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Date: March 29, 2025, Place: Sojat

Authorized Officer, ICICI Home Finance Company Limited

# PUBLIC NOTICE

**Branch Office :** ICICI Bank Limited Plot No-23, Shal Tower, 3rd Floor, New Rohtak Road, Karol Bagh, New Delhi-110005

Notice under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement o Security Interest Act, 2002 is being issued by ICICI Bank Ltd. (on the underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd.) in relation to the enforcement of security concerning a Housing Loan Facility granted pursuant to a Loan agreement entered into between DHFL and the following borrower(s) who has/have defaulted in the repaired and interest towards the Loan Facility (ies) obtained by them from the secured creditor. The Loans have been classified as Non-Performing Assets (NPA). A notice was issued to them at their last known addresses; however, it has returned un-served and hence, they are hereby notified by way of this Public Notice.

Sr. No.	Name of the Borrower/Co- Borrower/ Guarantor/ & Address (DHFL Old LAN & ICICI New LAN)	Property Address of Secured Asset / Asset to be Enforced	Date of Notice Sent/ Outstanding as on Date of Notice	NPA Date
1.	Jitendra Singh Panwar/ Kanchan (Loan No 06100003081/ A/c No QZBKR00005023502) & 1772, Ward No.50, Hanuman Hattha, Rajasthan Bikaner- 334001	Plot No.32, Situated At Wake Bajrang Vihar, Phase-2nd, Ballabh Garden, Bikaner, Rajasthan- 344023	27/02/2025 Rs. 8,86,705.32/-	09/12/ 2024
2.	Lal Chand Bhargav/ Gudda Devi (Loan No 06100002618/ A/c No QZBKR00005000952) & Ward No.05, Kanpura Basti, Nokha, Rajasthan Bikaner- 334803	Plot Patta No.3162, Situated At Wake Ward No.7, Kanpur Basti, Bhargav Khedi, Nokha, Tehsil- Nokha, District- Bikaner, Rajasthan- 334803	Rs. 7,47,385.36/-	08/10/ 2024
3.	Rahuf Khan/ Touhid Fatama (Loan No 05700003474/ A/c No QZKOT00005041301) & Near Marketing Society Sindhi Colony, Bhawani Mandi, Rajasthan Jhalawar- 326502	Plot No.48, (One Storey) Situated At Wake Mukharji Nagar Colony, Bhawanimandi, Tehsil- Pachpahad, District- Jhalawar Rajasthan- 226038	27/02/2025 Rs. 13,92,481.94/-	09/12/ 2024
4.	Ummed Khan/ Shayara (Loan No 06100001615/ A/c No. QZBKR00005005242) & Near Maszid, Bhutto Ka Mohalla Bikaner, Rajasthan Bikaner- 334001	Patta No.2741, Situated At Bhuto Ka Bas, Bikaner, Rajasthan- 344023	27/02/2025 Rs. 3,40,262.52/-	08/11/ 2024
Loa the	steps are being taken for substituted service or n (as applicable) is/are advised to make the po date of the publication of this Notice else, uritisation and Re-construction of Financial As	yments of the outstanding within further steps will be taken as	the period of 60 do per the provisions	ys from

#### AAVAS FINANCIERS LIMITED ♦ <p CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

### AUCTION NOTICE

Authorised Officer, Team ICICI Bank

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 here is"," As is what is ", and 'Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	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.
SUBHASH CHANDRA VERMA, MRS. SAROJ DEVI GUARANTOR : MR. KEWAL KRISHAN SHARMA (AC NO.) LINSHH02917- 180053978	Rs. 10,96,460.00/- DUES AS ON 28 MAR 2025		25	PLOT AT WARD NO. 21, VILLAGE AJITGARH, SRIMADHAPUR, SIKAR, RAJASTHAN <b>ADM.</b> <b>75.12 SQ. YARDS</b>	Rs. 984072/-	Rs. 98407/-	AM TO 01.00 PM 29 APR	WARD NO. 34, CRYSTAL TOWER, 3RD FLOOR, NEW STATION ROAD, SIKAR-332001, RAJASTHAN-INDIA

