

TATA CAPITAL HOUSING FINANCE LIMITED
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Panel, Mumbai - 400013, MAHARASHTRA.
Branch Address: 2nd Floor The Guman-1st, Amarapali Circle, Vaishali Nagar, Jaipur (Rajasthan) - 302021.

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 20-06-2025 on "As is where 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 20-06-2025. 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 19-06-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, 2nd Floor The Guman-1st, Amarapali Circle, Vaishali Nagar, Jaipur (Rajasthan) - 302021.

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)	Amount as per Demand Notice	Reserve Price	Earnest Money	Type of Possession	O/s as on 24-05-2025
1)	TCHHF035100100084452 & TCHHF035100100084380 & 9884933	Mr. Sudheendra Bharadwaj Mrs. Snehal Bharadwaj W/o. Sudheendra Bharadwaj Infinite Solution Through Proprietor	Rs. 16,30,857/- (Rupees Sixteen Lakh Thirty Thousand Eight Hundred Fifty Seven Only) is due and payable by you under Loan Account No. TCHHF035100100084452 and an amount of Rs. 16,21,585/- (Rupees Sixteen Lakh Twenty One Thousand Five Hundred Eighty Five Only) is due and payable by you under Loan Account No. TCHHF035100100084380 and an amount of Rs. 55,266/- (Rupees Fifty Five Thousand Two Hundred Sixty Six Only) is due and payable by you under Loan Account No. 9884933 i.e. totalling to Rs. 33,07,708 /- (Rupees Thirty Three Lakh Seven Thousand Seven Hundred Eight Only).	Flat No. 401 Rs. 8,75,000/- And Flat No. 402 Rs. 8,75,000/-	Rs. 87,500/- And Rs. 87,500/-	Physical	Rs. 25,69,519/- (Rupees Twenty Five Lakh Sixty Nine Thousand Five Hundred Ninety Nine Only) is due and payable by you under Agreement No. TCHHF035100100084452 and an amount of Rs. 25,35,119/- (Rupees Twenty Five Lakh Thirty Five Thousand One Hundred Ninety Nine Only) is due and payable by you under Agreement No. TCHHF035100100084380 and an amount of Rs. 1,57,874/- (Rupees One Lakh Fifty Seven Thousand Eight Hundred Seventy Four Only) is due and payable by you under Agreement No. 9884933 totalling to Rs. 52,62,512/- (Rupees Fifty Two Lakh Sixty Two Thousand Five Hundred Twelve Only).

Description of the Immovable Property: Property 1 - Unit No. 401, on 4th Floor, Tower-C, having Super Area of 465Sq.ft. in the Complex known as Neemrana Height, situated at CP-3, 5 & 6, Japanese Zone, Neemrana, Alwar, Rajasthan with common amenities written in the Builder Buyer Agreement.

Property 2 - Unit No. 402, on 4th Floor, Tower-C, having Super Area of 465Sq.ft. in the Complex known as Neemrana Height, situated at CP-3, 5 & 6, Japanese Zone, Neemrana, Alwar, Rajasthan with common amenities written in the Builder Buyer Agreement.

2)	TCHHL070000100006775 & 10134817	Mr. Dinesh Kumar S/o Mr. Bhagwan Singh. Mrs. Pinki W/o Mr. Dinesh Kumar	Rs. 21,28,822/- (Rupees Twenty One Lakh Twenty Eight Thousand Eight Hundred Twenty Two Only) is due and payable by you under Loan Account No. TCHHL070000100006775 and an amount of Rs. 3,95,732/- (Rupees Three Lakh Ninety Five Thousand Seven Hundred Thirty Two Only) is due and payable by you under Loan Account No. 10134817 i.e. totalling to Rs. 25,24,554/- (Rupees Twenty Five Lakh Twenty Four Thousand Five Hundred Fifty Four Only)	Rs. 18,00,000/- (Rupees Eighteen Lakh Only)	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)	Physical	Rs. 5,75,070/- (Rupees Five Lakh Seventy Five Thousand Seventy Only) is due and payable by you under Agreement No. 10134817 and an amount of Rs. 27,07,554/- (Rupees Twenty Seven Lakh Seven Thousand Five Hundred Fifty Four Only) is due and payable by you under Agreement No. TCHHL070000100006775 totalling to Rs. 32,82,624/- (Rupees Thirty Two Lakh Eighty Two Thousand Five Hundred Twenty Four Only)
----	---------------------------------	--	---	---	---	----------	--

