

**FORM A  
PUBLIC ANNOUNCEMENT**

(Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)

**FOR THE ATTENTION OF THE STAKEHOLDERS OF NEWFER INDIA PRIVATE LIMITED**

|    |                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |
|----|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name of corporate person                                                                     | <b>NEWFER INDIA PRIVATE LIMITED</b>                                                                                                                                                                                                                                                                                                                                               |
| 2. | Date of incorporation of corporate person                                                    | <b>12/02/2025</b>                                                                                                                                                                                                                                                                                                                                                                 |
| 3. | Authority under which corporate person is incorporated/ registered                           | <b>ROC Delhi-I</b>                                                                                                                                                                                                                                                                                                                                                                |
| 4. | Corporate Identity Number / Limited Liability Identity Number of Corporate Person            | <b>U74909DL2025FTC442450</b>                                                                                                                                                                                                                                                                                                                                                      |
| 5. | Address of the registered office and principal office (if any) of corporate person           | <b>Registered &amp; principal off.: Flat No 1522, 15<sup>th</sup> Floor, 3, Devika Tower, Nehru Place, South Delhi, New Delhi, India- 110019</b>                                                                                                                                                                                                                                  |
| 6. | Liquidation commencement date of corporate person                                            | <b>30/03/2026</b>                                                                                                                                                                                                                                                                                                                                                                 |
| 7. | Name, Address, Email Address, Telephone Number and The Registration Number of The Liquidator | <b>Liquidator's Name : Sanjeev Kumar<br/>Address: Office No. 201, 3rd Floor, Above Ashadeep Collections, Datta Mandir Road, Near Dange Chowk, Thergaon, Pune, Maharashtra-411033<br/>Email Id: <a href="mailto:liquidatornewfer@gmail.com">liquidatornewfer@gmail.com</a><br/>Mobile No.: +919665022275<br/>Registration Number:-<br/>IBBI/IPA-002/IP-N01202/2021-20122/13996</b> |
| 8. | Last date for submission of claims                                                           | <b>29/04/2026</b>                                                                                                                                                                                                                                                                                                                                                                 |

Notice is hereby given that the **NEWFER INDIA PRIVATE LIMITED** has commenced voluntary liquidation on **30/03/2026**.

The stakeholders of **NEWFER INDIA PRIVATE LIMITED** are hereby called upon to submit a proof of their claims, on or before **29/04/2026**, to the liquidator at the address mentioned against item 7.

The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means. The proof of claim to be submitted in the prescribed form which can be downloaded from following link: <https://ibbi.gov.in/home/downloads>

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

  


**Sanjeev Kumar**  
**Liquidator for NEWFER INDIA PRIVATE LIMITED**  
**Reg. No. : IBBI/IPA-002/IP-N01202/2021-2022/13996**

**Date: 03.04.2026**  
**Place: Pune**







FORM NO. NCLT. 3A  
Advertisement detailing petition  
[see rule 35]  
BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, ALLAHABAD BENCH  
AT UTTAR PRADESH  
In the matter of  
Section 230(1), 66 and 18 of The Companies Act, 2013  
AND  
In the matter of  
BENNETT ALUMINI ASSOCIATION  
C.P. (CAA) no. 2/ALD/2026  
Connected with  
C.A. (CAA) no. 31/ALD/2023

M/s BENNETT ALUMINI ASSOCIATION  
CIN: U80904UP2022NPL172597  
Registered Office: Plot No. 8 - 11, Kasna Techzone-II  
Greater Noida, Gautam Buddha Nagar, UP-201310

.....Petitioner Company  
**NOTICE OF PETITION**  
A petition under section 230 read with Section 66 & 18 of the Companies Act, 2013, for conversion of the company from a company limited by shares into a company limited by guarantee without share capital, was presented by the Petitioner Company on the 23rd day of January 2026, and the said petition is fixed for hearing before **Allahabad Bench (Uttar Pradesh)** of National Company Law Tribunal on the **7th day of May, 2026**. Any person desirous of supporting or opposing the said petition/ application should send to the petitioner's advocate, notice of his intention, signed by him or his advocate, with his name and address, so as to reach the petitioner's advocate not later than two days before the date fixed for the hearing of the petition/application. Where he seeks to oppose the petition/application, the grounds of opposition or a copy of his affidavit shall be furnished with such notice. A copy of the petition/ application will be furnished by the undersigned to any person requiring the same on payment of the prescribed charges for the same.  
Dated this the 2nd day of April, 2026.