erms & 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 office 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 saled envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as a down and the diverse provided by the AFL which is to be collected from the above branch offices of the variable bit diverse will be opened in the presence of the available bit interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among 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 in the fail of the hammer towards the purchase of the asset. The successful bidder will deposit 25% towards initial payment, the entire EMD deposited will be forfieted & balance amount of the sale price will have to be deposited within 15 days after the sale by the secured creditor; otherwise his initial payment deposited amount will be forfieted. 3). The Authorised officer has absolute rejet 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 during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borowers/Guarantors/Mortgagor of the above said loba accounts about the drocedure of tender dows the above mentioned date. The property will be sold, if their out standing duesare not repaid in full. Place : 2 Jainur Date : 29-03-2025

Place : Jaipur Date : 29-03-2025

Date: March 29, 2025, Place: Jaipur

Authorised Officer Aavas Financiers Limited

Amount Forfeited

(in Rs.) 2.00,000

n view of the same, the Board of directors of the

Company at their meeting held on 1st March 2025, have decided to forfeit the abovementioned partly paid up equity shares held by the members in the Company including amount already paid thereon, on account of non-payment of call money by the last date of payment i.e. 1st March 2025 (extended payment date).

The forfeiture of a share shall involve extinction at the time of forfeiture, of all interest in and all claims and demands against the company, in respect of the forfeited shares and all other rights incidental

A forfeited share shall be deemed to be the

property of the Company, and the Company may at any time make a sale, re-allotment or disposal or cancel the forfeiture on such terms as it thinks

fit All capitalized terms not defined herein would ave the same meaning as attributed to it in the

> By the order of Board of Directors For HINDWATER PRIVATE LIMITED Sd/- Sd/-JESSY JOHNSON ASHOK MANDOLIA DIRECTOR DIRECTOR DIN : 0515559 DIN : 01166376

nber of

shares Forfeited

20.000

nereto

Letter of Offe

Date : 26.03.2025 Place : Jaipur

(As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002) Whereas, The undersigned being the authorized officer of the State Bank of India 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 30 the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 04.06.2024 Calling upon the borrower Mix Navya Fashions Private Limited Through its Directors & Guarantors Shri Naresh Chandra Baldi S/o Shri Madan Lal Baldi & Shri Madan Lal Baldi S/o Shri Mathura Lal Baldi and Guarantors Shri Naresh Chandra Baldi S/o Shri Satya Narayan Jhanwar, Smt. Kanu Jhanwar W/o Shri Shelendra Jhanwar, Shri Sheru Bhandari S/o Shri Raya Narayan Jhanwar, Smt. Ranu Jhanwar W/o Shri Shelendra Jhanwar, Shri Sheru Bhandari S/o Shri Rajendra Kumar Bhandari, Shri Rinku Bhandari S/o Shri Rameshwar Lal Bhandari & Shri Anit Kumar Maheshwari S/o Shri Purshottam Lal Sandani to repay the amount mentioned in the notice being Rs. 20.27.87,991.84 (Rupees Twenty Crore Twenty Seven Lakhs Eighty Seven Thousand Nine Hundred Ninety One & Paisa Eighty Four Only) as on 02.06.2024 (including interest upto 02.06.2024) together with further interest thereon at the contractual rate plus costs, charges and expenses till date of negaryment within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers Corlifered on him/her under sub section (4) of the section 13 of the Act read with rule 8 of the Security Interest (Enforcement) rules, 2002 on this the 27" day of March of the year 2025 The Borrowers/Guarantors/Mortgagors 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 cha multiple reminder calls after that, the Company had given last opportunity to the members to pay heir respective unpaid call money due on the shares held by the members and informed the nembers that failure to pay their respective Call Money shall render the partly paid-up equity shares of the Company held by the members including the amount already paid thereon, liable to be forfeited in accordance with the provisions of the Companies Act. 2013 and rules made nereunder and the Articles of Association of the

Note: Earlier Possession Notice dated 21.08,2024 Stand withdrawn. Please treat, it as fresh notice for all purp

