

FORM G
INVITATION FOR EXPRESSION OF INTEREST FOR
GRJ DISTRIBUTORS & DEVELOPERS PRIVATE LIMITED
 Operating in development of real estate project at bhiwadi, rajasthan
 (Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board
 of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS

1.	Name of the corporate debtor along with PAN & CIN/ LLP No.	GRJ Distributors & Developers Private Limited CIN:U51396DL1998PTC097177 PAN: AABCG6952F
2.	Address of the registered office	House No. 288, Shivaji Market Pritampura, Saraswati Vihar, North West Delhi, Delhi, India, 110034
3.	URL of website	The company is not having its own website
4.	Details of place where majority of fixed assets are located	Avalon Royal Park Project. Add: -Village Saidpur Tehsil Tijara, Distt Alwar (Rajasthan)
5.	Installed capacity of main products/ services	Residential (Group Housing) Towers under Construction: Total Saleable Area (in Sq. ft.): 1,168,500 Sq. ft. Total Sold Area: 729,950 Sq. ft.
6.	Quantity and value of main products/ services sold in last financial year	The Corporate debtor is engaged in development of Real Estate Projects and the present CIRP is only for Avalon Royal Park Project
7.	Number of employees/ workmen	There is no workmen/Employee as on the date of commencement of CIRP.
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	Email at cirp.grjdistributor@gmail.com
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	Email at cirp.grjdistributor@gmail.com
10.	Last date for receipt of expression of interest	27.12.2025
11.	Date of issue of provisional list of prospective resolution applicants	06.01.2026
12.	Last date for submission of objections to provisional list	11.01.2026
13.	Date of issue of final list of prospective resolution applicants	21.01.2026
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	26.01.2026
15.	Last date for submission of resolution plans	25.02.2026
16.	Process email id to submit Expression of Interest	cirp.grjdistributor@gmail.com

Sd/-
Mrs. Ruchi Gupta
Authorised Signatory
Utkrishtha Insolvency Professionals Private Limited
Resolution Professional
GRJ Distributors & Developers Private Limited
IP Reg. No.: IBBI/IPE-0142/IPA-3/2024-25/50085
Add: A-1/228, Basement
Safdarjung Enclave, New Delhi-110029
Email ID: cirp.grjdistributor@gmail.com

Date: 12-12-2025
Place: New Delhi

FEDERAL BANK
YOUR PERFECT BANKING PARTNER

THE FEDERAL BANK LTD.REG.OFFICE: PB. No: 103, FEDERAL TOWERS,
ALUVA, KERALA, INDIA - 683 101 Phone: 0484-2622263,
E-MAIL: secretarial@federalbank.co.in,
Website: www.federalbank.co.in, CIN: L65191KL1931PLC000368

HELPAE FINLEASE LIMITED

(CIN: L51909DL1982PLC014434)

Registered Office: S-19/1c, 3rd floor Manak Complex, School Block, Shakarpur, Delhi 110092
Email Id: info@helpaeonline.com **Website:** www.helpaeonline.com
Tel No.: +91-11-4557-8607

Notice of Special Window for Re-lodgement of Transfer Request of Physical Shares

Pursuant to SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/PIR/CIR/2025/97 dated 02nd July, 2025, all shareholders are hereby informed that a Special Window is being opened for a period of six months, from 07th July, 2025 to 06th January, 2026 to facilitate re-lodgement of transfer requests of physical shares.

This facility is available for Transfer Deeds lodged prior to 01st April, 2019 which were rejected, returned or not attended to due to deficiency in the documents/process or otherwise.

The shareholders who have missed the earlier deadline of 31st March, 2021 are encouraged to take advantage of this opportunity by furnishing the necessary documents to the Company's Registrar and Transfer Agent at the following address:

Beetal Financial & Computer Services (P) Ltd.
CIN: U87120DL1993TC052486
Regd & Admin. Office: Beetal House, 3rd Floor, 99 Madangir Behind Local Shopping Centre, Near Dada Harsukdas Mandir, New Delhi-110062
Phone: 011-29961281, 29961282 Fax: 011-29961284
Email: beetalra@gmail.com / Web Site: www.beetalfinancial.com

For Helpae Finlease Limited
Sd/-
Darshna Agarwal
Company Secretary and Compliance Officer