(Sd)  
(**SWATI SURHATIA (KUNAL SURHATIA)**  
**Advocates for the Petitioner Company**  
**NNS LEGAL LLP**  
14, Second Floor, Arjun Nagar, New Delhi-110029  
Email: [nnslegal2023@gmail.com](mailto:nnslegal2023@gmail.com)  
Ph. +91 93544 26744

**AMBIT Finvest**  
Corporate Off: Kanakia Wall Street, 5th floor, A 506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093  
Branch Off: 2nd Floor, Plot Number 1, DLF Industrial Area, Near Moti Nagar Metro Station, Moti Nagar, Delhi 110015  
**POSSESSION NOTICE (For Immovable Property) (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)**

Whereas the undersigned being the authorized officer of Ambit Finvest Private Limited Having its registered office at Ambit House, 449, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013, Corporate office at Kanakia Wall Street - 5th floor, A 506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties 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.

| Name of the Borrower/ Co-Borrowers/ Guarantors & Loan Account Number                                    | Demand Notice Date & Amount                                                                                                                                                                                                                                                                                                                   | Date of Possession Type of possession |
|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| 1. <b>JATAN SINGH 2. MR. ROHIT NAGAR 3. MRS. RESHAM DEVI.</b><br>LAN: DEL000000092012 & DEL000000093300 | 19.12.2025. Rs. 29,36,000.30/- (Rupees Twenty Nine Lakhs Thirty Six Thousand and Thirty Paise Only) & Rs. 97,139.17/- (Rupees Ninety Seven Thousand One Hundred Thirty Nine and Seventeen Paise Only) aggregate amounting to Rs. 30,33,139.47/- (Rupees Thirty Lakh Thirty Three Thousand One Hundred Thirty Nine And Forty Seven Paise Only) | 01-04-2026<br>Symbolic Possession     |

**Description Of Immovable Property / Properties Mortgaged : ALL THE PIECE AND PARCEL OF THE PROPERTY BEING FREEHOLD RESIDENTIAL PLOT AREA MEASURING 245 SQ. YDS. I.E. 204.84 SQ. MTRS. OUT OF KHASRA NO. 190 VILLAGE MILAK LACHCHHI , PARGANA & TEHSIL DADRI DISTT. GAUTAM BUDDH NAGAR, UTTAR PRADESH-203207. BOUNDED AS FOLLOWS : EAST : RASTA 18 FT. WIDE & REMAINING PORTION OF SAID PROPERTY NORTH : RASTA 10. FT. WIDE WEST: RASTA 8. FT. WIDE SOUTH: REMAINING PORTION OF SAID PROPERTY**

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 Ambit Finvest Private Limited for an amount mentioned herein above and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.  
Date: 03.04.2026. Place: UTTAR PRADESH Sd/- Authorised Officer - Ambit Finvest Private Limited

**YES BANK**  
Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai - 400055  
Branch Office : 15th Floor, World Trade Tower, Sec-16, Noida- 201301  
**(Rule – 8(1)) POSSESSION NOTICE**

Whereas, The undersigned being the Authorized Officer of YES BANK Limited under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice mentioned below, calling upon the borrower in the below account to repay the amount mentioned in the notice and interest thereon, within 60 days from the date of receipt of the said notice.

The Borrower and Guarantors having failed to repay the full amount, notice is hereby given to the Borrower, Guarantors 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 the date mentioned against each account.

The Borrower and Guarantors in particular and the public in general is hereby cautioned not to deal with the said property and any dealings with the said properties will be subject to the charge of YES BANK Limited for balance outstanding amount as mentioned below and interest thereon.

The Borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act in respect of time available, to redeem the secured assets.

| Name of the NPA Account                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date of Notice Uis.13(2)/ NPA Date                                                                                                     | Amount Outstanding                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| (1) M/s Gupta Traders, Through its prop. Akhil Gupta Having Address At A-68, Ground Floor Rameshwari Nagar, Azadpur, Near Block-A, Delhi-110009 ('Borrower'), (2) Akhil Gupta, S/o Rajesh Gupta, C-17, First Floor Model Town-3, Dr. Mukherjee Nagar, North-West, Near Park, Delhi-110009, Also, At: A-68, Ground Floor Rameshwari Nagar, Azadpur, Near Block-A, Delhi-110009 ('Co-Borrower'), (3) Shashi Gupta, W/o Rajesh Gupta, C-17, First Floor Model Town-3, Dr. Mukherjee Nagar, North-West, Near Park, Delhi-110009. | 06.10.2025/29.08.2025<br><br>Date of Possession<br>27.03.2026<br><br>Product & Loan No.<br>SBL Dropline Overdraft (DOD) Loan Facility. | Rs. 80,84,364.07/- (Rupees Eighty Lakh Eighty-Four Thousand Three Hundred Sixty-Four and Seven Paise Only) as on 05.09.2025 |

**Description of the mortgaged property :** All The Pieces and Parcels of Entire First Floor of Property Bearing No. 17, in Block C, property Known as C-17, Built on land measuring 243.86 sq. yds. Situated at Model Town, in the area of Village Malkipur Chhroni, Delhi-110009, with common entrances, passage and Staircase. Bounded Area: East: Garden, West: Road. North: Property No. C-18. South: Property No. C-16. Owned by Mrs. Shashi Gupta.  
Date : 03.04.2026 Place: DELHI FOR YES BANK LIMITED, AUTHORISED OFFICER

**TATA CAPITAL LIMITED**  
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.  
**DEMAND NOTICE**  
Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").  
This is to inform that **Tata Capital Ltd. (TCL)** is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013 and a branch office among other places at New Delhi ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCL") as transferees and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, liabilities, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.  
A Notice is hereby given that the following obligors/legal representatives/legal heirs (**BORROWER/CO-BORROWERS**) have defaulted in the repayment of principal, along with interest and other charges, obtained from Tata Capital Limited (TCL). The below mentioned Loan Accounts have been classified as Non-Performing Assets, as per RBI guidelines pursuant to the default in repaying TCL's dues. TCL, through its Authorised Officer, in pursuance to the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (**THE ACT**) has issued below mentioned **Statutory Demand Notices** under Section 13 (2) of the Act calling upon the Borrowers to discharge the said outstanding amount, along with future interests and costs, within 60 days of the notices, failing which the TCL shall exercise all or any of the rights detailed under Section 13(4) of the Act including enforcement of the security interest created by the Borrowers in favour of the TCL over the properties described below:

