SCL")<br>[formerly known as<br>Indiabulls Housing<br>Finance Limited] | Trust -<br>2025 -<br>007 | Rs. 8,01,717.25/-<br>(Rupees Eight Lakh<br>One Thousand<br>Seven Hundred<br>Seventeen and<br>Paise Twenty Five<br>Only) as on<br>21.05.2024 + further<br>Interest thereon +<br>Legal Expenses | Physical<br>possession<br>on<br>06.11.2025 | Will be<br>arranged<br>on<br>request | Freehold<br>-<br>392 sq. ft.<br>(built - up<br>area) | Rs. 90,000/-<br>(Rupees<br>Ninety<br>Thousand<br>only) | Rs. 9,00,000/-<br>(Rupees Nine<br>Lakh only) | On<br>28.01.2026<br>at 02.30<br>P.M. |

Description of the Secured Asset being auctioned: Property owned by SUKHLAL:
RESIDENTIAL PLOT NO. 02 MEASURING EAST 30 FEET, WEST 30 FEET, NORTH 13 FEET AND SOUTH 13 FEET, HAVING TOTAL AREA 390 SQUARE FEET I. E.
36.34 SQUARE METERS CONSTRUCTED UPON LAND BEARING KHASRA NO. 1796, SITUATED IN LOTUS GANGA VIHAR COLONY, NEAR ASHOK VATIKA FARM HOUSE, VILLAGE SALEMPUR MEHDOOD. HARIDWAR - 249402, UTTARAKHAND AND WHICH IS BOUNDED AS UNDER:-

| EAST: PLOT NO. 01; WEST: PLOT NO. 0  | 3; NORTH: OTHER'S PROPERTY AN                                 | D SOUTH: 20 FEET WIDE ROAD.            |  |  |  |  |  |
|--------------------------------------|---|--|--|--|--|--|--|
| Pending Litigations known to ARCIL   | Nil   | Encumbrances / Dues known to ARCIL     | Nil                                    |  |  |  |  |
| Last Date for submission of Bid      | Same day 2 hours before Auction                               | Bid Increment amount :                 | As mentioned in the BID document       |  |  |  |  |
| Demand Draft to be made in name of : | ARCIL - TRUST - 2025-007                                      | Payable at par                         |  |  |  |  |  |
| RTGS details                         | ARCIL - TRUST - 2025-007, Trust A<br>IFSC Code : HDFC0000542. | ccount No. – 57500001510599, HDFC Bank | Limited, Branch : Kamla Mills, Mumbai, |  |  |  |  |
| Name of Contact person & number      | Yaduvir Singh – 0124-6910910; +91                             | 70654 51024 (auctionhelpline@sammaanc  | apital.com),                           |  |  |  |  |

Place: HARIDWAR

Date: 09.12.2025

The Auction Sale is being conducted through e-auction through the website https://auction.arcil.co.in and as per the Terms and Conditions of the Bid Document, and as pe

the procedure set out therein The Authorised Officer ("AO") / ARCIL shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc. 3. At any stage of the auction, the "AO" may accept / reject / modify / cancel the bid / offer or post - pone the Auction without assigning any reason thereof and without any price

The successful purchaser / bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. tha

is required to be paid in order to get the secured asset conveyed / delivered in his / her / its favour as per the applicable law. The intending bidders should make their own independent enquiries / due diligence regarding encumbrances, title of secured asset and claims / rights / dues affecting the secured assets, including statutory dues, etc., prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of ARCIL. The Authorized Officer of ARCIL shall not be responsible in any way for any third - party claims / rights / dues.

The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission. The Borrower / Guarantors / Mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rules 8 and 9 of the Security Interest

(Enforcement) Rules, about the holding of the above mentioned auction sale

In the event, the auction scheduled hereinabove fails for any reason whatsoever, ARCIL has the right to sell the secured asset by any other methods under the provisions o Rule 8(5) of the Rules and the Act.