Date: Delhi
Date: 11th December, 2025

FORM G INVITATION FOR EXPRESSION OF INTEREST FOR GRJ DISTRIBUTORS & DEVELOPERS PRIVATE LIMITED Operating in development of real estate project at bhiwadi, rajasthan (Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)	
RELEVANT PARTICULARS	
1. Name of the corporate debtor along with PAN & CIN/ LLP No.	GRJ Distributors & Developers Private Limited CIN:US1396DL1998PTC097177 PAN: AABCG6952F
2. Address of the registered office.	House No. 288, Shivali Market Pratimpura, Saravesh Vihar, North West Delhi, Delhi, India, 110034
3. URL of website	The company is not having its own website
4. Details of place where majority of fixed assets are located	Avalon Royal Park Project. Add.- Village Saldpur Tehsil Jhansi, Distt Alwar (Rajasthan)
5. Installed capacity of main products/ services	Residential (Group Housing) Towers under Construction. Total Saleable Area (in Sq. Ft.): 1,168,500 Sq. Ft. Total Sold Area: 729,950 Sq. Ft.
6. Quantity and value of main products/ services sold in last financial year	The Corporate debtor is engaged in development of Real Estate Projects and the present CIRP is only for Avalon Royal Park Project
7. Number of employees/ workmen	There is no workmen/Employee as on the date of commencement of CIRP.
8. Further details including last available financial statements (with schedules) of two years. Lists of creditors are available at URL:	Email at cirp.grjdistributor@gmail.com
9. Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	Email at cirp.grjdistributor@gmail.com
10. Last date for receipt of expression of interest	27.12.2025
11. Date of issue of provisional list of prospective resolution applicants	06.01.2026
12. Last date for submission of objections to provisional list	11.01.2026
13. Date of issue of final list of prospective resolution applicants	21.01.2026
14. Date of issue of information memorandum; evaluation matrix and request for resolution plans to prospective resolution applicants	26.01.2026
15. Last date for submission of resolution plans	25.02.2026
16. Process email id to submit Expression of Interest	cirp.grjdistributor@gmail.com

Date: 12-12-2025
 Place: New Delhi

KIFS HOUSING FINANCE LIMITED

Registered Office: 4th Floor, KIFS Corporate Office, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKCON - Ambli Road, Ambli, Ahmedabad, Gujarat - 380054 KFS Housing Co-902, Lotus Park, Graham First Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India. Ph. No.: 91 22 61796400
E-mail: contact@kifshousing.com | **Website:** www.kifshousing.com | **CIN:** U65922GJ2015PLC085079 KBI CoR- DOR-00145

NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)

In respect of loans availed by below mentioned borrowers/guarantors through KIFS HOUSING FINANCE LIMITED, which have become NPA with below mentioned balance outstanding on date mentioned below. We have already issued detailed Demand Notice dated as mentioned below Under Sec. 13(2) of Securitization and Reconstruction of Financial Asset Enforcement of Security Interest Act 2002 by Registered Post / Speed Post/ Courier with acknowledgement due to you which has been returned undelivered / acknowledgement not received. We have indicated our intention of taking possession of securities owned on one of you as per Sec. 13(4) of the Act in case of your failure to pay the amount mentioned below within 60 days. In the event of your not discharging liability as set out herein above the Bank / Secured Creditor may exercise any of the right conferred vide section 13(4) of SARFAESI Act and while publishing the possession notice auction notice, electronically or otherwise, as required under the SARFAESI Act, the Bank/Secured Creditor may also publish your photograph. Details are herunder:-

Sr. No.	Branch/ Application No/LRN	Name of Borrower / Co-Borrower/Guarantors & Date of NPA	Demand Notice Date Amount Outstanding	Demand Notice Date	Detailed of Secured Assets:
1.	PANIPAT/ 22123/ LNHPEMI 014972	1. Sunil Dayanand (Applicant) 2. Neeraj Pawan Kumar (Co Applicant) NPA : September 10, 2025	Demand Notice Date December 03, 2025 Rs. 679638/-		Khevat No. 16/02, Muraba No. 20, 29, Kila No.18/27(2/-4), 19 (8-0), 20/1(1/-0), 22(16/-0), 3(2/-2), Kite- 5, Rakha (6/509) Part Share Out of 25 Kana Land, Bagar, 6 Kadar Me Say 180 Sayard, Wide Jamebandi Year North, Near Butani, Mod, Hatt, Saffdon, Jinn, Hayrana 126112 As Per Sale Deed:- 16 ft Wide Street (31'-0), West- Main Road (31'-0), South- H/O Dharam Singh Master (35'-0), South- H/O Ramesh (53'-0) As Per Site- Eastst:- 16 ft Wide Street (31'-0), Westst:- 30 ft Wide Saffdon Road (30'-0), North- H/O Dharam Singh Master (53'-0), South- H/O Ramesh (53'-0)

The above mentioned Borrowers/Guarantors are advised (1) to collect the original notice from the undersigned for more and complete details and (2) to place the balance outstanding amount interest and costs etc. within 60 days from the date of notice received to above to avoid further action under the SARFAESI Act.

