

FORM A**PUBLIC ANNOUNCEMENT**

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

FOR THE ATTENTION OF THE CREDITORS OF PUSHPA BUILDERS LIMITED

RELEVANT PARTICULARS		
1.	Name of corporate debtor	Pushpa Builders Limited
2.	Date of incorporation of corporate debtor	23/07/1984
3.	Authority under which corporate debtor is incorporated / registered	ROC New Delhi
4.	Corporate Identity No. / Limited Liability Identification No. of corporate debtor	U45200DL1984PLC018772
5.	Address of the registered office and principal office (if any) of corporate debtor	6, D.B.Gupta Road, Paharganj, New Delhi
6.	Insolvency commencement date in respect of corporate debtor	20/09/2022
7.	Estimated date of closure of insolvency resolution process	19/03/2023
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Sanjay Mehra IBBI/IPA-001/IP-P01818/2019-20/12784
9.	Address and e-mail of the interim resolution professional, as registered with the Board	B11,Third Floor, Geetanjali Enclave,Opp Aurbindo College, New Delhi- 110017 sanjay.mehra64@gmail.com
10.	Address and e-mail to be used for correspondence with the interim resolution professional	B11,Third Floor, Geetanjali Enclave,Opp Aurbindo College, New Delhi- 110017 cirp.pushpa@gmail.com , sanjay.mehra64@gmail.com
11.	Last date for submission of claims	04/10/2022
12.	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	Name the class(es) 1. Advance from Customers/ Allotees/ Homebuyers
13.	Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	1. 2. 3.Devvart Rana
14.	(a) Relevant Forms and (b) Details of authorized representatives are available at:	(a) The Relevant Forms can be obtained from the website of IBBI. Weblink: https://ibbi.gov.in/en (b) Details of the Authorized Representatives can be extracted from the Website of IBBI as mentioned against point (a).

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of the Pushpa Builders Limited on 20/09/2022.

The creditors of Pushpa Builders Limited, are hereby called upon to submit their claims with proof on or before 04/10/2022 to the interim resolution professional at the address mentioned against entry No. 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No.13 to act as authorised representative of the class- Homebuyers of M/s Pushpa Builders Limited in Form CA.

Submission of false or misleading proofs of claim shall attract penalties.

Sd/-

Name and Signature of Interim Resolution Professional
Date and Place :

: Sanjay Mehra
: 21/09/2022, New Delhi

Hauz Khas Branch, A-21 Green Park Main, New Delhi 110016
 Email: Hauzkhas.NewDelhi@bankofindia.co.in

APPENDIX IV (Rule-8(1)) POSSESSION NOTICE (For Immovable Property)

Whereas, the undersigned being the authorised officer of the Bank of India under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 28.04.2022 calling upon the borrowers M/S Devansh Enterprises to repay the amount mentioned in the notice being Rs. 9,85,037.62 (Rupees Nine Lakhs Eighty Five Thousand Thirty Seven and Sixty Two Paise) with further interest thereon @ 10.85 % p.a. compounded with monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you 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 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 sub section (4) of Section 13 of the said Act read with rule 8 of the Security Interest Enforcement rules, 2002 on this 17 day of Sep of the year 2022.

The borrowers 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 charge of the Bank of India for an amount Rs. 9,85,037.62 (Rupees Nine Lakhs Eighty Five Thousand Thirty Seven and Sixty Two Paise) and interest thereon.

The borrowers' 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

(a) All that part and parcel of the property consisting of Entire Ground Floor (above the Parking), Khasra No.852/1, Gali No-5, Devi Village, New Delhi. Owned in the name of Mrs Kavita Gautam, Plot area 50.166 Sq Mtr. Bounded, On the North by as per report, On the South by as per report, On the East by as per report, On the West by as per report

Date: 17.09.2022 Place : New Delhi Authorized officer, Bank of India

Form No. INC-26
 [Pursuant to Rule 30 the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for change of registered office of the Company from one state to another Before the Central Government Regional Director, Northern Region-2 wing, 2nd Floor, Parayavaran Bhawan, CGO Complex, New Delhi-110003.