Asset Reconstruction Company (India) Ltd.
Trustee of Arcil - Trust - 2025-007

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor. South End Square. Mansarovar Industrial Area, Jaipur. 302020



**AUCTION NOTICE** Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read wi roviso 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 property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is". "As is what is", and "Whatever there is" basis. The details of the cases are as under.

| Name of Borrowers/<br>Co-Borrowers/<br>Guarantors/Mortagors       | Dues As on   | Date &<br>Amount of<br>13(2)Demand<br>Notice        | Date<br>of<br>Poss-<br>ession | Description of<br>Property   | Price For        | Earnest<br>Money<br>For<br>Property | Time of        | Place of Tender<br>Submission, Tender<br>Open & Auction at<br>Aavas Financiers Ltd.                             |
|---|--|---|-------------------------------|--|------------------|-------------------------------------|----------------|---|
| VISHWAS DEEP,<br>RITU SHARMA<br>(AC NO.) LNDNS01421-<br>220185258 | Rs.<br>32,52,883.00/-<br>DUES AS ON<br>20 DEC 2025 | 8 DEC 24<br>Rs. 2653586/-<br>DUES AS ON<br>5 DEC 24 | AUG                           | RESIDENTAIL PROPERTY SITUATED AT FLOOR BULIT UP 3 FLOOR WITH ROOF RIGHTS LHS PLOT NO. 26 A FALLING UNDER KHASRA NO. 220 AND 221 AND PLOT NO. 27 FALLING UNDER KHASRA NO. 208 AND 209 BLOCK A IN AREA OF VILLAGE NAWADA AND COLONY KNOWN AS BHAGWATI GARDEN EXT. BLOCK - A, UTTAM NAGAR, NEW DELHI ADMEASURING \$8.50 SQ.YARD | Rs.<br>2599200/- | Rs.<br>259920/-                     | 01.00<br>PM 24 | 1ST FLOOR, SHOP<br>NO 103, ITL TWIN<br>TOWER, NETAJI<br>SUBHASH PLACE,<br>PITAMPURA-<br>110034, DELHI-<br>INDIA |

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed nvelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place nong the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit neediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD eposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payme deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LITED 201,202, Ilnd Floor, South End Square, Mansarovar Industrial Area, jaiping-302020 or Ramesh Choudhary—8690001158 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above aid loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full