Date: 12.12.2025 | Place: HARYANA **Sd/- Authorised Officer, KIFS Housing Finance Ltd.**

	International Asset Reconstruction Co. Pvt. Ltd. Corporate Office: A-601,602,605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri Kuria Road, Andheri (East), Mumbai 400093; Registered Office: 408, DLF South Court, Saket, New Delhi – 110017 CIN No.: U74999012002PIC117525; E: iarc@arc.co.in; Website: www.iarc.co.in		
Public Notice for E-Auction Cum Sale (Appendix-IV A) (Rule 8(6))			
Sale Notice for Sale of Immoveable Asset under 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), Guarantor(s), and Mortgagee(s) mentioned hereinbelow that the undermentioned Secured Asset, mortgaged to International Asset Reconstruction Company Private Limited, acting in its capacity as Trustee of RetCo-5 (hereinafter referred to as "IARC"), having its Corporate Office at A-601/602/605, 6th Floor, 215 Atrium, Kanakia Spaces, Andheri-Kuria Road, Andheri (East), Mumbai - 400093, and the possession of which has been taken by the Authorised Officer (AO) of IARC, shall be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WITHOUT RECOURSE" basis for the realization of IARC's dues. The sale will be conducted by the undersigned through the e-auction platform available at the website www.iarc.co.in			
Borrower(s)/ Co-Borrower(s)/ Guarantor(s) : Mr. Abhishek Gupta & Mrs. Priya Singh			
DEMAND NOTICE Date and Amount: Date: 27.10.2025 Amount: Rs. 47,08,025.94 (Rupees Forty-Seven Lakhs Eight Thousand Twenty-Five and Ninety-Four Paise only)			
BID INCREASE AMOUNT Rs. 10,000/- (Rupees Ten Thousand Only)			
Description of the Immoveable property/ Secured Asset: Property being built up first floor (back side), without roof/terrace rights built on property bearing no. 47, with proportionate area measuring 100 square yards (i.e. 83.61 square meters), out of total area 200 square yards, out of khasra no. 58/21 situated in the area of village Hastals, Delhi colony known as Mohan Garden, in Block-L-2A, Uttam Nagar, New Delhi, owned by Mrs. Priya Singh w/o Mr. Abhishek Gupta			
Date of Physical Possession:	Total Outstanding AS on as on 27.10.2025 Rs. 47,08,025.94 (Rupees Forty-Seven Lakhs Eight Thousand Twenty-Five and Ninety-Four Paise only)	Reserve Price Rs. 36,00,000/- (Rs. Thirty Six Lakhs Only)	(EMD) Earnest Money Deposit: Rs. 3,60,000/- (Rs. Three Lakh Sixty Thousand Only)
Date of Inspection of property: 09.01.26 : EMD Last Date: 15.01.26 Date/Time of E-Auction: 19.01.26 (1pm to 2pm)			
Interested parties may contact the Authorised Officer for further details, clarifications, or for submission of their application. For the detailed terms and conditions of the sale, please refer to the link available on IARC's website at www.iarc.co.in Interested Parties may also contact Mr. Siddharth at +91-9930275527 or Mr. Varun at +91-7770042174 for any assistance.			
Place: Delhi; Date: 12.12.2025		AUTHORISED OFFICER	

SWANI MOTORS SERVICES PRIVATE LIMITED (In Liquidation)

CIN : U34103PB2008PTC031761 **The Corporate Debtor**

Regd. Office: 698-GURDEV NAGAR PAKHOWAL ROAD, LUDHIANA, Punjab, India, 141001

E-Auction

Sale of Corporate Debtor Under Regulation 32 of the IBBI (Liquidation Process) Regulation 2016

Date & Time of Auction: 20/12/2026 from 10.00 A.M to 05.00 P.M

Notice is hereby issued for sale of the Corporate Debtor on "a set of assets on collectively basis" under Regulation 32 read with Regulation 37A of the IBBI (Liquidation Regulations) 2016 or sale of the Assets of the Corporate Debtor "on Standalone basis" under Regulation 32 of the IBBI (Liquidation Regulations) 2016, in possession of the Liquidator, appointed vide order dated 30.07.2025 passed by the Hon'ble National Company Law Tribunal (NCLT) Chandigarh Bench-II. The Sale of the Assets will be done by the undersigned through e-auction platform: <https://ibbi.baanknet.com/eauction-ibbi>:

Sr. No.	Description	Manner of Sale	Reserve Price (INR)	EMD (INR)	Bid Incremental Value
1.	Entire Company with all its assets as per "Asset Memorandum" including "Not Readily Realisable Assets (NRRAs)" in terms of Regulation 37A of IBBI (Liquidation Process) Regulation 2016, Application for PUFE Transaction under Section 66 of IBC-2016(A No./03217/2023 and Application Under Section 19(2) read with Section 70(1) of IBC-2016 IA/1907/2023 have been filed with NCLT Chandigarh Bench -II for necessary directions and the same are pending	Sale of the Assets of the Corporate Debtor "on a set of Assets Collectively basis" pursuant to the Regulation 32 of the IBBI (Liquidation Process) Regulation 2016, read with Regulation 37A of IBBI (Liquidation Process) Regulation 2016	Rs. 59,58,93,646.00 (Rupees Fifty-Nine Crores Fifty-Eight Lakhs Ninety-Three Thousand Six Hundred Forty-Six Only)	Rs. 5,95,89,365/- (Rupees Five Crores Ninety-Five Lakhs Eighty-Nine Thousand Three Hundred Sixty-Five Only)	Rs. 59,58,936/- (Fifty-Nine Lakhs Fifty-Eight Thousand Nine Hundred Thirty-six Only)
2.	Inventories which include Car Spare Parts and 3 Vehicles, Located at Godown at M/S Prem Narayan & Co. G.T Road, Opposite Military Camp, Ludhiana Punjab-141003 1. Maruti EECO 7-Seater PB 10EE 0774 2. Maruti EECO 5-Seater PB 10DM 6765 Maruti EECO PB 10CW 1688	Sale of Assets of Corporate Debtor "on Standalone basis" under Regulation 32 of IBBI (Liquidation Process) Regulation 2016.	Rs. 13,91,646/- (Rupees Thirteen Lakhs Ninety-One Thousand Six Hundred Forty-six Only)	Rs. 1,39,165/- (Rupees One Lakh Forty Thousand Two Hundred Fifty Only)	Rs. 13,916/- (Rupees Thirteen Thousand Twenty-Five Only)

ELIGIBLE BIDDERS HAVE AN OPTION TO BID EITHER FOR "SERIAL NO.:1 OR SERIAL NO.: 2"

Terms and Conditions of the E-Auction are as under

- E Auction will be conducted on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS, NO RECOURSE BASIS" through an electronic auction platform empaneled by the Board that is <https://ibbi.baanknet.com/eauction-ibbi/home>
- The Liquidator shall provide to the prospective bidder, access of the assets under auction to facilitate their inspection and due diligence and the prospective bidder in the auction process shall deposit Earnest Money Deposit (EMD) on or before 00/00/2025 only through an electronic auction platform empaneled by the Board that is <https://ibbi.baanknet.com/eauction-ibbi/home>
- The prospective bidder shall submit an undertaking that they do not suffer any ineligibility under section 29A of the Code to the extent applicable and that is found ineligible at any stage, the earnest money deposited (EMD) shall be forfeited
- The Liquidator may extend the date of auction, if the circumstances so warrant, in the interests of the Corporate Debtor
- The Detailed Terms & Conditions complete E-Process Document (including terms of sale, asset details, bid forms, declaration, Pre-bid qualifications, general terms etc.) is available at <https://ibbi.baanknet.com/eauction-ibbi/home> or can be obtained by e-mailing the Liquidator at chand1011tik@gmail.com.
- If the bidder is found ineligible, the earnest money deposited by him shall be forfeited
- Extensions/Corrigendum to this notice will be notified <https://ibbi.baanknet.com/eauction-ibbi/home> Website & no separate paper publication will be issued
- Payment of balance sale consideration shall be made within 90 days of such demand and payments made after 30 days shall attract interest @12% Further, the sale shall be cancelled if the payment is not received within the period provided under this clause
- All the required documents are to be filed only through an electronic auction platform empaneled by the Board that is <https://ibbi.baanknet.com/eauction-ibbi/home>
- This E-auction Sale Notice shall be read in conjunction with the complete E-Auction Process Document containing the detailed terms and conditions and brief of the Assets, Bid Application Form, General Terms & Conditions of E-Auction Sale which are available at <https://ibbi.baanknet.com/eauction-ibbi/home> or can be obtained by e-mailing the Liquidator at chand1011tik@gmail.com

