

**PROTECTING INVESTING FINANCING ADVISING**  
**Aditya Birla Finance Ltd.**

Registered Office: Indian Rayon Compound, Varanasi, Gujarat - 362266  
Branch Office: 1st Floor, Vijaya Bank Building, Plot No. 17, Barakhamba Road, New Delhi 110001

**"APPENDIX-IV-A"**  
[See proviso to rule 8 (6) Security Interest (Enforcement) Rules, 2002]

**Sale Notice For Sale of Immovable Property**

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 (54 of 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 to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 10th March, 2023 for recovery of Rs. 9,55,33,240.10/- (Rupees Nine Crores Fifty Five Lakhs Thirty Three Thousand Two Hundred Forty and Ten Paise Only) due on 22.11.2021 and further interest and other expenses thereon till the date of realization of complete Outstanding amount due to the Secured Creditor from Borrowers/Co-Borrowers namely Genexix Lifesciences Pvt. Ltd., Sandeep Jha, Rekha Jha. The Reserve Price will be Rs. 1,78,42,500/- (One Crore Seventy Eight Lakh Forty Two Thousand Five Hundred Only) for Property No. Unit/Office No. 901, 902 & 903 9th Floor Tower-A Corporate Park Plot No-7A/1, Sector-142, Noida, Gautam Budh Nagar, U.P. and the Earnest Money Deposit will be Rs. 17,84,250/- (Rupees Seventeen Lakh Eighty Four Thousand Two Hundred Fifty Only). And the Reserve Price will be Rs. 1,78,57,530/- (Rs. One Crore Seventy Eight Lakh Fifty Seven Thousand Five Hundred Thirty Five Only) for Property No. Unit No. 904 & 905, Tower-A, 9th floor, Plot No. 17A/1, Corporate Park, Sector-142, Noida, District-Gautam Budh Nagar, U.P. and the Earnest Money Deposit will be Rs. 17,85,753/- (Rupees Seventeen Lakh Eighty Five Thousand Seven Hundred Fifty Three Only).

The Sale notice dated 28.01.2023 stands withdrawn with immediate effect and notice dated 31.01.2023 shall be considered as the revised sale notice.

**SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY:**  
All That Part & Parcel of the Mortgage Property bearing no. "Office bearing nos. 901, 902, 903, 904 & 905, Tower-A-1, Ansal Corporate Park, Plot No. 7A/1, Sector-142, Noida, Uttar Pradesh" For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. [www.adityabirlafinance.com](http://www.adityabirlafinance.com) or <https://sarfaesi.auctiontjgier.net>

Bhupender Tanwar,  
(Authorised Officer)  
Aditya Birla Finance Limited

**AUXILO**  
Office No. 63, 6th Floor, Kalpatru Square, Kondivita Road Andheri (East) Mumbai 400059- Maharashtra

**DEMAND NOTICE**

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

Notice is hereby given that the following borrower/s have defaulted in the repayment of principal & interest of the loan facilities obtained by them from the Auxilo Finserve Pvt Ltd "AFPL" and the said loan accounts have been classified as Non-Performing Assets (NPA). The Demand Notice was issued to them under their last known address. In addition to said demand notice, they have been informed by way of this public notice.

Details of the Borrowers, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed there under are given as hereunder:

Sr.	Name and Address of the Borrower, Co Borrower, Guarantor and Loan Amount	Details of the Secured Asset	Demand Notice: Date	Amount Due in Rs.
1.	M/s Jeevan Jyoti Public School Shiksha Samiti R/o. Village Usrah Rasoolpur, Post-Jattari, Tehsil- Khair, District Aligarh, Uttar Pradesh-202137	(Details of the Property) All that piece and parcel of the land situated at Khata Number 147, Kharsa No. 314, Village Usrah Rasoolpur, Post-Jattari, Tehsil- Khair, District Aligarh, Uttar Pradesh-202137	20.01.2023	Rs. 1,38,26,178.08 (Rupees One Crore Thirty Eight Lakhs Twenty Six Thousand One Hundred Seventy Eight and With further interest from the date of Demand Notice 20.01.2023
2.	M/s. Pinki Devi R/o House No. 598, Pocket-1, Sector B-4, Police Colony, Narela, Mamoopur, North west Delhi, Narela, Delhi-110040.	314, Village Usrah Rasoolpur, Post-Jattari, Tehsil- Khair, District Aligarh, Uttar Pradesh-202137		
3.	Mr. Umesh Kumar, R/o House No. 598, Pocket-1, Sector B-4, Police Colony, Narela, Mamoopur, North west Delhi, Narela, Delhi-110040.			
4.	Mr. Abhinav Tripathi R/o House No. 598, Pocket-1, Sector B-4, Police Colony, Narela, Mamoopur, North west Delhi, Narela, Delhi-110040			
5.	M. Mr. Chaman Prakash R/o House No. 598, Pocket-1, Sector B-4, Police Colony, Narela, Mamoopur, North west Delhi, Narela, Delhi-110040 LAN No.: 400519007144, 400519011404, & 400519012843 Loan Amount:-1,13,30,000/- (Rupees One Crore Thirteen Lacs Thirty Thousand Only)	BOUNDED BY:- North :- Khet of Rajendri Devi & Ors. South :-Khet of Devi Prasad East :-Khet of Prasad Singh West :-Road		

You the above Borrower/s and Co-applicant are therefore called upon to make payment of the outstanding dues as mentioned hereinabove along with future interest and applicable charges in full within 60 days from the date of this notice/publication failing which the undersigned shall be constrained to take action under the SARFAESI Act and applicable to rules thereunder to enforce the above mentioned securities. Please note that as per Section 13(13) of the Said Act, the Borrower/Co-applicant are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Date: 02.02.2023 Place: Aligarh, Uttar Pradesh. Authorized Officer (Auxilo Finserve Pvt. Ltd.)

**Premium Merchants Limited**  
Regd. Office: Omaze square, Plot No. 14, 5th Floor, Jasola District Centre Jasola, New Delhi-110025  
CIN: L51909DL1985PLC021077. Tel: +91 11 61119661  
Email id: premiummerchants123@gmail.com, Website: www.pmtid.in

**Extract of Unaudited Financial Results for the quarter and period ended on 31st December, 2022** (Rs. in Lakhs)

	Quarter Ended on			Nine Months period Ended on		
	31.12.2022 (Unaudited)	30.09.2022 (Unaudited)	31.12.2021 (Unaudited)	31.12.2022 (Unaudited)	31.12.2021 (Unaudited)	31.03.2022 (Audited)
1 Total income from operations	7.99	20.46	5.82	28.45	80.27	52.49
2 Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extra-ordinary items)	(17.36)	36.15	4.98	18.79	75.17	45.92
3 Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(17.36)	36.15	4.98	18.79	75.17	45.92
4 Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(10.50)	27.45	3.83	16.95	58.65	43.64
5 Total Comprehensive Income for the period (Comprising Profit/(Loss) for the period (after tax) and other Comprehensive Income (after tax))	(5.74)	27.45	3.84	21.71	64.09	1,599.95
6 Paid up Equity Share Capital (Face value Rs. 10 each)	99.80	99.80	99.80	99.80	99.80	99.80
7 Reserves (excluding Revaluation Reserve) as shown in the audited Balance Sheet of accounting years 2021-22	-	-	-	-	-	7,789.02
8 Earning Per Share (Rs) (Face Value Rs. 10)	1 Basic (1.05)	2.75	0.38	1.70	5.88	4.37
2 Diluted	(1.05)	2.75	0.38	1.70	5.88	4.37

Notes:  
1) The above is an extract of the detailed format of unaudited results filed with the stock exchange under regulation 33 of SEBI (Listing obligation and Disclosure Requirement) Regulation, 2015. The full format of the unaudited results are available on company's website www.pmtid.in and on the website of the Stock Exchange www.mse.in.  
2) The detailed unaudited results and this extract were reviewed by the Audit Committee and approved by the Board of directors in their meeting held on 1st February, 2023.