In the matter of sub-section (4) of Section 13 of the Companies (Incorporation) Rules, 2014 and clause (a) of sub rule (5) of Rule 30 of the Companies (Incorporation) Rules, 2014 AND

In the matter of AKARO ASSOCIATION FOR EDUCATION AND SOCIAL WELFARE (CIN: U08300DL2019NPL208295) Registered Office: B-738, FF GD COLONY MAYUR VIHAR PHASE-III, DELHI-110096 IN

Notice is hereby given to the General Public that the Company proposes to make an application to the Central Government, power delegated to Regional Director under Section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the Special Resolution passed at the Extra-ordinary General Meeting held on Wednesday, 10th day of August, 2022 to enable the Company to change its registered office from "NATIONAL CAPITAL TERRITORY (NCT) OF DELHI" to the "STATE OF UTTAR PRADESH". Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the MCA - 21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Northern Region at B-2 wing, 2nd Floor, Parayavaran Bhawan, CGO Complex, New Delhi-110003, within fourteen days from the date of publication of this notice with a copy of the applicant company at its registered office at the address mentioned below: "B-738, FF GD COLONY MAYUR VIHAR PHASE-III, DELHI-110096 IN"

For and on behalf of
 For AKARO ASSOCIATION FOR EDUCATION AND SOCIAL WELFARE
 Sd/-
SHIV PUJAN MISHRA
 Director
 DIN 02689034

Date : September 22nd, 2022
 Place : New Delhi

UNIMONI FINANCIAL SERVICES LIMITED
 RO: N.G. 12 & 13 Ground Floor, North Block, Manika Centre,
 Dickenson Road, Bangalore - 560 042. CIN: U085110KA1995PLC018175

PUBLIC NOTICE

This is to inform the Public that Auction of pledged Gold Ornaments will be conducted by UNIMONI FINANCIAL SERVICES LIMITED on 26.09.2022 at 10:00 am at Unit No-109, 1st Floor P-5, Ocean Plaza, Sector 18, Noida, Uttar Pradesh - 201301. The Gold Ornaments to be auctioned belong to Loan Accounts of our various Customers who have failed to pay their dues. Our notices of auction have been duly issued to these borrowers. The Gold Ornaments to be auctioned belong to Overdue Loan Accounts of our various Customers mentioned below with branch name.

Loan No.: NOIDA (NOI) - 1934944, 1901137

For more details, please contact : **Mr. ARADHANA MISHRA - 9810377200**
 (Reserves the right to alter the number of accounts to be auctioned & postpone / cancel the auction without any prior notice.)

SOUTH INDIAN BANK
 Regional Office: Delhi, Address : 3rd Floor, Plot No 21 & 21/1, Near Karol Bagh Metro Station, Pusa Road, Karol Bagh, New Delhi - 110 005 Ph-011-45128661, E-mail: ro1008@sib.co.in Website: www.southindianbank.com

[See rule 8 (1)] POSSESSION NOTICE

Whereas, the undersigned being the authorised officer of The South Indian Bank Ltd. under the Securitisation 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 issued Demand Notice dated 29/04/2022 u/s. 13(2) of the Act calling upon the Borrower/Guarantor (1) M/s. **Autima Polymers LLP**, Represented by its designated Partners L4-806 Gulmohar Garden, Raj Nagar Extension, Ghaziabad, Uttar Pradesh 201017 Also at E-1, Udyog Kunj, Ghaziabad, Uttar Pradesh 201017 2) Mr. Rajesh Jain, KB-69 First Floor, Opp B Block Market, Kavi Nagar, Ghaziabad, UP - 201002 3) Mr. Ashish Srivastava, Near Chandi Hotel, Robertsganj, Sonhadra, UP 231216 4) Mr. Ritu Jain, KB-69 First Floor, Opp. B Block Market, Kavi Nagar, Ghaziabad, UP - 201002 5) Mr. Gaurav Kumar Jain, Flat no 806, Tower L4, Gulmohar Garden, Raj Nagar Extn, Mainapur Village, Ghaziabad, UP 201017 6) Mr. Sanjay Jain, KB-69, Third Floor, Opp. B Block Market, Kavi Nagar, Ghaziabad, UP - 201002 to repay the total amount mentioned in the notice being of Rs. 1,78,33,543.85 (Rupees One Crore Seventy Eight Lakhs Thirty Three Thousand Five Hundred Forty Three and Paise Eighty Five Only) as on 28/04/2022 with further interest and costs 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/Guarantor and the public in general that the 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 21/09/2022.

