

POSSESSION NOTICE
(for immovable property)

Whereas,

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. **HHLLAJL00169406**, to repay the amount mentioned 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, **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 Fifty Eight 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 incurred.

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

यूनियन बैंक ऑफ इंडिया Union Bank of India		Regional Office: 13, MG Road, Agra		E-AUCTION SALE NOTICE					
Sale Notice for Sale of Immovable Properties									
E-Auction Sale Notice for sale of immovable Asset/s under the Securitisation 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 property mortgaged/charge to the Secured Creditor, the Constructive/Symbolic/Physical possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is What is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder.									
S. No.	Borrower/Mortgagor/Guarantor Name & Address	Description of Properties	Type of Possession	Reserve Price, EMD Bid Increment	Demand Notice Date Amount Due				
Branch: ADA, Agra, Contact: 8009277898									
1.	Borrower- Mr. Neeraj Kumar S/o Raghunandan Upadhyay, Co-Borrower- Mrs. Rajeshwari Upadhyay W/o Mr. Neeraj Kumar, Add. of both- House No. 63B/699B, New Janta Colony, Mauxa Sohalla, Agra Cantt. Guarantor- Mr. Pratap Singh S/o Mr. Ram Swaroop, Add.- Subhash Nagar, Altabaiya Road, Shahganj, Agra	All That Part and Parcel of House No 20 MPL No. 63B/651/P-20 Situated at New Janta Colony, bearing Khalsa No. 257, Mauxa Sohalla, Agra, Area 102.47 sq. mtr., in the name of Rajeshwari Upadhyay W/o Neeraj Kumar, Bounded as: East- 18 Feet Wide Road, West- Other House, North- Plot No.21, South- Plot No.19 Seema	Symbolic	30,44,000/- 3,04,400/- 30,500/-	14.08.2025 12,47,567.04 + interest thereon & Other Expenses				
2.	Borrower- Mr. Satyaveer Singh S/o Shri Shiv Charan Singh, Add.- Village Dhanayi Jagner, Tehsil Kheragah, Agra, Guarantor- Mr. Rajvir Singh S/o Shri Shiv Charan Singh, Add.- House No.20, Radhika Puram, Dehtora, Agra	All That Part and Parcel of Plot No. 126B and Part of 127, Kharsa 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/- 1,41,700/- 14,200/-	18.08.2025 9,91,383.86 + interest thereon & Other Expenses				
3.	Borrower- Mr. Pooran Singh S/o Shri Shree Singh, Co-Borrower- Smt. Lata Devi W/o Pooran Singh, Add. of both- House No. 208, Murla Vihar Colony, Deoretha, Shahganj, Agra	All That Part and Parcel of Residential House No. 206A, 208A, 208B, Bearing Kharsa No. 91 Situated at Murali 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/- 2,76,700/- 27,700/-	20.08.2025 10,67,690.46 + interest thereon & Other Expenses				
4.	Borrower- Mr. Lavnish Kumar Sharma S/o Mr. Jagdeesh Prasad, Add.- House No. 1328 Saraswati Vihar Saray Malook, Chand Gwalior Road, Plot. Agra, Co-Borrower- Mr. Jagdeesh Prasad Sharma S/o Mr. Chetram Sharma, Co-owner- Mrs. Laxmi Devi W/o Mr. Jagdeesh Prasad Sharma, Add. of both- Village Sahpur post Nadeem, Tehsil Kheragah, Distt Agra, Guarantor- 1. Mr. Kapish Kumar Sharma S/o Mr. Jagdeesh Prasad Sharma, Add.- H.No 1329 Saraswati Vihar Saray Malook Chand Gwalior Road Agra, 2. Mr. Dheeraj Kumar Sharma S/o Mr. Jagdeesh Prasad Sharma, Add.- Saraswati Vihar Sevla Sarai Agra, 3. Mr. Manish Kumar Sharma S/o Mr. Jagdeesh Prasad Sharma, Add.- Village Sahpur Rajpura Nadeem, Agra, 4. Vanshi Singh S/o Nihal Singh, Add.- Village 6B Kuthavali Post Kakuwa, Agra	All That Part And Parcel of Residential 4 Properties I.e House Situated Over Plot No. 5, 5A, 5B, 5C Kharsa No. 55 Saraswati Vihar, Gwalior Road Tehsil & Distt Agra, Combined Area: 104.51 Sq. mtr., in the name of Jagdeesh Prasad Sharma & Smt Laxmi Devi, Bounded as: East- Plot Samiti, West- Plot Samiti, North- Road & Plot Samiti	Symbolic	26,25,000/- 2,62,500/- 26,300/-	02.08.2025 5,70,039.48 + interest thereon & Other Expenses				
Branch: Shaheed Nagar, Agra, Contact: 7351006778									