By order of the Board  
For Premium Merchants Limited  
Sd/-  
Balbir Singh  
Director  
DIN: 00027438

Place: New Delhi  
Date: 01.02.2023

**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**  
**MEGHAARKA INTERNATIONAL PRIVATE LIMITED**

**RELEVANT PARTICULARS**

1. Name of Corporate Debtor	Meghaaarka International Private Limited
2. Date of Incorporation of Corporate Debtor	13/09/2007
3. Authority under which Corporate Debtor is incorporated / registered	RoC-Delhi
4. Corporate Identity No. / Limited Liability Identification No. of Corporate Debtor	U74900DL2007PT169151
5. Address of the registered office and principal office (if any) of Corporate Debtor	703, 7th Floor, DLF Tower-B District Centre, Jasola, New Delhi -110044 IN
6. Insolvency commencement date in respect of Corporate Debtor	25th January, 2023 (Order Uploaded on the Website of the Hon'ble NCLT on 31st January, 2023)
7. Estimated date of closure of insolvency resolution process	24th July, 2023 (180 days from the date of Commencement of CIRP)
8. Name and registration number of the insolvency professional acting as Interim Resolution Professional	<b>Name: Mr. Shaikh Nafis Anjum</b> IBBI Reg. No.: IBBI/PA-003/PA-ICAI-N-00211/2018-2019/12363
9. Address & email of the interim resolution professional, as registered with the board	Address: A-34 Lower Ground, Vikas Puri, New Delhi-110018 E-mail: sn.anjum123@gmail.com
10. Address and e-mail to be used for correspondence with the Interim Resolution Professional	Address: Flat No. A206, Prateek Stylome Apartment, Sector-45 Noida, Uttar Pradesh E-mail: meghaaarka.crp@gmail.com
11. Last date for submission of claims	14th February, 2023 (i.e. 14 days from the date of Order Uploaded on the Website of the Hon'ble NCLT)
12. Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the Interim Resolution Professional	Not Applicable
13. Names of insolvency professionals identified to act as authorized representative of creditors in class (three names for each class)	Not Applicable
14. (a) Relevant forms available at: (b) Details of authorized representatives are available at:	(a) Relevant Forms are available at: <a href="https://ibbi.gov.in/in/home/downloads">https://ibbi.gov.in/in/home/downloads</a> Physical Add: Same as mentioned against entry No. 10 (b) Not Applicable

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of a corporate insolvency resolution process of the Meghaaarka International Private Limited on 25th January, 2023 (Order Uploaded on the Website of the Hon'ble NCLT on 31st January, 2023). The creditors of Meghaaarka International Private Limited are hereby called upon to submit their claims with proof on or before 14th February, 2023 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.

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

Shaikh Nafis Anjum  
Interim Resolution Professional, Meghaaarka International Private Limited  
Date: 02.02.2023 IP Regd. No.: IBBI/PA-003/PA-ICAI-N-00211/2018-2019/12363  
Place: New Delhi Regd. Address: A-34 Lower Ground, Vikas Puri, New Delhi -110018

**ART HOUSING FINANCE (INDIA) LIMITED**  
(Formerly known as ART Affordable Housing Finance (India) Limited)  
Regd. Office: 167, First Floor, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi-110034  
Branch Office: 49, Vijay Vihar Phase 4, Gurugram, Haryana 122015

**APPENDIX-IV (See rule 8(1))**  
**POSSESSION NOTICE**  
(For Immovable Property)

Whereas, the undersigned being the Authorized Officer of ART HOUSING FINANCE (INDIA) LIMITED [CIN No. U65999DL2013PLC255432] 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 a Demand Notice dated 30.06.2021 for Loan Account No. LNNSP03617-180001454 calling upon the borrower(s) MAHENDAR SINGH & RAKHI DEVI to the amount mentioned in the notice being Rs. 6,72,749/- (Rupees Six Lakh Seventy Two Thousand Seven Hundred Forty Nine Only) as on 23.06.2021 and interest thereon 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(s) and the public in general that the undersigned has taken physical 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 30.01.2023.

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 ART HOUSING FINANCE (INDIA) Limited for an amount Rs. 6,72,749/- (Rupees Six Lakh Seventy Two Thousand Seven Hundred Forty Nine Only) as on 23.06.2021 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 Asset.