### DESCRIPTION OF THE IMMOVABLE PROPERTIES

Asset 1- All that part and parcel of Equitable Mortgage of Industrial Land & Building situated at 1965/1, 1966/1, 1963/1, Chittorgarh Road, Gram Hamirgarh, Tehsil & District Bhilwara 311001 Admeasuring Area 12773 Sq. Meterin the name of Wis Navya Fashions Private Limite by-North: Aaraji No. 1055, South: Other Aaraji, East: Aaraji No. 1245/1050, West: Road ivate Limited Boun by-North: Aaraji No. 1055, South: Uner Aaraji, East: Aaraji No. 1245/1050, West: Koada Asset 2. All that part and parcel of Equitable Mortgage of Industrial Land Aaraji No. 1963/2, 1964/2 1965/2 situated at Chittorgarh Road, Gram Hamirgarh, Tehsil & District Bhilwara, Rajasthan 311001 Admeasuring Area 13656 Sq. Meter in the name of *Wis* Navya Fashions Private Limited Bounded by North: Kaccha Road, South: Other Aaraji, East: Other Aaraji, West: Navya Fashion Asset 3. All that part and parcel of Equitable Mortgage of Residential Land & Building situated at Plot No 2-B, Bapu Nagar, Senthi, District Chittorgarh, Rajasthan 312001 Admeasuring Area 2400 Sq. Feet in the name of Shri Madan Lal Baldi Sio Shri Mathura Lal Baldi Bounded by\_North: Plot No. 3-B, South: Plo No. 14F. Fast: Road 30 Wine; West: Plot No. 17-B. No. 1-B. East: Road 30' Wide, West: Plot No. 17-B No. 1-b, East: Koad 30' Wide, West: PlotNo. 17-B Asset 4.- All that part and parcel of Equitable Mortgage of Residential Property Aaraji No. 1050 mi situated at Opp. Side Missionary School, Village Vagroda, Gram Panchayat Bhimal, Tehsil Mavii, Distric Udaipur, Rajasthan Admeasuring Area 26146.80 Sq. Feet in the name of Smt. Deepail Baldi W/o Sh Naresh Chandra Baldi Bounded by-Notth. Aaraji No. 1055, Shri Hira Lai Ji, South: Aaraji No. 1048 Min East: Aaraji No. 1247/1048, West: Aaraji No. 1246/1050 East Aaraji No. 124/1/046, West Aaraji No. 1240/1050 Asset 5- All that part and parcel of Equitable Mortgage of Residential Property Aaraji No. 1245/1050 situated at Opp. Side Missionary School, Village Vagroda, Gram Panchayat Bhimal, Tehsil Mavli, District Udaipur, Rajasthan Admeasuring Area 23532.12 Sq. Feet in the name of Smt. Deepali Baldi W/o Shri Naresh Chandra Baldi Bounded by. North: Aaraji No. 1055, Shri Hira Lal S/o Shri Kalu Lal Jain, South: Araji No. 1048 Min, Smt. Arti Nyati, East: Aaraji No. 1246/1050, Smt. Urmila W/o Shri Satish Chandra Nyati, West: Aaraji No. 1244/1050, Shri Naresh S/o Shri Madan Lal Baldi Neeta 6. All thet and and encod of Equitibal Mortgane of Pacidatial Property Aaraji No. 124/1050

Nyan, west: Aaraji No. 1244/1050, Shin Naresh Si/S Shin Madah Lab Baldi Asset <u>6</u>- All that part and parcel of Equitiable Mortgage of Residential Property Aaraji No. 1244/1050 situated at Opp. Side Missionary School, Village Vagroda, Gram Panchayat Bhimal, Tehsil Mavli, Distric Udaipur, Rajasthan Admeasuring Area 14816.52 Sq. Feet in the name of Shri Naresh Chandra Baldi Si/ Shri Madan Lal Baldi <u>Bounded by</u>-North: Aaraji No. 1055, Shri Hira Lal Ji, South: Aaraji No. 1048 Min 8 Other, East: Aaraji No. 1245/1050, Smt. Deepali Baldi, West: Rasta <u>Asset 7-</u> All that part and parcel of Equitable Mortgage of Residential Property Aaraji No. 1246/1050 Stitutated 200m. Side Miseinang School Willeap Vagroda Caran Panchavat Bhimal, Tohsil Mavli, Distric

situated at Opp. Side Missionary School, Village Vagroda, Gram Panchayat Bhimal, Tehsil Mavli, Distri Jdaipur, Rajasthan Admeasuring Area 2187 Sq. Meter in the name of Smt. Deepali Baldi W/o Shri Nares Ocarbon, Reparamentadashing ar 100 cq. Inconstruction for a more than the construction of the construct