Description of the Immovable Property: All piece and parcel of Residential Plot bearing No. A - 281, Admeasuring 41.80 Sq. Mtrs. i.e. 50 Sq. Yds. (15'x30'), Situated at Hasan Khan Mevati Nagar Yojna, Near Kacchi Basti, Alwar - 301001 (Rajasthan), with all common amenities under sale deed. **Bounded:- East- Road 20' Wide, West- U. I. T. Plots, North- Plot No. A - 282, South- Plot No. A - 280.**

3)	9880881	Mr. Anjani Kumar Ojha. Mrs. Sadhna Mr. Nitish Kumar Pandey	Rs. 10,96,904/- (Rupees Ten Lakh Ninety Six Thousand Nine Hundred Four Only)	Rs. 6,90,000/- (Rupees Six Lakh Ninety Thousand Only)	Rs. 69,000/- (Rupees Sixty Nine Thousand Only)	Physical	Rs. 19,92,727/- (Rupees Nineteen Lakh Ninety Two Thousand Seven Hundred Twenty Seven Only)
----	---------	--	--	---	--	----------	--

Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Residential Flat Numbered A2-501, Measuring About 965 Sq. Ft. of Super Area on The 5th Floor In Tower A2, Alongwith Undivided Proportionate Share In The Land At Status Residency, Situated At Village Tapukara, Alwar-Tijara Road, Tehsil - Tijara, In The District of Alwar, Rajasthan.

4)	TCHHL030601000072625 & 1044312	Mr. Devendra Hissaria S/o. Mr. Shyam Sunder Hissaria & Mrs. Ila Hissaria W/o. Mr. Devendra Hissaria	Rs. 42,39,875/- (Rupees Forty Two Lakh Thirty Nine Thousand Eight Hundred Seventy Five Only) is due and payable by you under Loan Account No. TCHHL0306000100072625 and an amount of Rs. 1,01,696/- (Rupees One Lakh One Thousand Six Hundred Ninety Six Only) is due and payable by you under Loan Account No. 1044312 i.e. totalling to Rs. 43,41,571/- (Rs. Forty Three Lakh Forty One Thousand Five Hundred Seventy One Only)	Rs. 20,00,000/- (Rupees Twenty Lakh Only)	Rs. 2,00,000/- (Rupees Two Lakh Only)	Physical	Rs. 62,42,044/- (Rupees Sixty Two Lakh Forty Two Thousand Four Hundred Forty Four Only) is due and payable by you under Agreement No. TCHHL0306000100072625 and an amount of Rs. 2,68,681/- (Rupees Two Lakh Sixty Eight Thousand Six Hundred Eighty One Only) is due and payable by you under Agreement No. 1044312 totalling to Rs. 65,10,725/- (Rupees Sixty Five Lakh Ten Thousand Seven Hundred Twenty Five Only)
----	--------------------------------	---	---	---	---------------------------------------	----------	--

Description of the Immovable Property: Residential Flat bearing No. D - 709, 07th Floor, Tower - D, Admeasuring 860 Sq. Ft. (Built Up Area), Along with Open Terrace & Covered Stairs admeasuring 1714 Sq. Ft. (Super Built Up Area 3217 Sq. Ft. approx.) and Covered Parking bearing No. C - 37, Comprised in Kharsa No. 523 & 524, Situated at Village Nevta, Locality known as Aashra SEZ View, Tehsil Sanganer, Distt. Jaipur (Rajasthan), with all common amenities mentioned in sale deed.