Place : DELHI Date : 24-12-2025 **Authorised Officer Aavas Financiers Limited** 

| Ę         | पूनियन बैंक 🕼  | Union Bank<br>of India 13, MG Road, Agi  |                         | SALE I   | CTION<br>NOTICI   |
|-----------|--|--|-------------------------|--|---|
|           |  | ice for Sale of Immovable Prop   |                         | ies  |   |
| loi<br>ne | of Security Interest Act, 2002<br>tice is hereby given to the public in general and<br>Secured Creditor , the Constructive/Symbolic/   | able Asset/s under the Securitisation and Reconstruction of F, read with provision to Rule 8 (6) of the Security Interest (Enf. d in particular to the Borrower(s) and Guarantor(s) that the below described i Physical possession of which has been taken by the Authorised Officer of Ur Whatever there is on the date mentioned below, for recovery of dues as mer  | orcen<br>mmov<br>ion Ba | nent) Rules, 20<br>able property mort<br>ank of India (Secur | <b>02</b><br>gaged/charge<br>ed Creditor), v                    |
| 10        | m the below mentioned Borrower(s) and Guara  Borrower/Mortgagor/Guarantor  | ntor(s), The Reserve Price and the Earnest Money Deposit are also mention  Description of Properties   | Type o                  | eunder.  f Reserve Price EMD                                 | Demand No<br>Date   |
| т         | Name & Address<br>Franch: ADA, Agra, Contact: 800  | 9277898  | ession                  | Bid Increment  | Amount D  |
|           | Borrower- Mr. Neeraj Kumar S/o Raghunandan Upadhyay, Co-Borrower- Mrs. Rajeshwari Upadhay W/o Mr. Neeraj Kumar, Add. of both House No. 63B/699B, New Janta Colony, Mauza Sohalla, Agra Cantt, Guarantor- Mr. Pratap Singh S/o Mr. Ram Swaroop, Add. Subhash Nagar, Albatiya Road, Shahganj, Agra   | All That Part and Parcel of House No 20 MPL No. 63B/651/P-20 Situated at New Janta Colony, bearing Khasra No. 257, Mauza Sohalla, Agra, Area 102.47 Sq. mtr., in the name of Rajeshwari Upadhyay Wio Neeraj Kumar, Bounded as: East- 18 Feet Wide Road, West- Other House, North- Plot No.21, South- Plot No.19 Seema  | log                     | 30,44,000/- 3,04,400/- 30,500/-                              | 14.08.20:<br>12,47,567.<br>+ interest there<br>& Other Expense  |
| :-        | Borrower- Mr. Salyaveer Singh S/o Shri Shiv Charan<br>Singh, Add Village Dhaniya Jagner, Tehsil Kheragarh,<br>Agra, Guarantor- Mr. Rajvir Singh S/o Shri Shiv Charan<br>Singh, Add House No 20, Radhika Puram, Dehtora, Agra   | All That Part and Parcel of Plot No. 126B and Part of 127, Khasra No. 320, Radhikapuram Colony, Mauza Dehtora, Agra, Area: 125.41 Sq. mtr., in the name of Satyaveer Singh S/o Shri Shiv Charan Singh, Bounded as: East- Road 6.09 Mtr Wide and Exit, West- Other's House, North- Plot No 126B & Part 127, South- Plot No. 128   | Symbolic                | 14,17,000/-<br>1,41,700/-<br>14,200/-                        | 18.08.203<br>9,91,383.8<br>+ interest there<br>& Other Expense  |
| i.        | Borrower- Mr. Pooran Singh S/o Shri<br>Sher Singh, Co-Borrower- Smt. Lata<br>Devi W/o Pooran Singh, Add. of both-<br>House No. 208, Murli Vihar Colony,<br>Deoretha, Shahganj, Agra  | All That Part and Parcel of Residential House No. 206A, 208A, 208B, Bearing Khasra No. 91 Situated at Murail Vihar Colony, Mauza Dauretha, Tehsil and Distt Agra, Area: 167.22 Sq. mtr., in the name of Smt. Lata Devi W/o Pooran Singh, Bounded as: East-Plot of Smt. Baby, West- Plot No. 208C, North- Road 30 feet Wide, South-Plot No. 205   | Symbolic                | 27,67,000/-<br>2,76,700/-<br>27,700/-                        | 20.08.203<br>10,67,690.4<br>+ interest there<br>& Other Expense |
|           | Nadeem, Tehsil Kheragarh, Distt Agra, Guarantor-<br>Saraswati Vihar Saray Malook Chand Gwalior Ro<br>Saraswati Vihar Sevla Sarai Agra, 3. Mr. Manish<br>Nadeem, Agra, 4. Vanai Singh S/o Nihal Singh, Ad   |  | Ś                       | 26,25,000/-<br>2,62,500/-<br>26,300/-                        | 02.08.20: 5,70,039.4 + interest there: & Other Expens           |