| Sr. Account No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Loan No.                | Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Outstanding Amount as per Demand Notice/ Date of Demand Notice |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | TCLFA035 900001105 7373 | 1. M/s. Super Wine Shop Through its Partner, 270A QU Block, Saraswati Vihar, Pitampura, North West Delhi, Delhi - 110034. Also at : Unit No.A-1606 16th floor Lakeshore greens Project no.11 A wing casa Cielo Lakeshore greens Talaja Bypass Road Dombivli Thane - 421203 2. Mr. Indeerjeet Bhatia, S/o. Mr. Kundan Lal Bhatia 270A QU Block, Saraswati Vihar, Pitampura, North West Delhi, Delhi - 110034. Mob.: 9871517777 Also at : Unit No.A-1606 16th floor Lakeshore greens Project no.11 A wing casa Cielo Lakeshore greens Talaja Bypass Road Dombivli Thane - 421203 3. Mrs. Sunita Bhatia, W/o. Mr. Indeerjeet Bhatia 270A QU Block, Saraswati Vihar, Pitampura, North West Delhi, Delhi - 110034 Also at : Unit No.A-1606 16th floor Lakeshore greens Project no.11 A wing casa Cielo Lakeshore greens Talaja Bypass Road Dombivli Thane - 421203 4. Mr. Rajan Bhatia S/o Indeerjeet Bhatia 270A QU Block, Saraswati Vihar, Pitampura, North West Delhi, Delhi - 110034 Also at : Unit No.A-1606 16th floor Lakeshore greens Project no.11 A wing casa Cielo Lakeshore greens Talaja Bypass Road Dombivli Thane - 421203 5. Mr. Vadant Bhatia, S/o. Mr. Indeerjeet Bhatia 270A QU Block, Saraswati Vihar, Pitampura, North West Delhi, Delhi - 110034 Also at : Unit No.A-1606 16th floor Lakeshore greens Project no.11 A wing casa Cielo Lakeshore greens Talaja Bypass Road Dombivli Thane - 421203 | Rs. 39,44,004/- & 09.02.2026<br><br>NPA Date<br>01-01-2026     |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 7522689                 | 1. Satvinder Singh Chawla H. No. 91, Pocket - C-9, Sector - 8, Rohini, New Delhi - 110085, Mob.: 989111999 2. Harvinder Singh Chawla H. No. 91, Pocket - C-9, Sector - 8, Rohini, New Delhi - 110085 3. Legal heirs of Late Jaswant Kaur Chawla, H. No. 91, Pocket - C-9, Sector - 8, Rohini, New Delhi - 110085 4. M/s. CMS Trading Shop No. 2, Ground Floor, Wimpy Mobile Plaza, Karol Bagh, New Delhi - 110005                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs. 2,65,70,799/- & 09.02.2026<br><br>NPA Date<br>07-02-2026   |
| <b>Details of Secured Assets:</b> Unit No. A-1606, Wing-A, on 16th floor, area measuring 738 sq. feet (Net Area), along with one car parking space in the c. project known as Lakeshore Greens, project no. 11, in the building Casa Cielo, situated at, Dombivli (E), Thane - 421201                                                                                                                                                                                                                                                                                                                          |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                |
| <b>Details of Secured Assets:</b> H. No. 91, Pocket - C-9, Sector - 8, Rohini, New Delhi- 110085 More Particularly Described In Relinquishment Deed Dated 05.07.2017 In Favour Of Satvinder Singh Chawla And Jaswant Kaur Chawla                                                                                                                                                                                                                                                                                                                                                                               |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                |
| With a view to ensure efficacious service of the abovementioned Demand Notices, we are hereby effecting service of the said Notices vide the public notice. The aforesaid Borrowers are hereby called upon under Section 13(2) of the Act to discharge the above-mentioned liabilities within 60 days of this Notice failing which the TCL will be exercising all or any of the rights under Section 13(4) of the Act. Pertinently, the Borrowers are also put to notice that as per the terms of Section 13(13) of the Act, they shall not transfer by sale, lease or otherwise the aforesaid secured assets. |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                |
| Date: 30-03-2026 Place: Delhi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                         | Sd/- Authorised Officer, For Tata Capital Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                |

**UMMEED HOUSING FINANCE PVT. LTD**  
CIN: U6490HR2016PTC057984  
Registered office at: Unit 2009-14,20th Floor, Magnum Global Park, Golf Course Extension Road,Sec-58, Gurugram (Haryana)-122011

**NOTICE OF SALE OF IMMOVABLE PROPERTY BY PRIVATE TREATY TO THE BORROWER UNDER RULE 8 AND 9 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) and guarantor (s) whose details are given in below mentioned 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 M/SUmmeed Housing Finance Pvt. Limited secured creditor on 25.02.2026, sale auction notice dated 26.02.2026 & auction was held/scheduled on 31.03.2026.It is pertinent to inform you that above said auction failed/remain unsuccessful due to the reason "nobody turned up" by the financial institution. Pursuant to the said publication of the sale notice, now an intended/proposed buyer has approached to financial institution and offer to purchase the secured asset as per the below schedule property therefore, the financial institution hereby inform, intimate, give notice of 07 days (as being the second sale) and call upon you the addressees to clear the dues /outstanding amount i.e Rs.11,01,141/- as on 24.02.2026 plus further interest and others charges from 25.02.2026, within the period of 07 days. In case of failure to clear above dues/outstanding amount, the secured asset shall be sold to the mentioned/proposed buyer by way of private treaty (as prescribed under the provision of rule 8(5)(d) of security interest enforcement rules, 2002 on as is where is and whatever there is basis and along with the existing encumbrances, if any therein. Pls note:- in case of any shortfall (after adjustment of above sell proceed) shall be recovered from you addressees as per the securitisation and reconstruction of financial assets and enforcement of security interest act & security interest enforcement rules, 2002.