5)	TCHHF03060100100072645 & TCHHL03060100100074302	Mr. Vinod Chouhan S/o Mr. Kana Ram Chouhan, Mrs. Seeta W/o Mr. Vinod Chouhan,	Rs. 12,43,113/- (Rupees Twelve Lakh Forty Three Thousand One Hundred Thirteen Only) is due and payable by you under Loan Account No. TCHHF0306000100072645 and an amount of Rs. 10,71,553/- (Rupees Ten Lakh Seventy One Thousand Five Hundred Fifty Three Only) is due and payable by you under Loan Account No. TCHHL0306000100074302 i.e. totalling to Rs. 23,14,666/- (Rs. Twenty Three Lakh Fourteen Thousand Six Hundred Sixty Six Only).	Rs. 14,50,000/- (Rupees Fourteen Lakh Fifty Thousand Only)	Rs. 1,45,000/- (Rupees One Lakh Forty Five Thousand Only)	Physical	Rs. 20,65,433/- (Rupees Twenty Lakh Sixty Five Thousand Four Hundred Thirty Three Only) is due and payable by you under Agreement no. TCHHF0306000100072645 and an amount of Rs. 17,58,298/- (Rupees Seventeen Lakh Fifty Eight Thousand Two Hundred Ninety Eight Only) is due and payable by you under Agreement No. TCHHL0306000100074302 totalling to Rs. 38,23,731/- (Rupees Thirty Eight Lakh Twenty Three Thousand Seven Hundred Thirty One Only)
----	---	--	---	--	---	----------	---

Description of the Immovable Property: Description of the Immovable Property: All piece & parcels of Built up Residential House, Admeasuring 133.3 Sq. Yds. (East to West 40' x North to South 30'), Covered Area 593 Sq. Feet, Situated at Khatikon Ka Mohalla, Jobner, Tehsil Phulera, Distt. Jaipur (Rajasthan), with all common amenities mentioned in Gift Deed. **Bounded:- East- Talai, West- Common Passage 25', North- Land of Talai, South- Bada Khatikon Ratan/Ladu & Shankar/Sayodin**
Note :- SA Filed by the Borrower against TCHFL (SA/679/2023) is pending before DRT Jaipur, No stay order is passed against TCHFL in the said case
The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.

6.	9945818	Mr. Sanjay Kumar Sharma S/o Mr. Chaggan Lal Sharma Mrs. Pushpa Devi Sharma W/o. Mr. Chaggan Lal Sharma,	Rs. 11,30,950/- (Rupees Eleven Lakh Thirty Thousand Nine Hundred Fifty Only)	Rs. 7,90,000/- (Rupees Seven Lakh Ninety Thousand Only)	Rs. 79,000/- (Rupees Seventy Nine Thousand Only)	Physical	Rs. 14,27,242/- (Rupees Fourteen Lakh Twenty Seven Thousand Two Hundred Forty Two Only)
----	---------	--	--	---	--	----------	---

Description of the Immovable Property: All piece & parcels of Residential Flat bearing No. 402 built up on Plot No. A-43 (East Facing), 02nd Floor, admeasuring 760 Sq. Feet, Situated at Village Manchawa, Locality known as Sonu Apartment - 16, Jhotwara Kalwar Road, Jaipur City, Tehsil & District Jaipur (Rajasthan), with all common amenities mentioned in sale deed. **Bounded:- East- Road 40' Wide, West- Plot No. A-42, North- Plot No. A-44, South- Plot No. A-42.**