| _         | Chand, Guarantor Shri Mahesh Chand S/o<br>Shri Nem Chand, Add. of both- H.No. 39/K-329   | Property i.e., Residential House No. 39/K-329 Nai Abadi Nandpura, Mauza Sevla Jat<br>Near Ambedkar Park, Tehsil & District Agra, Area: 83.00 Sq. Mtr., in the name of Sh<br>Mahesh Chand S/o Sh. Nem Chand, Bounded as: East- Property Shiv Charan   | 20                      | 11,70,000/-<br>1,17,000/-<br>11,700/-                        | 21.07.20<br>13,73,539.<br>+ interest there<br>& Other Expens    |
| i.        | Nai Abadi Nandpura, Deori Road, Agra  Borrower- M/s R K Jewellers Prop. Late Shri Rajjan Kumar S/o Banshi Lal, Estate of the deceased Late Mr Rajjan Kumar S/o Mr Banshi Lal represented by Mr. Rohit Kumar & others, Guarantor- Mr. Rohit Kumar, Add. of all- House No. 15/77, S-5, Murli Nagar Fatehabad Road, Tajganj, Agra   | West- Property of Seller, North- Road 6Ft., South- Property of Seller  1. Property i.e., Shop situated over Part of Property No. 15/775/4 & 15/775/3 at Ground Floor, lies in Khasra No. 303 M, situated at Murli Nagar, Tajagan Warar, Tehsil & District Agra, Area: 9.6 Sq. Mtr., in the name of Mr. Rajjan Kumar, Bounded as: East- Road 12 Feet wide & openings, West- Property of Nathu Ram, North- Property of Prem Singh, South- Property of Rajjan Singh  2. Property i.e., Shop bearing MPL No. 15/77S/5 at Ground Floor, lies in Khasra No. 303M, situated at Murli Nagar, Tajagni Ward, Tehsil & District Agra, Area: 9.6 Sq. Mtr., in the name of Mr. Rajjan Kumar, Bounded as: East- Road 12 Feet wide & openings, West- Property of Nathu Ram, North- Property of Ghasiram, South-Property of Bharosi Lal  3. Property i.e., Residential House situated over 1st Floor, Part of Property bearing | Symbolic                | 17,00,000/-<br>1,70,000/-<br>17,000/-                        | 24.06.20:<br>38,00,581.<br>+ interest there:<br>& Other Expens  |
| 7         | ranch: Kherla Mod, Agra, Conta   | Nagar Nigam No. 15/7/S/4 & 15/7/S/3, lies in Khasra No. 303M situated at Murli<br>Nagar, Tajpanj Warf, Tehsil & District Agra, Area: 16.15 Sq. Mtr., in the name of<br>Mtr. Rajjan Kumar, Bounded as: East- Open to Sky, West-Open to Sky, North-Open<br>to Sky, South-Open to Sky (Ground Floor Property of Rajjan Kumar)   |                         |  |   |
|           | Omveer Singh, Add H. no. 44A, Nitesh Nagar,<br>Bodla, Agra, Guarantor- Mrs. Prem Wati Wo<br>Om Veer Singh, Add Dehtora Mod, Nitesh<br>Nagar,Nai Abadi Bodla, Agra  | All that part and partial of Residential property Bearing khasra No. 525 Situated at Nitesh Nagar, Mauza Bodla, Tehsil & District Agra, Area: 41.80 Sq. Mtr., in the name of Mrs. Prem Wati W/o Om Veer Singh, Bounded as: East- Remaining part of Property of Khasra No. 522, West-Remaining part of Property of Khasra No. 522, North- House of Devendra Sharma, South- Rasta & Opening  | Symboli                 | 7,50,000/-<br>75,000/-<br>7,500/-                            | 31.05.20<br>5,13,955/<br>+ interest there<br>& Other Expens     |
| -         | Borrower- Mr. Faran S/o Maksood, Add<br>Nagar Nigam No. 38/87-88/1-A, New Moti Kunj,<br>Lohamandi Ward, Agra, Guarantor- Mr. Salim<br>Qureshi S/o Mohd Faruk Quershi, Add H. No.<br>37/117, Saiyyad Para, Malviya Kunj, Agra   | All that part and partial of Residential property Bearing Nagar Nigam no. 38/87-88 Part<br>& Nagar Nigam No. 38/87-88/1-A New situated at Moti Kunj, Loha Mandi Ward, Tehsil<br>& Distt Agra, Area: 20.78 Sq. Mtr., in the name of Mr. Faran S/o Maksood, Bounded as<br>East- Part of property No. 38/87-88 of Mohd Imran, West- House of Tiwari, North- Part<br>of property No. 38/87-88 of Julifakar Ali, South- Road 20 Ft Wide & Park  | Ś                       | 9,10,000/- 91,000/- 9,100/-                                  | 19.08.20<br>6,67,298.4<br>+ interest there<br>& Other Expens    |