**DISCRPTION OF BORROWERS AND MORGAGED PROPERTY**  
1.SANNI RATHAUR/S/O PAPPU THAKUR (BORROWER) 2.DARSHIKA ARYAWO SANNI RATHAUR (CO-BORROWER) BOTH ABOVE RESIDING AT-NEAR BALAJI MANDIR, HALLU SARAI, SAMBHAL, UTTAR PRADESH-244302  
IN RESPECT OF THE SECURED/MORTGAGED PROPERTY OF HOUSE AREAMEASURING 49 SQ. YRDS, I.E. 40.96 SQ. MTRS. SITUATED AT MOHALLANAUWALACHADAUSSI,TEHSIL-CHANDAUSSI, DISTRICT- SAMBHAL, UTTAR PRADESH. BOUNDED AS: EAST-ROAD 10 FEET WIDE. WEST- RUSTS OF NANHU MAL, NORTH-HOUSE OF OM PRAKASH, SOUTH-LOT OF OM PRAKASH IF ANY QUIRY PLEASE CALL TO MR. GAURAV TRIPATHI ON MOB-9650055701  
Date: 03-APRIL-2026 Sd/- Authorised Officer Mr. Gaurav Tripathi Mob-9650055701  
Place: Gurugram, Haryana For Ummeed Housing Finance Pvt. Ltd

**DEUTSCHE BANK AG**  
Appendix IV [Rule 8 (1)] POSSESSION NOTICE  
Whereas, the undersigned being the authorized officer of Deutsche Bank AG, India ("Bank") having its registered office at Ground & 14th Floor, Hindustan Times House, 18-20, K.G Marg, New Delhi-110 001. The undersigned 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 issued a demand notice dated 16th January, 2025 calling upon the borrower Vineetaz Exports Pvt Ltd ("Borrower"), Madhu Mawandia , Bimal Mawandia , Vinay Mawandia, Bijay Mawandia, Uma Mawandia & Vikash Mawandia, to repay the outstanding amount as mentioned in the notice being Rs. 5,84,05,803.95/- (Rupees Five Crores Eighty-Four Lacs Five Thousand Eight Hundred Three and Paise Ninety Five Only) as on 16.01.2025, and further interest at contractual rates on the aforesaid amount, incidental expenses, costs, charges etc. Incurred and accruing on daily basis thereafter till the date of payment and / or realization within 60 days from the date of receipt of the said notice.  
The Borrower mentioned herein above having failed to repay the amount in full as mentioned in 13(2) is hereby given to the Borrower / Co-borrower mentioned hereinabove in particular and to the public in general that undersigned has taken symbolic/ constructive possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said act read with rule 8 of the said act on this 02nd Day of April, of the year 2026.  
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 Bank for an amount of Rs. 5,84,05,803.95/- (Rupees Five Crores Eighty-Four Lacs Five Thousand Eight Hundred Three and Paise Ninety Five Only) as on 16.01.2025 and interest thereon.

**Description of the Immovable Property**  
All that the property being :- All the piece and parcel of residential house bearing No. 175 'A', constructed on Plot area of 932 Sq. Yards, with covered area of 10877 Sq. Ft., situated in the residential colony, known as SUSHANT LOK, Phase-I, in and around Village Sarhaul, Chakarpur, Sakohra, Kanhai, District, Gurgaon (Haryana) which is butted and bounded as: On The North : Land. On The South Road, On The East: Plot No. A-174 'A', On The West : Plot No. A-176 'A'  
Date:03.04.2026 Vishal Charan  
Place: Delhi Authorized Officer Deutsche Bank AG

**Phoenix ARC Limited**  
(Formerly Known as Phoenix ARC Private Limited) REGD. OFFICE: 3rd Floor | Wallace Towers (earlier known as Shiv Building) | 139/140/B/A | Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057 (T): 022 - 68492450, (F): 022-67412313  
CIN: U67190MH2007PLC168303 EMAIL: INFO@PHOENIXARC.CO.IN WEBSITE: WWW.PHOENIXARC.CO.IN

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
E-Auction Sale Notice For Sale Of Immovable Assets Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 8(5) Read With Proviso To Rule 9(1) Of The Security Interest (Enforcement) Rule, 2002.