The borrower 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 charge of The South Indian Bank Ltd. for an amount of Rs. 1,23,23,862.68/- (Rupees One Crore Twenty Three Lakhs Twenty Three Thousand Eight Hundred Sixty Two And Paise Sixty Eight Only) being a sum total of amount outstanding as on 20/09/2022 with further interest from 01/09/2022 and costs 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

ITEM NO: 1:
 All that Part and Parcel of First Floor and Second Floor Freehold Residential Flats having a total plinth area of about 249.36 Sq Mtr thereon constructed upon plot number KB-69 measuring 345.78 square yards along with equal share in Roof top, common use of Gallery, Jina, Mumty and open space, other constructions, improvements, Easmenty Rights existing and appurtenant thereon situated at Kavi Nagar, Ghaziabad, Uttar Pradesh owned by Mr. Rajesh Jain (100.00% share of First floor and 50.00% share of Second Floor) & Mr. Sanjay Jain (50.00% share of Second Floor) (Address no. 2 and 6) more particularly described under (1) Freehold Deed no. 1702 dated 14/06/1996 registered with SRO Ghaziabad (2) Certified Copy of Decree Order dated 20/10/2015 passed by Hon'ble Court of Civil Judge (SD), Ghaziabad (Suit No 755/2015) in Suit titled Sanjay Jain Vs. Rajesh Jain, Illa Jain & Neelu Gupta and Compromise Agreement dated 31/10/2015 executed by Sanjay Jain with Rajesh Jain, Illa Jain & Neelu Gupta bounded on North by Plot No KB-30 and 31, South by 40 ft Wide Road, East by Plot No KB-68 and West by Plot No KB-70.

Date: 23/09/2022 AUTHOURISED OFFICER
 Place: Ghaziabad SOUTH INDIAN BANK LTD.

यूनियन बैंक Union Bank of India
 Regional office: Opp. govt. college, 1st floor, Begum Bridge Road P.B No 148, Meerut - 250001

[Rule - 8 (1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Union Bank of India, PLOT NO 5-6, Opp shagun palace, delhi road Saharanpur, 247001 under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Ord. 3 of 2002) and in exercise of powers conferred under Section 13(12) read with (rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notices dated 24.06.2021 to **ISHA TRADERS Prop Kaleem** s/o Wahid, New Basti, Chakrota Road, Saharanpur 247001 (Classified as NPA on 31.03.2021) to repay the amount mentioned in the notices being Rs. 11,17,507.27/- and interest + other charges thereon of 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 properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said rules on this 15.09.2022.

The borrowers/guarantors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Union Bank of India PLOT NO 5-6 Opp shagun palace, delhi road Saharanpur, 247001 for an amount Rs. 1150666.67/- as on 31.03.2021 and interest + other charges thereon) in all the accounts.

Your attention is also invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable Properties:
 Property: Residential house measuring 30.25 sq yards or 25.29sq mtr part of MPL No. 6/1018 having dimensions in East 14 ft West 19 ft North 14 ft South 19 ft consisting all construction therein and land beneath the same with internal construction with all rights related at Dara Milkana Swad P.T Dar Abadi Nal Basti Ghans Kanta Saharanpur 247001.

East: House owned by Haneef West: Quarters Municipal Board
 North : House owned by Salim South : Rasta 25 ft wide

Date: 15.09.2022 Place : Saharanpur AUTHOURISED OFFICER UNION BANK OF INDIA

यूनियन बैंक Union Bank of India
 Regional office: Opp. govt. college, 1st floor, Begum Bridge Road P.B No 148, Meerut - 250001

[Rule - 8 (1)] POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Union Bank of India, PLOT NO 5-6, Opp shagun palace, delhi road Saharanpur, 247001 under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest (Second) Act, 2002 (Ord. 3 of 2002) and in exercise of powers conferred under Section 13(12) read with (rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notices i.e dated 06.07.2019 to **M/s Woodland Furnitures Prop Sanwer Ali** S/o Mohd Hanif Prem Nagar Opp Mahindra Tractor, Chilkana Road, Saharanpur 247001 (Classified as NPA on 30.06.2019) to repay the amount mentioned in the notices being Rs. 6,33,149/- and interest + other charges thereon of 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 Properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said rules on this 15.09.2022.

The borrowers/guarantors in particular and the Public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Union Bank of India PLOT NO 5-6 Opp shagun palace, delhi road Saharanpur, 247001 for an amount Rs.730400/- as on 31.12.2018 and interest + other charges thereon) in all the accounts.