| ١.        | Borrower- Shri Shyam Sunder Goyal S/o Shri<br>Lala Ram Goyal, Add House No. B- 28, LIG<br>Shastripuram, Agra, Guarantor- Shri Rahul Singhal<br>S/o Shri Radhey Shyam Singhal, Add House No.<br>B 57, Block -E, Shastripuram, Agra  | All that part and partial of Residential property i.e. E.W.S Plot No. E-57, Situated at<br>Sector C-1, Shastri Puram Yojna, Tehsil & District Agra, Area: 27.00 Sq. Mtr., in<br>name of Shri Shyam Sundar Goyal S/o Shri Lala Ram Goyal, Bounded as: East- Plot<br>No. 57A, West- Plot No. 56, North- E Type Plot, South- 4.5 mtrs. Wide Road  | log<br>O                | 10,20,000/-<br>1,02,000/-<br>10,200/-                        | 19,06,835.3<br>+ interest there<br>& Other Expense              |
|           | Borrower- Mr. Dahra Singh S/o Mr. Deep Chand,<br>Add 9/33, Bagh Mujaffar Khan, Agra, Guarantor-<br>Mr. Amit Kumar S/o Mr. Mahesh Chand, Add 132<br>Narayan Vihar Colony, Agra  | All that part and Parcel of property consisting of House No.9/33 (1/12 Share) Bagh Mujaffar Khan Haripanvat Ward Tehsil & District Agra, Area: 40.13 Sq. Mtr., in the name of Shri Dhara Singh S/o Shri Deep Chand, Bounded as: East- Part of House No. 9/33 of Mr. Satya Prakash Urf Satto, West- Property of Amar Singh, North- 5 Feet wide Road, South- House of Hukum Chand  | mboli                   | 14,70,000/-<br>1,47,000/-<br>14,700/-                        | 04.07.20<br>8,48,103.3<br>+ interest there<br>& Other Expens    |
| 1.        | Borrower- Mohd. Jaki S/o Mohd. Fazaluddin,<br>Add 31/67, Zeem Khana, Chhatta Bazar, Agra,<br>Guarantor- Mr. Nazir S/o Mohd. Fazaluddin, Add<br>31/67/68, Zeen Khana Chatta Ward Agra   | All that part and parcel of the property consisting of Residential House constructed overH. No.2/76, Singi Gali situated at Chatta Ward Tehsil and District Agra, Area: 55 Sq Mtrs, in the name of Mohd. Jaki S/o Mohd Fazaluddin, Bounded as: East- H. No. 2/78 West- H. No. 2/75 & Rasta, North- H. No. 2/77, South- H. No. 2/78   | . iii                   | 21,70,000/-<br>2,17,000/-<br>21,700/-                        | 24.06.20<br>10,69,957<br>+ interest there<br>& Other Expens     |
|           | Borrower 1. (a) Mr. Mohammad Moin Quereshi S/o<br>Mohd. Mubin, 1. (b) Mrs. Klushnuma Begum W/o<br>Mohammad Moin Quereshi, Add. of both- 2/70, Singhi<br>Gali, Dareshi No.02, Chatta Bazar, Moti Ganj Agra,<br>Guarantor- 2. Mohammad Kayum S/o Mohd. Yusuf,<br>Add 32/21, Kazi Gali, Kala Mahal, Agra, Agra Fort   | All that part and parcel of the property consisting of Residential House bearing MPL No. 2770 Singhi Gali, Chhata Ward, Agra, Tehsil and District Agra, Area: 171.23 Sq. Mtrs, in the name of Mohammad Moin Qureshi Slo Mohd. Mubin and Mrs. Khushnuma Begum Wo Mohammad Moin Qureshi, Bounded as: East- House Owned by Legal Heirs of Late Rajababu Rayajada, West-House of Ulfat Rai, North- Gate & Gali 8 feet wide after this house owned by Legal Heirs of Late Mr. Rajababu Rayajada, South-House of Yaduvansh Kumar Sharma  | Symb                    | 32,00,000/-<br>3,20,000/-<br>32,000/-                        | 23,18,775.  + interest there & Other Expens                     |
| 7         | Borrower- 1. Mr. Devendra Singh Chauhan,<br>2. Legal Heirs of the deceased late Mrs. Shashi<br>Chauhan Wo Mr. Devendra Singh Chauhan<br>represented by Mr. Devendra Singh Chauhan<br>( Husband), Add. of both- H. No. 2/573, Suhag<br>Nagar, Firozabad and others  | All that part and parcel of Residential Property situated at House no 2/571, Sector 2 Suhag Nagar, Firozabad, Area: 195 sq mtr, in the name of Mr. Devendra Singh Chauhan, Bounded as: East-House No. 2/572, West- House No. 2/570, North- EWS, South-Rasta  | loqui                   | 14,90,000/-<br>1,49,000/-<br>14,900/-                        | 9,03,271.2<br>+ interest there<br>& Other Expens                |
| 4.        | Borrower- 1. The Estate of the Deceased Mr. Laxman Singh S/o Chokhe Lal Yadav represented by Mr. Deepak S/o Late Shir Laxman Singh, Mr. Rajendra S/o Shri Laxman Singh and others, 2. The Estate of the Deceased Mrs. Kamta Devi W/o Laxman Singh represented by Mr. Deepak S/o Late Shri Laxman Singh, Mr. Rajendra S/o Shri Laxman Singh and others, Add. of all-Nagla Bhau, Tahsil Sadar Ke Samne Firozabad | All that part and parcel of Residential Property situated at Khasra No. 190 (K) Mauza Rehana, Nagla Bhau, Firozabad, Area: 92.07 Sq mtr., in the name of Late Smt. Kamta Devi Wo Laxman Singh, Bounded as: East- Satya Pal jain, West- Rekha Jain, North- 14 feet wide Road, South- Property of Sanjay Jain  | loqui                   | 14,20,000/-<br>1,42,000/-<br>14,200/-                        | 01.02.20<br>11,55,673<br>+ interest there<br>& Other Expens     |