7)	TCHHL03060100100074757	Late Mrs. Kuina Eligbeth W/o Late - Mr. Dev Dutt Masih, through its legal heir - I. Ashish Masih S/o Late Mrs. Kuina Eligbeth- CO Borrower and legal heir II. Shiba Jems D/o Late Mrs. Kuina Eligbeth-Legal Heir III. Abhishek Masih S/o Late Mrs. Kuina Eli Mr. Ashish Masih S/o Late Mr. Dev Dutt Masih, Shiba Jems D/o Late Mrs. Kuina Eligbeth-Legal Heir Abhishek Masih S/o Late Mrs. Kuina Eligbeth-Legal Heir	Rs. 8,55,269/- (Rupees Eight Lakh Fifty Five Thousand Two Hundred Sixty Nine Only)	Rs. 7,99,000/- (Rupees Seven Lakh Ninety Nine Thousand Only)	Rs. 79,900/- (Rupees Seventy Nine Thousand Nine Hundred Only)	Physical	Rs. 11,95,142/- (Rupees Eleven Lakh Ninety Five Thousand One Hundred Forty Two Only)
----	------------------------	---	--	--	---	----------	--

Description of the Immovable Property: All piece & parcels of Residential Flat bearing No. 402, Second Floor, Built up on Plot No. A - 71, Admeasuring 750 Sq. Ft., Situated at Sonu Apartments - 12, Royal City Yojna, Machawa, Kalwar Road, Jhotwara, Jaipur - 302012 (Rajasthan), with all common amenities mentioned in Sale Deed. **Bounded:- East- Road 40' Wide, West- Plot No. A - 65, North- Plot No. A - 72, South- Plot No. A - 70.**

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 will take place through portal https://auctionbazaar.com on 20-06-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Conditions: (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 12-06-2025 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, 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 areas of property tax, electricity etc. (12) For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMD PRIVATE LIMITED, G-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhawan Road, Somajiguda, Hyderabad - 500082 Email Id: contact@auctionbazaar.com / support@auctionbazaar.com or Manish Bansal, Part B, Uma Hyderabad House, Rajbhawan Road, Somajiguda, Hyderabad - 500082 Email Id: contact@auctionbazaar.com on WhatsApp Number - 999078663 (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://url.livziba 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.
Sd/-
Place: Rajasthan
Date: 03-06-2025
Authorised Officer,
Tata Capital Housing Finance Ltd.

MPSEZ UTILITIES LIMITED
Adani Corporate House, Shantigram, Nr Vaishno Devi Circle, S. G. Highway, Khodiyar, Ahmedabad - 382 421
Website: www.adanienergysolutions.com

NOTICE FOR INVITING EXPRESSION OF INTEREST

MPSEZ Utilities Limited (MUL) hereby invites Expression of Interest (EoI) for Sale of Surplus Power from the existing Wind-Solar Hybrid Long-Term Power Purchase Agreement through Competitive mode. Expression of Interest documents (EoI & PSA) shall be available at www.adanienergysolutions.com from 03.06.2025.

Whole Time Director

Encore Asset Reconstruction Company Private Limited (Encore ARC)
Encore ARC Corporate Office Address: 5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana
(WITHOUT PREJUDICE)
ENCOREARC/RES/ABFL/HKH/2526/0601 Date: 02.06.2025

Mr. Hemant Kumar Hindoliya (Borrower)
Plot No. C-3, Gokul Colony, Ramchandrapura, Kota, Rajasthan - 324001
Also At: Gokul Colony, Borkheda Kota, Rajasthan-324006

Mrs. Hemlata Suman (Guarantor)
Plot No. C-3, Gokul Colony, Ramchandrapura, Kota, Rajasthan - 324001
Also At: Gokul Colony, Borkheda Kota, Rajasthan-324006

Mrs. Rahul Medicos (Guarantor)
Plot No. C-3, Gokul Colony, Ramchandrapura, Kota, Rajasthan-324001
Also At: Gokul Colony, Borkheda Kota, Rajasthan-324006
Also At: Shop No. 4, 1st Floor Near Gadi Khana Ladpura Kota, Rajasthan-324002