Your attention is also invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of Immovable Properties:
 Property: One building constructed upon plot 4 pertaining to Khasra No-607 measuring 139.35 sq.mt situated at Village Halalpur Dar Abadi Prem Nagar Saharanpur 247001 bounded as
 East-Plot No-4 Trilok Chand West-Vendor's Plot
 North-Plot No-6 South-Road

Date: 15.09.2022 Place : Saharanpur AUTHOURISED OFFICER UNION BANK OF INDIA

FORM A PUBLIC ANNOUNCEMENT
 [Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016]

FOR THE ATTENTION OF THE CREDITORS OF PUSHPA BUILDERS LIMITED

RELEVANT PARTICULARS

1. Name of Corporate Debtor	PUSHPA BUILDERS LIMITED
2. Date of incorporation of Corporate Debtor	23/07/1984
3. Authority under which Corporate Debtor is incorporated / registered	ROC- New Delhi
4. Corporate Identity No. / Limited Liability Identification No. of Corporate Debtor	U45200DL1984PLC018772
5. Address of the registered office and principal office (if any) of Corporate Debtor	6, D.B. Gupta Road, Paharganj, New Delhi
6. Insolvency commencement date in respect of Corporate Debtor	20/09/2022
7. Estimated date of closure of insolvency resolution process	19/03/2023
8. Name and registration number of the insolvency professional acting as Interim Resolution Professional	Sanjay Mehra Reg. No.: IBI/PA-001/IP-P01818/2019-20/12784 AFA Validity Upto : 21.04.2023
9. Address & email of the interim resolution professional, as registered with the board	B-11, 3rd Floor, Geetanjali Enclave, Opp. Aurbindo College, New Delhi- 110017 E-mail : sanjay.mehra64@gmail.com
10. Address and e-mail to be used for correspondence with the Interim Resolution Professional	B-11, 3rd Floor, Geetanjali Enclave, Opp. Aurbindo College, New Delhi- 110017 E-mail : cirp.pushpa@gmail.com, sanjay.mehra64@gmail.com
11. Last date for submission of claims	04/10/2022
12. Classes of creditors, if any, under clause (b) of sub-section (8A) of section 21, ascertained by the Interim Resolution Professional	(a) Name the class(es) 1. Advance from Customers/Allotees/ Homebuyers
13. Names of insolvency professionals identified to act as authorised representative of creditors in class (three names for each class)	1. Mr. Akhil Ahuja 2. Mr. Amit Talwar 3. Mr. Devarti Rana
14. (a) Relevant forms available at (b) Details of authorized representatives are available at.	(a) The Relevant Forms can be obtained from the website of IBI. Weblink: https://ibi.gov.in/en/home/downloads (b) Details of the Authorized Representatives can be extracted from the Website of IBI as mentioned against point (a)

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of the **Pushpa Builders Limited** on 20/09/2022. The creditors of **Pushpa Builders Limited**, are hereby called upon to submit their claims with proof on or before **04/10/2022** to the interim resolution professional at the address mentioned against entry No. 10. The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means. A financial creditor belonging to a class, as listed against the entry No. 12, shall indicate its choice of authorised representative from among the three insolvency professionals listed against entry No. 13 to act as authorised representative of the class-Homebuyers of Pushpa Builders Limited in Form CA. **Submission of false or misleading proofs of claim shall attract penalties.**

Date: 21.09.2022 Interim Resolution Professional for Pushpa Builders Limited
 Place: New Delhi Reg. No.: IBI/PA-001/IP-P01818/2019-20/12784

INDOSTAR HOME FINANCE PRIVATE LIMITED
 Registered Office : One World Center, Tower 2A, 20th Floor, Jupiter Mills Compound, S B Marg, Mumbai - 400013, India
 Email :- contact@indostarcapital.com. CIN Number- U65900MH2016PTC271587
 Contact No. -Mr.Suman Kumar Jha - 9289658025