**DESCRIPTION OF THE IMMOVABLE PROPERTY WHICH IS BOUNDED AS UNDER:**  
PROPERTY BEING SHOP NO 4 KH NO 118, VILLAGE TILPATA DADRRI GAUTAM BUDH NAGAR NOIDA UTTAR PRADESH 201306 (AREA 17.77 SQ YARDS) WHICH IS BOUNDED AS UNDER  
EAST : AS PER TITLE DEEDS WEST : AS PER TITLE DEEDS  
NORTH : AS PER TITLE DEEDS SOUTH : AS PER TITLE DEEDS  
DATE : 30.01.2023  
PLACE : NOIDA

Authorised Officer  
ART HOUSING FINANCE (INDIA) LIMITED

**FORM NO. INC-25A**  
Advertisement published in the newspaper for conversion of Public Company into Private Company

Before the Regional Director, Ministry of Corporate Affairs Northern Region  
In the matter of the Companies Act, 2013, Section 14 of Companies Act, 2013 and Rule 414 of the Companies (Incorporation) Rules, 2014

AND  
In the matter of  
**M/s Vinayaka Detergents Limited**  
having its registered office at 1186/23, DLF Colony, Rohtak, Haryana - 124001

Applicant

Notice is hereby given to the general public that the company intending to make an application to the Central Government under Section 14 of the Companies Act, 2013 read with section 14 of the Companies Act, 2013 read with section 14 of the Companies Act, 2013 and Rule 414 of the Companies (Incorporation) Rules, 2014 and is desirous of converting into a private limited company in terms of the special resolution passed at the Extra Ordinary General Meeting held on 31st January, 2023 to enable the company to give effect for such conversion. Any person whose interest is likely to be affected by the proposed change/status of the Company may deliver or cause to be delivered or send by registered post with his objections supported by an affidavit stating the nature of his interest and grounds of objection to the Regional Director, Northern Region Branch at B-2 Wing, 2nd floor, Parvayaran Bhawan, CGO Complex New Delhi-110003, within fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned above.

For and on behalf of  
**VINAYAKA DETERGENTS LIMITED**  
SANJEEV JUNEJA Director  
Date: 01.02.2023 DIN: 00874753  
Place: Rohtak Address: 1186/23, DLF Colony, Rohtak, Haryana 124001

**AMCO INDIA LIMITED**  
CIN : L74899DL1987FLC029035  
Regd. Office : 10795, Shop No. 7, GF, Handewalpur, Noida, Karim, New Delhi-110 055  
Corporate Office : C-53 54, Sector-57, Noida-201301, PH NO. 0120-4601500, FAX 120-4601548  
Email : amco.india@gmail.com Website: www.amcoindialimited.com

**EXTRACT OF THE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED 31ST DECEMBER, 2022** (Rs. in Lacs, except per share data)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		
		(Unaudited) Three Months Ended 31/12/2022	(Unaudited) Three Months Ended 30/09/2022	(Unaudited) Corresponding Three Months Ended 31/12/2021	(Unaudited) Six Months Ended 31/12/2022	(Unaudited) Six Months Ended 31/12/2021	(Unaudited) Corresponding Six Months Ended 31/12/2021
1	Total Income from Operations (Net)	3667.74	4,517.33	3798.64	12153.05	12,071.68	
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	-4.12	44.12	137.97	113.75	414.73	
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	-4.12	44.12	137.97	113.75	414.73	
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	-4.12	30.50	105.44	82.10	306.90	
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	-4.12	29.36	103.07	82.10	299.79	
6	Equity Share Capital (in Nos)	41.10	41.10	41.10	41.10	41.10	
7	Other Equity	3,116.89	3,121.01	3,016.63	3,116.89	3,016.63	
8	Earnings Per Share (of Rs. 10/- each) :						
	Basic & Diluted	-0.10	0.74	2.57	2.00	7.47	

Note:  
a) The above is an extract of the detailed format of quarter and nine months ended financial results filed with the Stock Exchange under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These financial results were reviewed by the Audit Committee, and were approved by the Board of Directors, in their respective meetings held on 31st January, 2023. The full format of said Quarterly & Nine months Financial Results are available on the website of the Bombay Stock Exchange at [www.bseindia.com](http://www.bseindia.com) and on the website of the Company at [www.amcoindialimited.com](http://www.amcoindialimited.com)  
b) The results for previous periods have been adjusted to consider the impact of first time application of Ind AS, wherever applicable.

For AMCO INDIA LIMITED  
Sd/-  
Suresh Kumar Gupta  
Managing Director  
DIN : 00026609

Date : 31.01.2023  
Place : Noida, U.P.