Asset 0. With a start and parter of Equilable working to the submitted at 10 pc. Side Missionary School, Willage Vagroda, Gram Panchayat Bhimal, Tehti Mavli, District Udaipur, Rajasthan Admeasuring Area 26146,80 Sq. Feet in the name of Shri Rinku Bhandari S/o Shr Rameshwar Lal Bhandari <u>Bounded by-</u> North: Aaraji No. 1241/925, Smt. Sita Bhandari W/o Shr Rajendra Kumar, South: Aaraji No. 1243/925, East: Bilaname Rasta, West: Aaraji No. 296, Shri Gaje Singh S/o Shri Man Singh Rajput Asset 9. All that nat and narged of Equilable Modrage of Residential Property Aaraji No. 1230/026

Asset 9- All that part and parcel of Equitable Mortgage of Residential Property Aaraji No. 1239/9. situated at Opp. Side Missionary School, Village Vagroda, Gram Panchayat Bhimal, Tehsil Mavli, Distric Udaipur, Rajasthan Admeasuring Area 26146.80 Sq. Feet in the name of Shri Sheru Bhandari S/o Shı Raiendra Kumar Bhandari **Bou** nded by-North: Aaraji No. 1066, South: Aaraji No. 1240/925, Smt. Vars Bhandari, East: Bilaname Rasta & Aaraji No. 1067, West: Aaraji No. 926, Shri Gaje Singh S/o Shri Ma

Asset 10- All that part and parcel of Equitable Mortgage of Residential Property situated at Aaraji N 243/925 & 924, Near Udaipur–Chittorgarh Road, Village Vagroda, Gram Panchayat Bhimal, Teh Iavli, District Udaipur, Rajasthan Admeasuring Area 26146.80 Sq. Feet in the name of Shri Anil Kum laheshwari S/o Shri Purshottam Lal Samdani Bounded by-North: Road, South: Other Aaraji, Ea oad, West: Self Plot

Near, Yes, Sen Flot Saset 11-All hard part and parcel of Equitable Mortgage of Residential Property Aaraji No. 241 situated Village Chittori, Gram Panchayat Eral, Tehsil & District Chittorgarh, Rajasthan Admeasuring Area 2690 Sq. Feet in the name of Smt. Renu Jhanwar W/o Shri Shelendra Jhanwar Bounded by- North: Agricultur and & Aaraji No. 383/241, South: Agricultural Land, East: Aaraji No. 412/241, West: Chittorgarh - Ko

Asset 12-All that part and parcel of Equitable Mortgage of Residential Property situated at Plot No. 26--Bapu Nagar, North Panchwati, Senthi, District Chittorgarh, Rajasthan Admeasuring Area 2400 Sq. Feet i the name of Shri Shelendra Jhanwar S/o Shri Satya Narayan Jhanwar <u>Bounded by-</u>North: Road, Soutt Plot No. 25-A, East: Road 30', West: Plot Place: Bhilwara. Chittoroarh. Mavli (Udaipur) Sd Place: Bhi