Sub: Notice for Sale of Secured Asset of Mr. Hemant Kumar Hindoliya ("Borrower") under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("Rules") read with Section 13(8) of the SARFAESI Act, 2002, symbolic possession of which has been taken over under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with Rules

As you are aware that pursuant to the provisions of the SARFAESI Act, Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by the Aditya Birla Finance Limited ("ABFL") along with all underlying securities vide Assignment Agreement dated 31.12.2024. Prior to the acquisition of the financial assistance by Encore ARC, the ABFL had issued a notice under Section 13 (2) of the SARFAESI Act on 22.03.2024 advising you to pay the dues as mentioned therein. As you have failed & neglected to pay the dues within 60 days from the date of receipt of the said notice issued under Section 13(2) of the SARFAESI Act, the Authorised Officer of the Encore ARC look over the symbolic possession of the Secured Asset, as per the description given below on 28.05.2024. Please treat this as 30 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 30 days, the Authorised Officer of Encore ARC shall take steps for selling the Secured Asset as more particularly mentioned hereinbelow by way of public e-auction/private treaty or any other modes provided under the Rules.

Description of Secured Asset:
All that piece and parcel of Properties bearing No. Plot No. C-3, Gokul Colony, Ramchandrapura, Kota, Rajasthan-324001, admeasuring 111.11 Sq. Yards standing in the name of Mr. Hemant Kumar Hindoliya. Boundaries: North- C-4, South: Plot No. C-1 & C-2, East: Plot No. J-3, West: Road

In case of sale of public e-auction, the detailed terms and conditions of the sale including reserve price, earnest money deposit etc. will also be uploaded on Encore ARC's website i.e. <https://www.encorearc.com> and <https://sarfaesi.auctiontie.in/EPROC/> as per Rule 9 (7) of Rules, simultaneously with the publication of public e-auction sale notice in the Form given in Appendix-IV A.

The Borrower/Mortgagor/Guarantor's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available to redeem the Secured Asset by repaying the entire dues of Rs. 32,38,707/- (Rupees Thirty Two Lakh Thirty Eight Thousand Seven Hundred Seven Only) outstanding as on 31.08.2024, from 01.09.2024 together with future interest, charges & costs thereon.

A final opportunity is being given to Borrower/Mortgagor(s)/Guarantor(s) to redeem the Secured Asset accordingly, failing which, Encore ARC in its capacity as Trustee of EARC-BANK-032-TRUST shall proceed with the sale of the aforesaid Secured Asset as per the Rules.

Yours faithfully,
Sachin Kumar (Authorised Officer)
For Encore Asset Reconstruction Company Private Limited
(Acting in its capacity as the trustee of EARC-BANK-032-TRUST)

SMFG INDIA CREDIT COMPANY LIMITED
Corporate Office: 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Masity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
POSSESSION NOTICE (For Immovable Property)
(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of SMFG India Credit Company Limited, Having its registered office at Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamalle Road, Porur, Chennai - 600116 and corporate office at 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Masity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, under 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 (2) of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 20.03.2025 calling upon the borrower(s) (1) LALIT GANESH NARAYAN, (2) GUDDI DEVI KHUNTETA, under loan account number (s) # 213820911790168 to repay the amount mentioned in the notice being Rs. 29,40,783 /- (Rupees Twenty Nine Lakh Forty Thousand Seven Hundred Eighty Three Only) within 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 30 Day of May in the year 2025.