5.	Borrower- Shri Manish Kumar S/o Shri Mahesh Chand, Guarantor Shri Mahesh Chand S/o Shri Nem Chand, Add. of both- H.No. 39/K-329 Nai Abadi Nandpura, Deori Road, Agra	Property i.e., Residential House No. 39/K-329 Nai Abadi Nandpura, Mauza Sevla Jat, Near Ambekar Park, Tehsil & District Agra, Area: 83.00 Sq. Mtr., in the name of Sh. Mahesh Chand S/o Sh. Nem Chand, Bounded as: East- Property Shri Charan, West- Property of Seller, North- Road 6ft., South- Property of Seller	Symbolic	11,70,000/- 1,17,000/- 11,700/-	21.07.2025 13,73,539.01 + interest thereon & Other Expenses				
6.	Borrower- M/s R K Jewellers Prop. Late Shri Rajian Kumar S/o Banshi Lal, Estate of the deceased Late Mr. Rajian 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, Muri Nagar Fatehabad Road, Tajganj, Agra	1. Property i.e., Shop situated over Part of Property No. 15/77S/4 & 15/77S/3 at Ground Floor, lies in Kharsa No. 303 M, situated at Muri Nagar, Tajganj Ward, Tehsil & District Agra, Area: 9.6 Sq. Mtr., in the name of Mr. Rajian Kumar, Bounded as: East- Road 12 Feet wide & openings, West- Property of Nathu Ram, North- Property of Prem Singh, South- Property of Rajan Singh 2. Property i.e., Shop bearing MPL No. 15/77S/5 at Ground Floor, lies in Kharsa No. 303M, situated at Muri Nagar, Tajganj Ward, Tehsil & District Agra, Area: 9.6 Sq. Mtr., in the name of Mr. Rajian Kumar, Bounded as: East- Road 12 Feet wide & openings, West- Property of Nathu Ram, North- Property of Ghashiram, South- Property of Bharoni Lal 3. Property i.e., Residential House situated over 1st Floor, Part of Property bearing Nagar Nigam No. 15/77S/4 & 15/77S/3, lies in Kharsa No. 303M situated at Muri Nagar, Tajganj Ward, Tehsil & District Agra, Area: 16.15 Sq. Mtr., in the name of Mr. Rajian Kumar, Bounded as: East- Open to Sky, West- Open to Sky, North- Open to Sky, South- Open to Sky (Ground Floor Property of Rajian Kumar)	Symbolic	17,00,000/- 1,70,000/- 17,000/-	24.06.2025 38,00,581.32 + interest thereon & Other Expenses				
Branch: Kheria Mod, Agra, Contact: 8433184130									
7.	Borrower- M/s Shivam Auto Parts Prop. Omveer Singh, Add.- H. no. 44A, Nitesh Nagar, Bodla, Agra, Guarantor- Mrs. Prem Wati W/o Om Veer Singh, Add.- Dehtora Mod, Nitesh Nagar, Nai Abadi Bodla, Agra	All that part and partial of Residential property Bearing kharsa No. 522 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 Kharsa No. 522, West- Remaining part of Property of Kharsa No. 522, North- House of Devendra Sharma, South- Rasta & Opening	Symbolic	7,50,000/- 75,000/- 7,500/-	31.05.2025 5,13,955/- + interest thereon & Other Expenses				
8.	Borrower- Mr. Faran S/o Maksood, Add.- Nagar Nigam No. 38/87-88/1-A, New Moti Kunj, Lohamandi Ward, Agra, Guarantor- Mr. Salim Qureshi S/o Mohd Faruk Qureshi, Add.- H. No. 3/71/17, Saiyyad Para, Malviya Kunj, Agra	All that part and partial of Residential property Bearing Nagar Nigam No. 38/87-88 Part & Nagar Nigam No. 38/87-88/1-A New situated at Moti Kunj, Loha Mandi Ward, Tehsil & District Agra, Area: 20.78 Sq. Mtr., in the name of Mr. Faran S/o Maksood, Bounded as: East- Part of property No. 38/87-88 of Mohd Imran, West- House of Tiwari, North- Part of property No. 38/87-88 of Julfikar Ali, South- Road 20 Ft Wide & Park	Symbolic	9,10,000/- 91,000/- 9,100/-	19.08.2025 6,67,298.44 + interest thereon & Other Expenses				
9.	Borrower- Shri Shyam Sunder Goyal S/o Shri Lala Ram Goyal, Add.- House No. B- 28, UG Shastripuram, Agra, Guarantor- Shri Rahul Singhal S/o Shri Radhey Shyam Singhal, Add.- House No. 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 Sector C-1, Shastri Purnam Yojna, Tehsil & District Agra, Area: 27.00 Sq. Mtr., in the name of Shri Shyam Sunder Goyal S/o Shri Lala Ram Goyal, Bounded as: East- Plot No. 57A, West- Plot No. 56, North- E Type Plot, South- 4.5 mtrs. Wide Road	Symbolic	10,20,000/- 1,02,000/- 10,200/-	19.08.2025 10,69,836.33 				