PUBLIC NOTICE FOR E-AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorised Officer of INDOSTAR HOME FINANCE PRIVATE LIMITED under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited to submit online in the Web Portal of our Sales & Marketing and e-Auction Service Partner, M/s. Invention Solutions Pvt. Limited (Inventon) i.e. <https://auctions.invention.in> by the undersigned for purchase of the immovable property, as described hereunder, which is in the Physical Possession on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever There Is Basis', particular of which are given below:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Date & Amount of 13(2) Demand Notice	Description of Property	Reserve Price		Date & Time of e-Auction
			EMD	Bid Increase Amount	
LAN: LNDEL0HL-12180007501, LNDEL0HL-12180007502 Branch: Delhi Pratnrapura 1. Borrower: BALDEV SINGH 2. Co-Borrower: LEENA BAREJA Only) due as on 17/12/2021	₹ 15,47,836/- (Rupees Fifteen Lakh Fourty Seven Thousand Eight Hundred Thirty Six Only)	Village- Bindapur, Block- T Shukkar Bazar Khasra No 17, India Delhi West Delhi - 110059 Four Boundaries:- North: 25 ft wide Road, South: 10 Ft Gali, East: Portion of Plot, West: Plot No 180	₹ 10,75,000/- ₹ 1,75,000/- ₹ 10,000/-	28 th October 2022 Time: 10.30 AM to 11.30 AM	

Terms and Conditions of E-Auction:

- The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of IndoStar Home Finance Private Limited (IHFL) and www.indostarhfc.com and website of our Sales & Marketing and e-Auction Service Provider, <https://auctions.invention.in> for bid documents, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online;
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as <https://auctions.invention.in> and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid.
- For any enquiry, information & inspection of the property, support, procedure and online training on e-Auction, the prospective bidders may contact the Client Service Delivery (CSD) Department of our Sales & Marketing and e-Auction Service Partner M/s. Invention Solutions Pvt. Limited, through Tel. No. : +91 9137100020 / 9029086321 & E-mail ID: care@invention.net or the Authorised Officer, Mr. Suman Kumar Jha - 9289658025.
- To the best of knowledge and information of the Authorised officer, there is no encumbrance in the properties. However the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on e-Auction and claims/rights/affecting the property prior to submitting their bid. The eAuction advertisement does not constitute any commitment or any representation of IHFL. The property is being sold with all the existing and future encumbrances whether known or unknown to IHFL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues;
- For participating in the e-Auction, intending purchasers / bidders will have to submit the duly filled-up bid form (attached along with) at the branch of IHFL office at - Unit no.305, Corporate Avenue, E-wing, 3rd Floor, Andheri- Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400 093, with the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'INDOSTAR Home Finance Private Limited' or by way of RTGS/NEFT to the account details mentioned as follows: Bank Name: INDUSIND BANK Ltd, Nariman Point, Mumbai, Bank Account No.: 25989273680, IFSC Code: INDB0000006 along with self-attested copies of the PAN Card, Aadhaar Card, Residence Address Proof, Board Resolutions in case of company and Address Proof on or before 04:00 PM of 26/10/2022;
- The Property will not be sold below the Reserve Price. The Successful Purchaser/ Bidder shall have to deposit the 25% (inclusive of EMD) of his/her/ its offer by way of RTGS/NEFT to the account mentioned herein above within 24:00 hours from the completion of e-Auction, failing which the sale will be deemed have failed and the EMD of the said Successful Bidder shall be forfeited;
- The EMD of all other bidders who did not succeed in the e-Auction will be refunded by IHFL within 72 working hours of the closure of the e-Auction. The EMD will not carry any interest
- The balance amount of purchase consideration shall be payable by the Successful Purchaser/ Bidder on or before the fifteenth (15th) day from the date of 'Confirmation of Sale' of the said secured asset by the Authorised Officer/ Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/ her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited;
- Date of inspection of the Immovable Property is on 26/10/2022 between 11.30 AM to 04.00 PM.
- At any stage of the e-Auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the e-Auction without assigning any reason thereof and without any prior notice. In case any bid is rejected, Authorised Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by Private Treaty;
- The Successful Purchaser/ Bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law;
- Sale is subject to the confirmation by the Authorised Officer;
- The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned auction sale;
- The Borrower(s)/Guarantor(s) are hereby given 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to IHFL, in full before the date of sale, auction is liable to be stopped.
- The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
- IHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is and' no recourse' Basis'.
- The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time; it shall solely be the responsibility of the Successful Bidder/ Purchaser to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the Successful Bidder/ Purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to IHFL mentioning the reason of delaying the registration;
- No person other than the intending bidder/ offer themselves, or their duly authorised representative shall be allowed to participate in the e-Auction/sale proceedings. Such Authorisation Letter is required to submit along with the Bid Documents;
- Special Instruction: e-Auction shall be conducted by the Service Provider, M/s. Invention Solutions Pvt. Limited on behalf of IndoStar Home Finance Private Limited (IHFL), on pre-specified date, while the bidders shall be quoting from their own home/ offices/ place of their Bid as per their choice above the Reserve Price. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither IHFL nor Invention shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her Bid to avoid any such complex situations.
- The same has been published in our portal - <https://www.indostarhfc.com/Auction-Notices>
- Please note that the secured creditor is going to issue the sale notice to all the Borrowers/ Co-borrowers/ Mortgagers by speed/ registered post. In case the same is not received by any of the parties, then this publication of sale notice may be treated as a substituted mode of service.

