

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads,
Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75**SYMBOLIC POSSESSION NOTICE**

NOTICE is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated herein/calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(14) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) 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 Bank for the amounts, interest, costs and charges thereon. The borrowers' mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

| Name of borrower(s), Guarantor & Loan Account No. | Description of the property mortgaged (Secured Asset) | Date of Demand Notice | Date of Symbolic Possession Notice | O/s Amount as on date of Demand Notice |
|---|---|-----------------------|------------------------------------|--|
| Mrs. Nirama Devi Mr. Deep Singh Rajpurthi 20007080000912 | All that piece and parcel of the immovable property situated at Plot No. 565, Patta No. 60, Ward No. 5, Admeasuring 131.73 Sq.Mtr. Text Stand Ke Pass, Village- Asada, Balotra, Rajasthan- 344022 and bounded by: North: Property of Bheru Singh, East: Rasta, West: Property of Dariya Devi, South: Property of Sujan Singh | 26.08.2024 | 26.05.2025 | Rs.6,60,111.36 (As on 16.08.2024) |
| Mr. Lakhmaram Uka Ram Mrs. Manju Devi 20007080000974 | All that piece and parcel of the immovable property situated at Patta No. 45, Admeasuring area 1350 Sq.ft. Naiyo Ka Was, Balotra Samdari Main Road, Village- Jethantri, Siwana, Barmer- 344027 and bounded by: North: House of Sukh Lal Mali, East: Road and Door, West: House of Hadman Ram/Savaram Mali, South: Samdari-Balotra Main Road | 26.08.2024 | 26.05.2025 | Rs.10,21,645.83 (As on 16.08.2024) |

Place: Barmer
Date: 29/05/2025Authorised Officer
Bandhan Bank 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/ Guarantors/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. |
|--|--|--|--------------------|--|----------------------------|----------------------------|-----------------------------------|---|
| RAJESH JOSHI, MEENU JOSHI (AC NO.) LNKTO0222-230248259 | Rs. 9,57,892.00/- DUES AS ON 24 MAY 2025 | 6 OCT 24 Rs. 782495 /- DUES AS ON 4 OCT 24 | 2 APR 25 | FLAT NO. 741 7 FLOOR "PARASHAVANATH APARTMENT" RESIDENCY CENAL ROAD, GRAM- NANTA TH- LADPURA, DIST-KOTA RAJASTHAN - 324008 / ADMEASURING 336.70 SQ.FT. | Rs. 942760/- | Rs. 94276/- | 11.00 AM TO 01.00 PM 30 JUNE 2025 | 1ST FLOOR, D-25, SUKHDHAM COLONY, ABOVE UNION BANK, 80 FEET ROAD, NEAR POLICE LINE, KOTA- PIN CODE 324001, 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 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 envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED. 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 immediately 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 deposited 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 payment 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 LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Pushpendra Meena - 9875896876** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)&(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Jaipur

Date : 29-05-2025

Authorised Officer Aavas Financiers Limited

**SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.**Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-120115 (Haryana)
Ph. : 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co**DEMAND NOTICE**

Notice U/S 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter called 'ACT')

It is to bring to your notice that your loan account has been declared as NPA by secured creditor **Shubham Housing Development Finance Company Limited** having its registered office at 608-609, 6th Floor, Block-C Ansal Imperial Tower, Community Center, Naraina Vihar, New Delhi - 110028. (hereinafter called 'SHDFCL') and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within 60 days from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4) of the ACT. The details of borrowers and secured assets are as under:-

| S. No. | Loan No./Borrower(s) Name | Applicant Address | Demand Notice Date & Amount | Secured Asset |
|--------|---|--|--|---|
| 1. | Loan No. 0JGP2305000005062309 Kalish Chand Prajapat, Lali Devi | Ward No 3 Garodwasi Jaipur Chaksu Choraya Jaipur Rajasthan - 303904 | 22-05-2025 & ₹ 20,12,341/- | Patta No. 157, Mishal No. 28 And Patta No. 25, S.No 2 (2) Plot of Gram Panchayat Garudwasi Tehsil Kotwada, Jaipur, Rajasthan -303901, Area: 1660.68 Sq.Ft, Boundaries : East - Charpeta of Kailash Prajapati, West - 10 Ft Road, North - 3Rt Gali & House of Vinod Parik, South - Common Road |