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 SMFG India Credit Company Limited for an amount Rs. 29,40,783 /- (Rupees Twenty Nine Lakh Forty Thousand Seven Hundred Eighty Three Only) and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property: OWNER OF THE PROPERTY - LALIT KHANDELWAL S/O GANESH NARAYAN, PROPERTY DESCRIPTION- SHOP (WITHOUT ROOF RIGHTS), EAST FACING, CONSTRUCTED ON GROUND FLOOR AT HOUSE NO. 1122, MISHRA JI RASTA, PAHLA CHAURAH, CHANDPOLE BAZAR, JAIPUR, RAJASTHAN ADMEASURING 10.10 SQ. YARDS IN WHICH THE TOTAL AREA OF THE BUILT UP PORTION IS 91.00 SQ. FEET (IN WHICH THE PROPORTIONATE UNDIVIDED PORTION OF THE TOTAL LAND OF HOUSE NO. 1122 SHALL ALSO BE INCLUDED) FOUR SIDE BOUNDARIES: EAST BY- ROAD MISHRA JI RASTA, WEST BY- PORTION OF HOUSE NO.1122, NORTH BY- GOLI, SOUTH BY- PORTION OF HOUSE NO.1122 & OTHER PROPERTY.

Place: JAIPUR (Raj.) SD/- Authorised Officer,
Date: 03.06.2025 SMFG India Credit Company Limited

GRIHUM HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)
Registered Office: 6th Floor, B Building, Ganga Trueno, Loheganga, Pune, Maharashtra 411014

Whereas, the undersigned being the Authorised Officer of Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Funding Housing Finance Public Unlimited Company) herein after referred as Secured Creditor of the above Corporate/ Register office of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred as the "said Act") and in exercise of the powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice below dated calling upon the below Borrowers to repay the amount mentioned in the notice 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 powers conferred on him/ her under Section 13 (4) of the said Act read with Rule 8 of the said Rules of the Security Interest Enforcement Rules 2002 on the dates mentioned herein below. The borrowers 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 Secured Creditor in the amount and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details of Property taken in possession are herein below.

Sr. No.	Name of Borrowers	Description of Property	Possession taken Date	Date of statutory Demand Notice	Amount in Demand Notice (Rs.)
1.	MUBARIK ALI, KHATUA BEGAM	All That Piece And Parcel Of The Unit/Flat-T02, Built Up Area 800 Sq. Feet, 3rd Floor, Situated At Plot No. 58, Scheme Durga Colony Vistar, Hasnapura, Jaipur, Rajasthan, And Boundaries Of The Plot No. 58 - East- Road 30 Feet, West- Others Land , North- Plot No. 60, South- Plot No. 90.	29/05/2025	07/11/2024	Loan No. HL005811000005012339 Rs. 16,66,517/- (Rupees Sixteen Lakh Seventy Six Thousand Five Hundred Seventy Six Only) payable as on 07/11/2024 along with interest @ 13.00 p.a. till the realization.
2.	SHOKIN KHAN, JAFRINA, FAJARU GURU	All That Piece And Parcel Of The Property Bearing Of Patta No. 49, Book No.29, Village Khatikhara, Gram Panchayat-Karoli, Panchayat Samiti- Khishangarh, Th. Bahadurpur, Dist.- Alwar (Raj.) (Area Measuring 260 Sq. Yards.) (Hereinafter To Be Referred As Said Property) Four Boundaries Of The Plot- North : House Of Rustana, South : House Of Deenu, East : Road, West : House Of Ishak.	31/05/2025	08/05/2024	Loan No. LAP00602000005003905 Rs. 5,37,606/- (Rupees Five Lakh Thirty Seven Thousand Six Hundred Sixty Only) payable as on 08/05/2024 along with interest @ 17 p.a. till the realization.

Place: JAIPUR Date: 03.06.2025 Sd/- Authorised Officer, Grihum Housing Finance Limited, (Formerly known as Poonawalla Housing Finance Limited)