Sd/-
 Authorised Officer
IndoStar Home Finance Pvt Ltd.

Place : Delhi
 Date : 22/09/2022

SHIVALIK SMALL FINANCE BANK LTD.
 Registered Office : 501, Salcon Aurum, Jasola District Centre, New Delhi - 110025
 Head Office : 6th Floor, Tower- 3, India Glycols Building, Plot no. 2B, Sector 126, Noida - 201304
 CIN : U65900DL2020PLC366027

DEMAND NOTICE UNDER SECTION 13(2) read with Section 13(8) and 13 (13) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given that the following borrower (Co-Borrowers, who have availed loan facilities from SHIVALIK SMALL FINANCE BANK LTD. having its Head office at 6th Floor, Tower-3, India Glycols Building, Plot no. 2B, Sector 126, Noida - 201304, have failed to serve the interest of their credit facilities to SHIVALIK SMALL FINANCE BANK LTD. and that their loan accounts has been classified as NPA as per the guidelines issued by Reserve Bank of India. The Borrowers have provided security of the immovable properties to SHIVALIK SMALL FINANCE BANK LTD. the details of which are described herein below. The details of the loan and the amounts outstanding and payable by the borrowers to SHIVALIK SMALL FINANCE BANK LTD. as on date are mentioned below.

The borrower (Co-Borrowers as well as the public in general are hereby informed that the undersigned being the Authorized Officer of SHIVALIK SMALL FINANCE BANK LTD., the secured creditor has initiated action against the following borrower (Co-Borrowers under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the SARFAESI Act). If the following borrowers fail to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice, the undersigned will exercise any one or more of the powers conferred on the Secured Creditor under sub-section (2) of Section 13 of the SARFAESI Act, including power to take possession of the properties and sell the same. The public in general is advised not to deal with property described here below.

Name of the Borrowers / Guarantor & Mortgagor	Details of secured asset (Immovable Property)
1. Mr. Raj Bahadur S/o Mr. Sripal (Borrower) , R/o- H. No. 35/3 Gali No. 03, Chhalera Bangar, Noida Sec-44, Near Pooja Medical Store, G.B. Nagar, 201301, UP. 2. Mrs. Neha W/o Mr. Raj Bahadur (Co-Borrower/ Mortgagor) R/o- H. No. 35/3 Gali No. 03, Chhalera Bangar, Noida Sec-44, Near Pooja Medical Store, G.B. Nagar, 201301, UP. 3. Mr. Rajesh Pandey S/o Mr. Ram Gopal Pandey (Guarantor) R/o- H.No.-17, Abhay Singh Market Near Nahar Chowk Noida Sec-05, G.B.Nagar, UP	Equitable Mortgage on Residential Plot measuring area of 50 sq. yds. i.e. 41.805 sq. mtrs. situated at Vill- Sadarpur, Pargana, Teh-Dadri, G.B.Nagar, UP, registered in the Sub Registrar Office Noida, Bahi No. 1, Zild No- 6005, Pg No.-195 to 212, S.No.-4351 on 07-05-2014. In the name of Mrs. Neha W/o Mr. Raj Bahadur. Immovable Asset/s/Property Bounded by : East : Plot Deegar, West : House of Arvind Kumar, North : Road 10 ft wide, South : Plot Deegar
1. Late. Jogendra (Borrower) , (Through Legal Heirs) R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 2. Mrs. Sharda Devi W/o Mr. Jogendra (Co-Borrower/Mortgagor) , R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 3. Mr. Mukesh Rajak S/o Late. Jogendra (Son) (Legal Heirs of Late. Jogendra), R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 4. Mr. Sonu S/o Late. Jogendra (Son), (Legal Heirs of Late. Jogendra), R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 5. Mr. Ramesh Rajak S/o Late. Jogendra (Son), (Legal Heirs of Late. Jogendra), R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 6. Mr. Deepak Kumar (Guarantor) R/o- H.No.-707, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001	Residential Plot No.-14 Measuring 115 sq. yard i.e. 496.15 sq. meter, related to Khasra No.-924, Shankar Vihar Phase-III, Hadbast, Village-Shahpur Bamheta, Tehsil-Pargana Dasna & Distt. Ghaziabad, UP registered in revenue records of Ghaziabad as Bahi No.-1, Jild No-9650, Page No-125 to 140, Serial No-2141 Dated 16.04.2004. In the name of Mrs. Sharda Devi W/o Late. Jogendra. Immovable Asset/s/Property Bounded by : East : Road 15 ft. Wide, West : Road 15 ft. Wide, North : House of Ramesh, South : Property of Deegar