Notice Is Herby Given To The Public In General And In Particular To The Borrower (S) And Guarantor (S) Whose Details Are Given In Below Mentioned Table That The Below Described Immovable Property Mortgaged/Charged To **Phoenix ARC Ltd.(Formerly Known As Phoenix ARC Private Limited) (Acting As Trustee Of Phoenix Trust - Fy 23-10)** (To Be Referred To As "Parc") The Secured Creditor, The Physical Possession Of Which Has Been Taken By The Authorised Officer Of Parc On 8th August 2025 Pursuant To Assignment Of Debt In Its Favour Vide An Assignment Agreement Dated 20.09.2022 By **Poonawala Housing Finance Limited (Phf)** (Presently Known As **Grihsum Housing Finance Limited**), Will Be Sold On "As Is Where Is", "As Is What Is", And "Whatever There Is" For Realization Of Company Dues.

**Description Of The Immovable Property With Known Encumbrance, If Any:** All That Piece And Parcel Of Mortgaged Property Of Plot No. 26/3, Khasra No. 366/1, Measuring Area - 109.62sq. Mts. Situated At Braj Bihar Colony, Mauja Ukharra Tehsil & Dist. Agra.. More Particularly Described As:- All That Piece And Parcel Of Mortgaged Property Of Plot No. 26/3, Khasra No. 366/1, Measuring Area - 109.62sq. Mts. Situated At Braj Bihar Colony, Mauja Ukharra Tehsil & Dist. Agra. **Boundary Details:** East:- Rasta 20feet Wide, West:- Other Property, North:- Other Property, South:- Other Property.

| BORROWER/S & GUARANTOR/S NAME & ADDRESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1. DATE & TIME OF E-AUCTION<br>2. LAST DATE OF SUBMISSION OF EMD<br>3. DATE & TIME OF THE PROPERTY INSPECTION                                                                                                                                                         | 1. RESERVE PRICE<br>2. EMD OF THE PROPERTY<br>3. BID INCREMENT                                                                                                                                                                                                        |
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| 1. SUBHASH Nai Abadi Chhota Ukharra Rajpur Chungi282001 Also At Subhash Plot No- 26/3, Khasra No- 366/1 Situated At Braj Bihar Colony, Mauja Ukharra Tehsil & Distt Agra Pina 282001<br>3. SARITA SUBHASH Nai Abadi Chhota Ukharra Rajpur Chungi282001<br>Loan Account No: HF0094H201000038<br>Total Outstanding: Rs. 15,60,500.65/- (Rupees Fifteen Lacs Sixty Thousand Five Hundred And Sixty Five Paise Only) Due And Payable As Of 22/07/2022 With Further Interest.<br><br>The Earnest Money Has To Be Deposited By Way Of Dd In Favour Of "PHOENIX TRUST-FY23-10". Payable At Mumbai Or NEFT/RTGS In The Current Account: 046262338, Kotak Mahindra Bank Limited, Branch: Kalyani, Mumbai. IFSC CODE: KKBK00000631.<br>The Borrower's Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13 Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset. Public In General And Borrowers In Particular Please Take Notice That If In Case Auction Scheduled Herein Falls For Any Reason Whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty.<br>In Case Of Any Clarification/Requirement Regarding Assets Under Sale, Bidder May Contact (Mr. Rahul R +91 9567626050) And Ms. Laxmi Nishu (+91 865563343)<br>For Detailed Terms And Conditions Of The Sale, Please Refer To The Link <a href="https://Phoenixarc.Co.In?P=7022">https://Phoenixarc.Co.In?P=7022</a> (URL Link) Provided In Phoenix ARC Limited's Website I.E. <a href="http://www.Phoenixarc.Co.In">www.Phoenixarc.Co.In</a> And/Or On <a href="https://Bankeauctions.Com">https://Bankeauctions.Com</a> .<br><br>Place: AGRA<br>Date: 03.04.2026 | 1) E-AUCTION DATE: 12TH MAY 2026 Between 12:00 Pm To 01:00 Pm And With Unlimited Extension Of 5 Minutes.<br>2) LAST DATE FOR SUBMISSION OF EMD With Kyc Is 11th May,2026 Up To 7:00 PM. (IST).<br>3) DATE OF INSPECTION: 20TH April,2026 Between 11.Am To 4 PM (IST). | Reserve Price/ Rs. 19,88,300/- (Rupees Nineteen Lakh Eighty Eight Thousand Three Hundred Only)<br>EMD Rs. 1,98,830/- (Rupees One Lakh Ninety Eight Thousand Eight Hundred Thirty Only)<br>BID INCREMENT - RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES |

Sd/- Authorised Officer  
PHOENIX ARC LIMITED, (Formerly Known as Phoenix ARC Private Limited)  
(ACTING AS A TRUSTEE OF PHOENIX TRUST FY23-10)

**SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.**  
Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana)  
Ph.: 0124-4212530/31/32, E-Mail : [customercare@shubham.co](mailto:customercare@shubham.co) Website : [www.shubham.co](http://www.shubham.co)  
**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**

Whereas the undersigned being the authorized officer of the Shubham Housing Development Finance Company Limited (hereinafter called Shubham) 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 calling upon borrowers to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002.

The borrowers 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 Shubham Housing Development Finance Company Limited for an amount detailed below and interest thereon.

The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. Details are as below:

| S. No. | Loan No./Borrower(s) Name                                                    | Demand Notice Date & Amount                | Secured Asset                                                                                                                                                                                                                                                                                      | Affixation Date |
|--------|------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1      | Loan No. 00MV2410000005091320, SUSHIL KUMAR, MUKESH                          | 15-01-2026 & ₹ 25,48,733 /-                | House built up over Khasra No. 683, Situated at Village Budeada Pargana Kotana, Tehsil and District, Baghatpur, Uttar Pradesh - 250611, Area- 414 Sq.Yds, Boundaries: East - House of Madan, West - House of Mohit, North - Rasta 12ft Wide, South - House of Rajendra                             | 30-03-2026      |
| 2      | Loan No. 00MB2406000005086013, MOHD RIZWAN, NOOR FATMA                       | 15-01-2026 & ₹ 6,76,370 /-                 | Property Falling Under Khasra No.43, situated at Moja, Sonakpur South, Tehsil & District Moradabad, Uttar Pradesh - 244001, Area- 38.64 Sq.Yds, Boundaries: East - House of Lala Ram Singh, West - Property of Seller, North - 9 Ft Wide Road, South - 10Ft Wide Road                              | 30-03-2026      |
| 3      | Loan No. 05AH2401000005076633, RUKMAS, JAGAROSHAN                            | 15-01-2026 & ₹ 5,66,660 /-                 | House Built on Part of Khasra No. 165 Situated at Ballyakhedhi, Pargana Haraura Tehsil & Distt. Saharanpur, Uttar Pradesh - 247001, Area- 106.64 Sq.Mtrs., Boundaries: East - 12ft Wide Road, West - House of Ram Kumar, North - House of Rakesh, South - House of Teluram                         | 30-03-2026      |
| 4      | Loan No. 00BR2310000005070750, MURRADI, BATULAN, SHAKEELA                    | 15-01-2026 & ₹ 6,96,508 /-                 | House Situated at Mohalla Faislabad, Bulandshahr, Uttar Pradesh - 203001, Area- 60 Sq.Yds, Boundaries: East - Plot of Yasmin, West - Plot of Digar, North - Plot of Shamim, South - Rasta 15 Ft Wide                                                                                               | 30-03-2026      |
| 5      | Loan No. 00AFR2309000005069248, VIPIN KUMAR, BASUDHA DEVI                    | 15-01-2026 & ₹ 5,66,339 /-                 | Property Situated at Mohalla Peepal Nagar Mauza Rehna Mausuma Tehsil and Distt Firozabad, Uttar Pradesh - 283203, Area- 1104 Sq.Ft, Boundaries: East - Plot of Hukam Singh, West - Plot of Mulla Devi, North - Gali 12 Ft, South - Plot of Kishan                                                  | 30-03-2026      |
| 6      | Loan No. 00FBD230800005068287, JITENDER KUMAR ARORA, VIBHA JAIN, RINKY ARORA | 15-01-2026 & ₹ 7,54,253 /-                 | EWS Unit No. 021, Ground Floor, Tower-EWS, Summer Palms, Sector-86, Village Baselwa, Tehsil & District Faridabad, Haryana- 121002, Area- 200 Sq.Ft                                                                                                                                                 | 30-03-2026      |
| 7      | Loan No. 05AH2205000005047854 & 05AH2205000005047354, PAPPU SINGH, PRATIBHA  | 15-01-2026 & ₹ 4,97,355 /- & ₹ 9,62,492 /- | Property Situated at Khata No. 147, Khasra No. 192/1, Wake Mohai Kakrala Pargana, Tehsil & Distt. Saharanpur, Uttar Pradesh - 247001, Area- 408 Sq.Yds, Boundaries: East - Land of Vender, West - Plot of Desh Raj, North - Plot of Bheemsen, South - Rasta 9 Ft Wide                              | 30-03-2026      |
| 8      | Loan No. 00MV2112000005042352, DARSHAN SINGH NEGI, YASODA DEVI               | 15-01-2026 & ₹ 10,06,288 /-                | Property Situated at T-187, Part of Khasra No. 21/6, Third Floor (With Roof Rights), Village Matiala, Delhi State Delhi Colony, T- Block Extension, Uttam Nagar, New Delhi - 110059, Area- 50 Sq.Yds                                                                                               | 30-03-2026      |
| 9      | Loan No. 05SHD2110000005039731, UMAR DARAJ, MEHRUN NISHA                     | 15-01-2026 & ₹ 18,71,775 /-                | Flat Bearing No. F- 196 /S-1, Second Floor (Front Side Portion) With Roof Rights, Dilshad Encl. No. 1, known as Dilshad Colony, Village Jilimi Tahirpur Category MIG IIlaga Shahdara, Delhi - 110095, Area- 630 Sq.Ft                                                                              | 30-03-2026      |
| 10     | Loan No. 00MAT2106000005037177, JITENDRA, POOJA RANI                         | 15-01-2026 & ₹ 6,96,023 /-                 | Property Bearing A House at Part of Plot No.04 Ward No 17 Mauja Mathura Bangar Androon Om Nagar, Tehsil & District Mathura, Uttar Pradesh - 281001, Area- 41.80 Sq.Mtrs, Boundaries: East - Door House & Road 10FT Wide, West - Plot No.05, North - Part of Plot No.04, South - Part of Plot No.04 | 30-03-2026      |