**HERO HOUSING FINANCE LIMITED**  
Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi -110057,  
Branch Office: 27, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057

**PUBLIC NOTICE (E-AUCTION) FOR SALE OF IMMOVABLE PROPERTY**  
(UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 14-Mar-2023 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing Demand Draft of EMD for participating in Public Auction shall be submitted to the Authorized Officer of Hero Housing Finance Ltd. On or before 10-Mar-2023 till 5 PM at Branch Office: Building No.27, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.

Loan Account No.	Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/Legal Rep	Date of Demand Notice/ Amount as on date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HHFDELHU/2000006997	Suresh Wati, Ankur Pawar, Keshav Son Of Satyapal Singh	24/01/2022 Rs. 11,91,786/- as on 31/01/2023	(Physical)	Rs. 10,00,000/-	Rs. 1,00,000/-
HHFDELHU/2000008650	Pankaj Gupta, Mamta Agrahar	26/05/2022 Rs. 11,19,409/- as on 31/01/2023	(Physical)	Rs. 10,00,000/-	Rs. 1,00,000/-
HHFNSPHU/2000007417, HHFNSPHU/2000007422	Dinesh Kumar Tomar, Pooja Tomer	23/05/2022 Rs. 22,20,204/- as on 31/01/2023	(Physical)	Rs. 16,50,000/-	Rs. 1,65,000/-
HHFDELHU/1900005236	Md Israeel Alam, Mehna Praveen, Wasim Wasi	13/04/2022 Rs. 22,40,000/- as on 31/01/2023	(Physical)	Rs. 15,00,000/-	Rs. 1,50,000/-

Description of Property: Flat No. F1-03, First Floor Front Side Without Roof Rights Plot No. A-60 Ganga Vihar, Sadullabad, Pargana Lon Ghaziabad-201102 area measuring 50 sq. yds. Ie 41.805 Sq. Mtrs Bounded by: North: Remaining portion of Plot No. A-60. East: 30 Ft wide road, South: Plot No. A-59, West: Plot No. A-57

Description of Property: Second Floor Without Roof Rights Towards Middle Portion Of Built-up Property Bearing Plot No.63, Admeasuring 35 Sq. Yds. I.e. 29.27 Sq. Mtr. Approx. Out Of Kharsa No.64/7, Village Hansal, Mohan Garden 1st Extn., Uttam Nagar, New Delhi-110059, With Proportionate Rights Of The Land Underneath, Common Staircase, Entrance, Passage, Shaft & Submersible, With All Common Rights Of The Building, Including Rights To Appurtenant Tenure, With Common One Two Wheeler Parking Space At Ground Floor Of The Said Property. Bounded by: North: Gall 10 wide, East: Portion of Building, South: Portion of Plot, West: Portion of Building

Description of Property: Flat On Second Floor Without Roof Rights, Eastern Side Front Portion, Of Property No RZ-C-29A Area Measuring 50 Sq. Yds I. E 41.805 Sq. Mtrs Out Of Kharsa No. 61/71, Village Dabri, Dabri Extension, New Delhi-110059, with roof hold rights of land under the said property along with two wheeler parking space on still floor

Description of Property: Builtup Upper Ground Floor, Pvt. Unit No. 1, Front Portion (with Common Roof Rights) Property No. RZ 529, Kharsa No. 44/1, Situated At Gall No. 21, Tughlakabad Extension, New Delhi-110019 having area measuring 34.44 Sq. Yds. Consisting of two bedrooms, D.D. Kitchen, Two toilet/ bathroom along with One scooter parking on ground floor. Bounded by: North: Road, West: Toilet; South: Other's flat; West: Other's parking