7.03.2025	Chief Manager & Authorised Offi

1.11	The boundary of the diverted forest land, shall be demarcated on ground at the project cost, by erecting four feet high reinforced cement concrete pillars, each inscribed with its serial number, forward and back bearing and distance from pillar to pillar						
1.12	The User agency, if required, will undertake comprehensive soil conservation meas- ures in the area being diverted at the project cost in consultation with the State Forest Department. A scheme of the same may be submitted along with the compliance						
1.13	report No labour camp shall be established on the forest land						
1.14	The User Agency shall provide fuels preferably alternate fuels to the labourers and the staff working at the site so as to avoid any damage and pressure on the nearby forest areas						
1.15	The forest land shall not be used for any purpose other than that specified in the proposal.						
1.16	The layout plan of the proposal shall not be changed without the prior approval of the Central Government						
1.17	The forest land proposed to be diverted shall under no circumstances be transferred to any other agency, department or person without prior approval of the Central Govern- ment						
1.18	No damage to the flora and fauna of the adjoining area shall be caused						
1.19	Any tree felling shall be done only when it is unavoidable and that too under strict supervision of the State Forest Department						
1.20	The State Government shall complete settlement of rights, in terms of the Scheduled Tribes and Other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006, if any, on the forest land to be diverted in accordance with the relevant guide- lines issued by the MoEF						
1.21	The user agency in consultation with the State Government shall create and maintain alternate habitat/home for the avifauna, whose nesting trees are to be cleared in this project. Bird's nests artificially made out of cco-friendly material shall be used in the area, including forest area and human settlements, adjoining the forest area being dive -rted for the project						
1.22	The User Agency shall submit six monthly self-compliance reports as on 1st January and 1st July of every year to this office as well as to the Nodal Officer of the State						
1.23	The State Government shall monitor compliance of conditions of Forest Clearance and shall submit in this regard yearly report as on 31st December of every year						
1.24	Any other condition that the concerned Regional Office of this Ministry may stipulate from time to time, in the interest of conservation, protection and development of forests & wildlife						
1.25	The User Agency and the State Government shall ensure compliance to provisions of						
1.26	Grant of working permission to the extant proposal may be considered by the State Government in accordance with the provisions as contained in the MoEF&CC's Guidelines dated 28.08.2015						
1.27	Compensatory afforestation shall be taken up by the Forest Department by way of plantation of 100 trees at the cost of the user agency.						
1.28	Nil tree felling shall be involved in the implementation of this project.						
1.29	If the proposed area is part/out side of any Wildlife Sanctuary/ National Park, user Agency shall be obtained Wildlife Clearance from competent authority as per the pro- visions of the extant, rules and regulation. If required						
Stand	ard conditions.						
2.1	The user agency shall arrange to raise strip plantation on either side of the road and central verge at project cost, as per IRC specification, with maintenance of 7-10 years. The user agency shall also submit design of providing at least 2-3 rows of long rotation indigenous trees, as per provision of IRC-SP-21-2009 (Guidelines on landscaping & tree plantation), on either side of the road before final clearance.						
2.2	The reclamation of quarry should be done under the supervision of the State Forest Department. The quarry shall be reclaimed and afforested completely before the project is closed.						
2.3	Overburden shall not be dumped outside the width of the road. The muck generated in the earth cuttings will be disposed of at the designated dumping sites and in no case the muck/debris will be allowed to roll down the hill slopes.						
2.4	The user agency will provide retaining walls, breast walls and drainage as per require- ment to make the slope stable.						
2.5	The User agency will undertake comprehensive soil conservation measures at the pro- ject cost in consultation with the State Forest Department. A scheme of the same shall be submitted to the Regional Office along with the Stage-I compliance report;						
2.6	The designing of culverts/bridges, if any, over the natural streams/rivers/canals should be done in such a manner that it does not hamper the natural course of water, does not give rise to waterlogging, and also does not hamper movement of wild animals						
After r Govern (Sanral as per stretch Transfe nment be vali	ecific Conditions eccipt of compliance report on fulfillment of all of the above conditions from the State ment, proposal will be considered for final approval under section' 2' of the Van shan Evam Samvardhan) Adhiniyam, 1980. The User Agency shall take up the work the guidelines in force and after ensuring that all necessary clearances for the entire are in place. Working permission, if any issued, shall be intimated to RO, Gandhinagar. er of forest land shall not be affected till final approval is granted by the Central Gover- in this regard. Further, it may also be noted that this In-principle/Stage-1 approval shall d for a period of 2 years from the date of issue of this letter. In the event of non-comp of the above conditions, this In-principle approval shall be revoked after two (02) years.						
	Your's faithfully: Shrawan Kumar Verma)						

Regional Officer/Head of Department Regional Office Gandhinagar MoEF&CC, Govt of India

Jaipur