Loan Account No., Demand Notice Date and Amount
 Loan Account No. 101941009560, 101946510032 Demand Notice Date: 15-09-2022 Outstanding Amount: Rs. 9,40,000/- as on 14-09-2022

NPA Date : 13-SEP-2022

Name of the Borrowers / Guarantor & Mortgagor	Details of secured asset (Immovable Property)
1. Late. Jogendra (Borrower) , (Through Legal Heirs) R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 2. Mrs. Sharda Devi W/o Mr. Jogendra (Co-Borrower/Mortgagor) , R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 3. Mr. Mukesh Rajak S/o Late. Jogendra (Son) (Legal Heirs of Late. Jogendra), R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 4. Mr. Sonu S/o Late. Jogendra (Son), (Legal Heirs of Late. Jogendra), R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 5. Mr. Ramesh Rajak S/o Late. Jogendra (Son), (Legal Heirs of Late. Jogendra), R/o- H. No.-1009, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001. 6. Mr. Deepak Kumar (Guarantor) R/o- H.No.-707, Shankar Vihar, Phase-III, Vill-Shahpur Bamheta, Dasna, UP-201001	Residential Plot No.-14 Measuring 115 sq. yard i.e. 496.15 sq. meter, related to Khasra No.-924, Shankar Vihar Phase-III, Hadbast, Village-Shahpur Bamheta, Tehsil-Pargana Dasna & Distt. Ghaziabad, UP registered in revenue records of Ghaziabad as Bahi No.-1, Jild No-9650, Page No-125 to 140, Serial No-2141 Dated 16.04.2004. In the name of Mrs. Sharda Devi W/o Late. Jogendra. Immovable Asset/s/Property Bounded by : East : Road 15 ft. Wide, West : Road 15 ft. Wide, North : House of Ramesh, South : Property of Deegar

Loan Account No., Demand Notice Date and Amount
 Loan Account No. 100741005657 Demand Notice Date: 04-08-2022 Outstanding Amount: Rs. 13,69,000/- as on 03-08-2022

NPA Date : 08-Mar-2022

Date: -23.09.2022 Place: Noida Authorised Officer, Shivalik Small Finance Bank Ltd

IDFC FIRST Bank Limited
 (erstwhile Capital First Home Finance Limited and Capital First Limited).
 CIN : L65110TN2014PLC097792
 Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.
 CONTACT NUMBER -8433845866-9874702021- E-MAIL: aishwarya.lakhmani@idfcfirstbank.com

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) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of erstwhile Capital First Home Finance Limited and Capital First Limited now IDFC FIRST Bank Limited formerly known as IDFC Bank Ltd, will be sold on 'As is where is', 'As is what is', and 'Whatever there is' 11.10.2022, for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to IDFC FIRST Bank Limited formerly known IDFC Bank Ltd, (erstwhile Capital First Home Finance Limited and Capital First Limited).

For detailed terms and conditions of the sale, please refer to the link provided in IDFC FIRST Bank website i.e. <https://idfcfirstbank.auctiontngier.net/EPROC>.

AUCTION DETAILS

S. NO	Loan	Demand Notice Date and Amount	Name Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Branch Office	State	Reserve Price Amount	EMD Amount	Last Date & Time of Submission of EMD and Documents (online) On/before	Date and Time of Inspection of property	Date and Time of Auction	Authorised Officer details	Auction DT
1	13984085	INR 720341.87 AS ON 14.04.2021	NEERAJ BATHIJA	ALL THE PIECE AND PARCEL OF ONE SHOP PVT NO.312, MEASURING 97 SQ. FTS. SAY 9.01 SQ MTRS., THIRD FLOOR FITTED WITH ELECTRIC AND WATER METER CONNECTION A PART OF BUILT UP PROPERTY NO.11/									