|           | Borrower- Mr. Sunil Kumar S/o Mr. Prem Pal Singh,<br>Add Naley Ki Puliya Jhalkari Nagar Jalesar Road<br>Firozabad, Guarantor- Mr. Anil Kumar S/o Mr. Prem<br>Kumar, Add Gram Ghadi Ranchor, Post- Jondhari<br>Tunasch: Allgarth Malp. Allgarth, Sc   | All that part and parcel of Residential Property situated at Mauza Sukhmalpur NizamabadNow Sudama Nagar Firozabad, Area: 93.00 Sq. Mtrs, in the name of Mr. Sunil Kumar Sío Mr. Prem Pal Singh, Bounded as: East- 12 Ft wide Road, West-Property of Shanti Devi, North- 15 Ft wide Road, South-Property of Pushpa Devi   |                         | 20,00,000/- 2,00,000/- 20,000/-                              | 16.04.20<br>11,33,370.<br>+ interest there<br>& Other Expens    |
| 6.        | Borrower- 1. Mr. Manoj Kumar S/o Sh Pramod<br>Yadav, 2. Mrs. Vineeta Yadav W/o Mr. Manoj Kumar<br>Yadav, Add. of both- 19/589 Gambhir Pura Tehsil<br>Koil Dist - Aligarh, Guarantor- Mr. Sonu Yadav S/o<br>Pramod Yadav, Add Behind Royal Takise<br>Gambheerpura Near Pala Fatak Koil Aligarh  | All Part & Parcel Residential House Comprised In Khasra No 388, 388AA, 390AA & 391 at Mauza Gamibrpura Pargana & Tehsil Koil District Aligarh, Area: 83.61 Sq. Mtr., in the name of Mrs Vineeta Yadav W/o Mr. Manoj Kumar Yadav, Bounded as: East- House of Deegar, West- Aaraji Seller, North- Road 15 feet, South- Plot of Deegar Person   | Symbolic                | 18,00,000/-<br>1,80,000/-<br>18,000/-                        | 08.06.20<br>14,86,713.1<br>+ interest there<br>& Other Expens   |
| 7.<br>IB  | Borrower- Mr. Kunwar Pal Singh Raghav S/o Mr. Pan<br>Singh Raghav, Add H. No. 1/237, Near Bansal Nagar<br>Gali No. 09 Naurangabad Aligarh, Co-Borrower-<br>Mrs. Shanti Devi W/o Mr. Bhagwant Singh, Add.<br>Mithlapuri Near Kuldeep Vihar, Asadpur Qayam Aligarh<br>Lanch: Clvil Lines, Etawah, Con  | All that part and parcel of property part of Khet No. 580, Mithlapuri Near Kuldeep Vihar, Asadpur Qayam Aligarh, Area: 167.22 Sq. Mtrs, in the name of Smt. Shanti Devi W/o Shri Bhagwan Singh, Bounded as: East- Plot of Satish, West- 20 Feet wide Rasta, North- 25 Feet Wide Rasta, South- Plot of other Reason   | ë                       | 14,10,000/-<br>1,41,000/-<br>14,100/-                        | 06.08.20<br>5,10,569/<br>+ interest there<br>& Other Expens     |
| т         | Borrower- 1. (A) M/s Vishun Traders, Prop: Vishun Singh S/o Shiv Pal Singh, Add 164 Mohalla Barahi Tola, Etawah, 1. (b) Shri Vishun Singh S/o Shiv Pal Singh, Mohalla Barahi Tola, Etawah, Guarantors- 2. (a) Shri Kishan Singh Sengar S/o Late Shiv Pal Singh Sengar, 2. (b) Mrs. Maya Devi W/o Shiv Pal Singh Sengar, 2. (c) Mrs. Bindu Chauhan W/o Kishan   | All that part and parcel of the residential house No. 161 situated at Mohalla BarahiTola, Near Kumrahawa Bridge, District Etawah, Area: 2062.04 Sq. Feet, in the name of Kishan Singh Sengar S/o Late Shivpal Singh, Bounded as: East-Property of Morewel, West- Property of Morewel, North- 5 feet wide Rasta, South-Property of others   | mboli                   | 20,50,000/- 2,05,000/- 20,500/-                              | 30.08.20<br>15,99,091.<br>+ interest there<br>& Other Expens    |

Date & Time of E-Auction: 28.01.2026, at 12:00 Noon to 05:00 PM

Last date of Submission of bid: On or before the commencement of e-Auctio detailed terms and condition of the sale, please refer to the link provided herein below or Contact 0562-22516 https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx and www.unionbankofindia.co.ir For Registration and Login and Bidding Rules visit https://baanknet.com

Detail of encumbranches over the above properties, as known to the Bank - Not Known.

This may also be treated as STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) & Rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002, to the borrower/s and guarantor/s