Place : Gurgaon

Date : 28-05-2025

Shubham Housing Development Finance Company Limited

**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/SS/2526/0501 | 26.05.2025 |
|---|--|
| M/s. Shree Spires Railway Station Road, Indra Market, Bhiwara Rajasthan-311001 Also At: Shop No. 6 Ground Floor, Indra Market, Bhiwara Rajasthan-311001 (The above address is under physical possession with Encore ARC) Also At: Plot No. 12/133, 12/134 & 12/135, R.C Vyas Yojna, Bhiwara Rajasthan-301001 (The above address is under physical possession with Encore ARC) | M/s. Shankar Petroleum Near Krishi Upaj Mandi, Village-Kemuniya, The-Rajpur Bhiwara, Rajasthan-311801 Also At: Shop No. 6 Ground Floor, Indra Market, Bhiwara Rajasthan-311001 (The above address is under physical possession with Encore ARC) Also At: Plot No. 12/133, 12/134 & 12/135, R.C Vyas Yojna, Bhiwara Rajasthan-301001 (The above address is under physical possession with Encore ARC) |
| Mr. Shiv Prakash Ajmera 6-B-19, R.C. Vyas Colony, Bhiwara, Rajasthan-311001 Also At: Shop No. 6 Ground Floor, Indra Market, Bhiwara Rajasthan-311001 (The above address is under physical possession with Encore ARC) Also At: Plot No. 12/133, 12/134 & 12/135, R.C Vyas Yojna, Bhiwara Rajasthan-301001 (The above address is under physical possession with Encore ARC) | Mrs. Sushila Ajmera (Guarantor) 6-B-19, R.C. Vyas Colony, Bhiwara, Rajasthan-311001 Also At: Shop No. 6 Ground Floor, Indra Market, Bhiwara Rajasthan-311001 (The above address is under physical possession with Encore ARC) Also At: Plot No. 12/133, 12/134 & 12/135, R.C Vyas Yojna, Bhiwara Rajasthan-301001 (The above address is under physical possession with Encore ARC) |

Dear Sir/Madam,

Sub: Notice for Sale of Secured Asset of M/s. Shree Spires ("Borrower") under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("Rules") read with Section 13(8) of the SARFAESI Act, 2002, 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 20.09.2023 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 ABFL took over the possession of the Immovable Secured Asset, as per the description given below. That, pursuant to the aforesaid assignment, the possession of the Secured Assets with the Authorised Officer of Encore ARC.

Please treat this as 15 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 15 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.

| S No. | Description of Secured assets | Possession date |
|-------|--|-----------------------------------|
| 1. | Commercial (Freehold) Part Property Shop No. 06, measuring 17'11"x8'4", Ground Floor, Indra Market, Bhiwara, owned by Mr. Shiv Prakash Ajmera. Bounded as: East: Shop No.7; West: Road; North: Road; South: Shop No. 5. Owned by: Mrs. Sushila Ajmera and Mr. Prakash Ajmera | 10.09.2024 Physical possession |
| 2. | Residential Property Plot No. 12/133 Measuring 480.00 Sq. Ft. Situated at R. C. Vyas Yojna, Bhiwara, owned by Mrs. Sushila Ajmera. Bounded as: North: Plot No. 12/132, South: Plot 12/134, East: Plot No. 12/142, West: Road. Owned by: Mrs. Sushila Ajmera and Mr. Prakash Ajmera | 11.09.2024 Physical possession |
| 3. | Residential Property Plot No. 12/134 Measuring 480.00 Sq. Ft. Situated at R. C. Vyas Yojna, Bhiwara, owned by Mrs. Sushila Ajmera. Bounded as: North: Plot No. 12/133, South: Plot 12/135, East: Plot No. 12/141, West: Road Owned by: Mrs. Sushila Ajmera and Mr. Prakash Ajmera | 11.09.2024 Physical possession |
| 4. | Residential Property Plot No. 12/135 Measuring 480.00 Sq. Ft. Situated at R. C. Vyas Yojna, Bhiwara, owned by Mrs. Sushila Ajmera. Bounded as: North: Plot No. 12/140, South: Road, East: Plot No. 12/136, West: Plot No. 12/134. Owned by: Mrs. Sushila Ajmera and Mr. Prakash Ajmera | 11.09.2024 Physical possession |