Place : GURUGRAM  
Date : 02.04.2026  
Authorised Officer  
Shubham Housing Development Finance Company Limited

**TATA CAPITAL HOUSING FINANCE LTD**  
Registered Off: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013  
Branch Address: B-36, 1st & 2nd Floor, Above HDFC Bank, Lajpat Nagar - 2, New Delhi - 110024

**Loan Account No: TCHHL0362000100195913, TCHHNF0362000100198190.**

"Notice is hereby given to the public in general and in particular to Late Mr. Kamal Ahuja S/o Jai Krishan Ahuja Through her Legal Heirs (as Borrower) and Mr. Raghav Ahuja S/o Late Mr. Kamal Ahuja - (Co Borrower / Legal Heir) and Mr. Madhav Ahuja S/o Late Mr. Kamal Ahuja (Legal Heir), and their legal heirs/representatives, that the Authorised Officer of TATA Capital Housing Finance Ltd. (TCHFL), by following due procedure under SARFESI Act 2002, has taken the Physical Possession of the Immovable Property, more particularly described in Schedule A below, as mortgaged with TCHFL. Despite giving several notices you have failed/ neglected to remove inventory lying in the said premises. Hence, vide this notice you are given last chance to remove the inventory lying in the Immovable property within 07 (Seven) days from the date of publication of this notice, failing which the Authorised Officer shall proceed with disposal of the inventory according to merit. The Authorised Officer and TCHFL shall not be held responsible for the same. Please note that we have identified the buyer for selling the lying inventory at the property, there is no response from your side we will dispose of the property to recover our dues.

**Schedule – A**  
All piece & parcels of Built up Entire 2nd Floor, without terrace rights, measuring 200 Sq. Yards, Alongwith 14th undivided share of parking space at land area (below