**TERMS AND CONDITION:**  
The E-auction will take place through portal <https://sarfaesi.auctiontjgier.net> on 14-Mar-2023 (E-Auction Date) between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.  
1) The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch Office: 27, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057, between 10.00 a.m. to 5.00 p.m. on any working day. 2) The immovable property shall not be sold below the Reserve Price. 3) Bid increment amount shall be Rs. 10,000/- (Rupees Ten Thousand Only). 4) All the bids/ tenders submitted for the purchase of above property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favouring the "HERO HOUSING FINANCE LTD." payable at Delhi. The Demand Drafts will be returned to the unsuccessful bidders after auction. 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 the discretion of the Authorized 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) The prospective bidders can inspect the property on 10-Feb-2023 between 11.00 AM and 2.00 PM with prior appointment. 7) The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorized Officer within 24 Hrs. and in default of such deposit, the property shall be put to fresh auction/ sale by private treaty. 8) In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorized 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 working day after the 15th day. 9) 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 Hero Housing Finance Ltd. and the defaulting purchaser shall lose all claims to the property. 10) The above sale shall be subject to the final approval of Hero Housing Finance Ltd. 11) Details of any encumbrances, known to the HERO HOUSING FINANCE LTD. to which the property is liable: Not Known. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: Not Known. 12) Interested parties are requested to verify/confirm the statutory and other dues like Sales/Property Tax, Electricity dues, and society dues, from the respective departments/offices. The Company does not undertake any responsibility of payment of any dues on the property. 13) TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company. 14) Sale is strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed tender form. 15) The successful bidder/ purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law. 16) The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice. 17) Interested bidders may contact Mr. Raj Mishra at Mob. No. 9971808985 during office hours (10.00AM to 6.00 PM) or mail on [assetdisposal@herohfi.com](mailto:assetdisposal@herohfi.com) by mentioning the account no. of property/borrower. 18) For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s e-Procurement Technologies Limited (Auctiontjgier), Mob.- 9173528727 & Phone : 079-68136842, Email ID: Maulik.shrimali@auctiontjgier.net & support@auctiontjgier.net. Please send your query on WhatsApp Number-9173528727

**15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR**  
The above mentioned Borrower/Mortgagor/Guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in [https://uat.herohomefinance.in/hero\\_housing/other-notice](https://uat.herohomefinance.in/hero_housing/other-notice)  
on Hero Housing Finance Limited (Secured Creditor's) website i.e. [www.herohomefinance.com](http://www.herohomefinance.com)

FOR HERO HOUSING FINANCE LIMITED  
AUTHORISED OFFICER  
DATE : 02-Feb-2023 Mr. Lakshay Chuttani, Mob-9878829899  
PLACE : DELHI/NCR Email:assetdisposal@herohfi.com

**HERO HOUSING FINANCE LIMITED**  
Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi -110057,  
Branch Office: 27, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057

**PUBLIC NOTICE (E-AUCTION) FOR SALE OF IMMOVABLE PROPERTY**  
(UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED (SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Hero Housing Finance Limited (secured creditor), will be sold on 14-Mar-2023 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing Demand Draft of EMD for participating in Public Auction shall be submitted to the Authorized Officer of Hero Housing Finance Ltd. On or before 10-Mar-2023 till 5 PM at Branch Office: Building No.27, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.

Loan Account No.	Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/Legal Rep	Date of Demand Notice/ Amount as on date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HHFDELHU/2000006997	Suresh Wati, Ankur Pawar, Keshav Son Of Satyapal Singh	24/01/2022 Rs. 11,91,786/- as on 31/01/2023	(Physical)	Rs. 10,00,000/-	Rs. 1,00,000/-
HHFDELHU/2000008650	Pankaj Gupta, Mamta Agrahar	26/05/2022 Rs. 11,19,409/- as on 31/01/2023	(Physical)	Rs. 10,00,000/-	Rs. 1,00,000/-
HHFNSPHU/2000007417, HHFNSPHU/2000007422	Dinesh Kumar Tomar, Pooja Tomer	23/05/2022 Rs. 22,20,204/- as on 31/01/2023	(Physical)	Rs. 16,50,000/-	Rs. 1,65,000/-
HHFDELHU/1900005236	Md Israeel Alam, Mehna Praveen, Wasim Wasi	13/04/2022 Rs. 22,40,000/- as on 31/01/2023	(Physical)	Rs. 15,00,000/-	Rs. 1,50,000/-

Description of Property: Flat No. F1-03, First Floor Front Side Without Roof Rights Plot No. A-60 Ganga Vihar, Sadullabad, Pargana Lon Ghaziabad-201102 area measuring 50 sq. yds. Ie 41.805 Sq. Mtrs Bounded by: North: Remaining portion of Plot No. A-60. East: 30 Ft wide road, South: Plot No. A-59,