In case of sale by way 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.auctiontiger.net/EMPROC/> as per Rule 8(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 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. 1,08,82,158/- (Rupees one Crore Eight Lakhs Eighty Two Thousand One Hundred Fifty Eight 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)

APPENDIX-IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

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) of the Security Interest (Enforcement) Rules, 2002

Reg. Off:- 9th Floor, Antirikh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph:011-23357171, 23357172, 23357173, Web:-www.pnbhousing.com**B.O. BHIWADI-A-10, 1st Floor, BhagatSingh Colony, Alwar Bye Pass, Bhiwadi-301019, Rajasthan**Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D (notice) charged to the Secured Creditor, the physical possession of which has been taken by the authorized officer of **PNB Housing Finance Limited** Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND **WHATEVER THERE IS BASIS**" as per the details mentioned below. Notice is hereby given to the borrower(s)/Mortgagor(s)/Legal Heirs, Legal Representative, (whether the successful purchaser/bidder or the successful bidder) to pay the dues of the secured assets (secured assets) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.

| Sl. No. | Name of the borrower/ Co-Borrower/Guarantor/ Loan Account No. | Demand Notice Date | Nature of Possession | Description of the Properties mortgaged | Reserve Price For Property | Earnest Money For Property | Date & Time of E-Auction | Date of Bid Submission | Inspection Date (If any) | Date of Auction (If any) | Known Encumbrances (If any) |
|---------------------|---|---------------------|---|---|----------------------------|----------------------------|--------------------------|------------------------|--------------------------|--------------------------|-----------------------------|
| HOU/BHI/0120/768495 | 16.44.117.33/- Due as on 14-11-23 | Physical Possession | 8/225 GF-MG-A 8/225 Aravali Vihar (Bhiwadi) Aravali Vihar RHB, Bhiwadi, Rajasthan, India-301019 | Rs. 1,31,00,000/- | Rs. 13,10,000/- | 23-Jul-25 | On or Before 21-Jul-25 | 05-06-2025 | 17-06-2025 | Known | |

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-A. Further such encumbrances to be entered/recorded by the successful purchaser/bidder at his/her end. The prospective purchaser/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court injunction PNBHFL, the authorized officer of PNBHFL, from selling, alienating and/or disposing of the above immovable properties/secured assets and status of the same. (2) Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the successful bidder shall be bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidders) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(3) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale price shall be paid by the successful bidder to the secured creditor within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/asset shall be resold as per the provisions of SARFAESI Act, 14/2002. M/s PNB Housing Finance Limited will be assisting the Authorised officer in conducting sale through an e-auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankofindia.com For any assistance related to inspection of the property or obtaining the Bid documents and for any other query or for registration, you have to co-ordinate with Ravi Kumar Toll Free No. - 1800 120 8000, E-Mail: auction@pnbhousing.com, is authorized Person of PNBHFL or refer to www.pnbhousing.com.

PLACE :- BHIWADI DATE :- 29.05.2025

SD/-Authorised Officer, PNB Housing Finance Limited

**AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)**

Registered office :- 19-A, Dhuleswar Garden, Ajmer Road, Jaipur-302001, Rajasthan(India) CIN L36911RJ1996PLC011381

APPENDIX-IV-A [See proviso to rule 8(6)] Sale notice for sale of immovable properties

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) (Who has availed the credit facility from Fincare Small Finance Bank Ltd. which has now amalgamated with and into AU Small Finance Bank Ltd. w.e.f. 01st April 2024.) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AU Small Finance Bank Limited (A Scheduled Commercial Bank)**, the same shall be referred herein after as **AUSFB**. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AUSFB** viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>.

| Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors | Date & Amount of 13(2) Demand Notice | Date of Possession | Description of Property | Reserve Price For Property | Earnest Money For Property | Date & Time of E-Auction | Date of Bid Submission | E-Auction Place of Tender Submission | Contact Person and property visit date |
|--|---|--------------------|--|--|--|--------------------------|------------------------|---|---|
| A/c No.: 20660000067238 Prem Chandra Mali s/o Kanhiya Lal ji (Borrower), Pushpa Devi w/o Prem Ji (Co-Borrower) | 17-Jun-21 Rs. 2163824/- Rs. Twenty-One Lac Sixty-Three Thousand Eight Hundred Twenty-Four Only. As on 25-May-21 | 16-May-23 | All that piece and parcel of the immovable Property bearing Residential/ commercial bearing House/flat no. 5-2/182 (E-W), Savina Khera-II/(RHB), Sector-14, Udaipur, Rajasthan-313002. A House/shop site measuring East - West - 8.25 Mtr, | Rs. 1700000/- Rs. Seventeen Lac Only. | Rs. 170000/- Rs. One Lac PM with unlimited extension of 5 minutes | 23-Jul-25 2.00 PM | On or Before 21-Jul-25 | Au Small Finance Bank Ltd., Branch Address :- 2nd Floor, Kesav Tower, Near Baroda Narsari, Opp. Pandit Paratha, Savina Main Road, Hiran Magari, Sector 8 Dist. Udaipur - 313008 Rajasthan | Naresh Kumar chhipa / Deepak Jain 8955355823/ 9773358234, naresh.chhipa1@a@aubank.in 1@aubank.in visit date : 18-Jul-25 |
| North-Sout 3.75 Mtr, Total Admeasuring/area - 30.937 Sq. Mtr. Total Area 30.937 Sq. Mtr. | | | | | | | | | |
| A/c No.: 20660000085613 Panna Lal Suthar s/o Kesa Lal Suthar (Borrower), Pushpa Devi w/o Panna Lal Suthar (Co-Borrower), Dinesh s/o Panna Lal Suthar (Co-Borrower) | 10-Jun-21 Rs. 2295518/- Rs. Twenty-Two Lac Ninety-Five Thousand Five Hundred Eighteen Only. As on 25-May-21 | 16-Dec-23 | All that piece and parcel of the immovable Property bearing Residential/ commercial bearing Patta / Plot No. 113, "Mahadev Nagar,(situate at Kharsa/Aaraji No.1785 Mee.1788,1789,1790 ,1796/1 Mee.) Gram - Bhlwada, Gram | Rs. 1800000/- Rs. Eighteen Lac Only. | Rs. 180000/- Rs. One Lac Eighty Thousand d Only. | 23-Jul-25 2.00 PM | On or Before 21-Jul-25 | Au Small Finance Bank Ltd., Branch Address :- 2nd Floor, Kesav Tower, Near Baroda Narsari, Opp. Pandit Paratha, Savina Main Road, Hiran Magari, Sector 8 Dist. Udaipur - 313008 Rajasthan | Naresh Kumar chhipa / Deepak Jain 8955355823/ 9773358234, naresh.chhipa1@a@aubank.in 1@aubank.in visit date : 18-Jul-25 |
| Panchayat - Lakhawali, Teshil - Badgaon, Udaipur, Rajasthan. Total Admeasuring / area - (1700 Sq. Feet.) | | | | | | | | | |

The terms and conditions of e-auction sale:-

(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance, which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of **MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Kharsa No. 64 to 67, Gram Sukhaiura New Atish Market Jaipur 302020, IFSC CODE: AUBL0002011**. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auction@aubank.in & sarfaesi.auctiontiger.net & https://www.aubank.in/bank-auction for further details including Terms & Conditions, to take part in e-auction sale proceeding and also advised to contact e-mail of auction@aubank.in. **Please Note:-** This is also a 15 days notice under Rule 8(6) read with Rule 9(1) to the Borrowers/Co-Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Place : Udaipur

Date : 28-05-2025

Authorised Officer AU Small Finance Bank Limited

**U GRO Capital Limited**

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")