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 with proviso 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/ Co-Borrowers/ Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
AJAD BHARTI, LAXMI BHARTI, PRATAP BHARTI, GANPATI BHARTI (AC NO.) LNHBW01819-200124219 GUARANTOR : GOVIND JI (AC NO.) LNHBW02119-200108604	Rs. 4,03,062.00/- & Rs. 4,41,069.00/- DUES AS ON 30 MAY 2025	9 MAY 24 Rs. 336840/- & Rs. 381534/- DUES AS ON 6 MAY 24	26 APR 25	PROPERTY NO. 1-PATTA S.NO. 266/14.04.17,PATTA NO.11, BOOK NO. 518 SANKALP NO. 02 DATE 14/04/17 KHASRA NO 785 GRAM SARGAV GRAM PANCHAYAT SARMALIYA PANCHAYAT SAMATI JAWAJA TH BEAWAR DIST AJMER I PROPERTY NO.2-PATTA S.NO. 266/05.04.17, PATTA NO.06, BOOK NO. 518, SANKALP NO. 02, DATE 14/04/17 KHASRA NO 785 GRAM SARGAV GRAM PANCHAYAT SARMALIYA PANCHAYAT SAMATI JAWAJA TH BEAWAR DIST AJMER ADMEASURING PROP NO 1 - 143.35 SQ. YRD I PROP NO 2- 124 SQ YRD	Rs. 1457590/-	Rs. 145759/-	11.00 AM TO 01.00 PM 04 JULY 2025	2ND FLOOR, SHREE SIDDHI VINAYAK MARKET OPP. CITY CINEMA STATION ROAD BEAWAR-305901,RAJASTHA N-INDIA
GHISU LAL, MRS. PHULI DEVI (AC NO.) LNLPAL02917-180063669	Rs. 9,08,595.00/- DUES AS ON 30 MAY 2025	1 JAN 22 Rs. 651484/- DUES AS ON 27 DEC 21	19 APR 25	PROPERTY SITUATED AT PATTA NO 13, BOOK NO. 17, MISAL NO. 61/2016-17, JAWALI, TH RANI, DIST PALI, RAJASTHAN ADMEASURING 842.80 SQ. FT.	Rs. 987240/-	Rs. 98724/-	11.00 AM TO 01.00 PM 04 JULY 2025	2ND FLOOR, PLOT NO.-874, INDRVA VIHAR NAGAR, OPP. SAINIK VISHRAM GRUH, NAYA GAON ROAD, PALI-306401, RAJASTHAN-INDIA
KAMLA BAI, CHANDIMAL DANGI, JASH RAJ GUARANTOR : MANOHAR LAL (AC NO.) LNCHI2918-190082699 & LNCHI04319-200122556	Rs. 9,38,362.00/- & Rs. 4,43,339.00/- DUES AS ON 30 MAY 2025	6 DEC 24 Rs. 794568/- & Rs. 344964/- DUES AS ON 5 DEC 24	30 APR 25	PATTA NO. 18,VILLAGE LANGACH, TEH. CHITTORGARH, RAJASTHAN PIN-312207 ADMEASURING 1739 SQ. FT.	Rs. 1603726/-	Rs. 160373/-	11.00 AM TO 01.00 PM 04 JULY 2025	NO. 3, KHASRA NO. 8, CHAMTI KHERA CHOWK, CHAMTI KHERA ROAD, CHITTORGARH-312001, RAJASTHAN-INDIA
OM PRAKASH, MR. SHRAWAN LAL, MRS. ROSHANI GUARANTOR : MR. PREM BISHNOI (AC NO.) LNBNK00615-160025644	Rs. 11,99,268.00/- DUES AS ON 30 MAY 2025	10 MAR 22 Rs. 934562.41/- DUES AS ON 10 MAR 22	7 APR 25	FREEHOLD RESIDENTIAL PROPERTY LAND SITUATED AT GRAM KUCHOR AUGANI, PATTA NO. 26, TH. NIKHA MANDI, BIKANER, RAJASTHAN ADMEASURING 31349.50 SQ. FT.	Rs. 1693840/-	Rs. 169384/-	11.00 AM TO 01.00 PM 04 JULY 2025	2ND FLOOR, PLOT NO. 8, GOPALI SADAN, NR. RAILWAY OVERBRIDGE, RAMI SATI, BAZAAR, BIKANER-334001, RAJASTHAN-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