The undersigned being the authorised officer of **UGRO Capital Limited** under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below

| Sl.No. | Name of the Borrower(s) | Demand Notice Date and Amount |
|---|--|---|
| 1. | 1. AMIT ENTERPRISES 2. SUMIT VERMA 3. ANJU KUMAWAT 4. MAHESH VERMA 5. AMIT VERMA 6. SUMITRA VERMA LAN – UGJHOTO000000489 | Demand Notice Date: 15/05/2025 Notice Amount: Rs. 4,420,990.25 As on 13/05/2025 |
| Description of Secured Asset(s):- Residential Plot No. 64, Part – C, (First Floor, Second Floor) Kailash Nagar, Gali No. 17, Near KV 2, Jhotwara, Jaipur. Admeasuring Area : First Floor Area 982.92 Sq. Feet, Second Floor Area 1043.28 Sq. Feet, in Plot Size : 244.44 Sq. Yards. Boundaries of the Mortgaged Property East Aam Rasta 40 Feet West Plot No. 76, North Plot No. 63, South Plot No. 64-A | | |
| 2. | 1. BAWEJA CYCLE STORE 2. RAM BAKS 3. SAHIL SAHIL 4. RAKESH KUMAR 5. REKHA RANI LAN – HCFGNGSEC0000103283 | Demand Notice Date: 13/05/2025 Notice Amount: Rs. 2,880,380.00 As on 08/05/2025 |
| Description of Secured Asset(s):- All that piece and parcel of immovable property being residential bearing Plot No. 397, measuring east 20'X50' @1000 Sq. ft Situated in Indira Colony Mandi, Padampur, Tehsil Padampur Distt. Sri Ganganagar - 335041. | | |
| 3. | 1. JEEN MATA CONSTRUCTION 2. KISHANI 3. KHEM CHAND 4. VIJAY KUMAR PRAJAPAT LAN – UGRATMS00000063551 | Demand Notice Date: 13/05/2025 Notice Amount: Rs. 3,305,530.00 As on 08/05/2025 |
| Description of Secured Asset(s):- All that piece and parcel of immovable property being Residential bearing Property Patta No. 288/2021-22 measuring 110.58 Sq. Mtr. Situated at Patta No. 21 Chand Goshik Kua Ke Pass, Ratangarh Th, Ratangarh Dist, Churu. On or towards the North: House Ramkumar On or towards the South: House Of Mohanlal On or towards the East: House Shiv Bhagwan On or towards the West: Rasta Aam. | | |
| 4. | 1. KAMAL ENTERPRISES 2. DHAPU BAI 3. GOPAL SINGH LAN – UGJWRMS00000063132 | Demand Notice Date: 13/05/2025 Notice Amount: Rs. 3,048,673.00 As on 08/05/2025 |
| Description of Secured Asset(s):- All that piece and parcel of immovable property regarding Agriculture Property Karan Panchayat Karawan Panchayat Samiti Bhanwanimandi Dist. Jhalawar admeasuring Area – 2295.00 Sq. Feet. Four corners are thus: East: House of Chaining Singh West: Road Then House of Naryanasingh J North: House of Gopalsingh/Ramsingh Then Open Land of Self & Road South: House of Self Gopalsingh J | | |
| 5. | 1. RANAWAT DAIRY FARM 2. MAHENDRA SINGH RANAWAT 3. MEENA KUNWAR LAN – UGUDIMS00000072541 | Demand Notice Date: 13/05/2025 Notice Amount: Rs. 2,850,786.00 As on 08/05/2025 |
| Description of Secured Asset(s):- All that piece and parcel of immovable property regarding Agriculture Property of Karan Kharsa No.434 of Khata No.151 (new) (Old) Situated at Village Aanjanekha Padampur Taluka Patoliya Tehsil Bhupalsagard Dist. Chittorgarh (Raj) measuring approx.12000 sqt & Bounded by – North – Bhawar Kunwar W/o Jalam Singh South – Lal Kunwar So Rup Singh East – Aam Rasta West – Self Land. | | |
| 6. | 1. SHREE BALAJI MARBLE & GRANITE 2. RAJESH CHOUBISA 3. CHAUHAN CHAUHAN LAN – UGJUDTH00000015060 | Demand Notice Date: 15/05/2025 Notice Amount: Rs. 8,900,955.00 As on 09/05/2025 |