Chand Ji Tikku, Liquidator

SWANI MOTORS SERVICES PRIVATE LIMITED (In Liquidation)

IBBI Registration No. [IBBI/PA-03/P-N000125/2017-2018/11395]

Mobile No: 9419256518, 9797056518, E-Mail: chand1011tik@gmail.com

Address of the Liquidator: 33-C, On Nagar Udheywalia Talab Tikku, Bohra

(Near Elite Public School) Jammu KJUT-180002

Date: 12/12/2025

Place: Jammu

KIFS HOUSING FINANCE LIMITED				
Registered Office : 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRIS, ISKON - Ambli Road, Ambli, Ahmedabad, Gujarat - 380054 Corporate Office: C-902, Lotus Park, Graham Field Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India. Ph. No.: +91 22 61796400 E-mail: contact@kifshousing.com Website: www.kifshousing.com CIN: U05922GJ2015PLNC085079 RBI CDR: DO59240145				
NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)				
In respect of loans availed by below mentioned borrowers/guarantors through KIFS HOUSING FINANCE LIMITED, which have become NPA with below mentioned balance outstanding on dates mentioned below. We have already issued detailed Demand Notice dated as mentioned below Under Sec. 13(2) of Securitization and Reconstruction of Financial Asset Enforcement of Security Interest Act 2002 by Registered Post / Speed Post/ Courier with acknowledgement due to you which has been returned undelivered / acknowledgement not received. We have indicated our intention of taking possession of securities owned on one of you as per Sec. 13(4) of the Act in case of your failure to pay the amount mentioned below within 60 days. In the event of your not discharging liability as set out herein above the Bank / Secured Creditor may exercise any of the right conferred vide section 13(4) of SARFAESI Act and while publishing the possession notice auction notice, electronically or otherwise, as required under the SARFAESI Act, the Bank/Secured Creditor may also publish your photograph. Details are hereunder:-				
Sl. No.	Branch/ Application No/LRN	Name of Borrower / Co-Borrower/Guarantors & Date of NPA	Demand Notice Date Amount Outstanding	Detail of Secured Assets:
1.	KARNAL/ 1059574/ LNHKEAR 008148	1. Deshrak K (Applicant) 2. Sheela Devi (Co-Applient) 3. Sumit Paul (Co-Applient) NPA : October 10, 2025	Demand Notice Date December 03, 2025 Rs. 4799994/-	Property Residential Building Falls in Lal- Dora, Measuring 43.543 Sq.Mtrs. Uo No. 59286Ep4M6000R/023A, Situated At Village Chirao, Nr. Balaji Temple, Dist-Karnal, Haryana 132007, India As Per Sale Deed:- East:- House of Sh. Ravi Pal (31), West:- House of Sh. Pradeep (32), North:- House of Sh. Sadhu Ram (17), South:- Gali 6 Ft wide (17'). As per Site:- East:- House of Sh. Ravi Pal (31), West:- House of Sh. Pradeep (32), North:- House of Sh. Sadhu Ram (17), South:- Gali 6 Ft wide (17')
The above mentioned Borrowers/Guarantors are advised (1) to collect the original notice from the undersigned for more and complete details and (2) to pay the balance outstanding amount interest and costs etc. within 60 days from the date of notice referred to above to avoid further action under the SARFAESI Act.				
Date : 12.12.2025 Place : Karnal			Sd/- Authorised Officer, KIFS Housing Finance Ltd.	

	KOTAK MAHINDRA BANK LTD.	DEMAND NOTICE
Registered Office: 27-BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai- 400 051 Branch Office : EPICAH Mall, 2nd Floor, 68,68/1, Najafgarh Road, Industrial Area, Moti Nagar, New Delhi-110015		
NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002		
Notice is hereby given that the following borrower /Co-Borrowers/Guarantor, who have availed loan facilities from KOTAK MAHINDRA BANK LIMITED (KMBL) having its branch office at EPICAH Mall, 2nd Floor, 68,68/1, Najafgarh Road, Industrial Area, Moti Nagar, New Delhi-110015, have failed to repay the loan facility wide EMI and/or serve the interest of their credit facilities to KMBL 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 KMBL, the details of which are described herein below. The details of the loan and the amounts outstanding and payable by the borrowers to KMBL as on date are mentioned below. The borrower /Co-Borrowers /Guarantor as well as the public in general are hereby informed that the undersigned being the Authorized Officer of KMBL, the secured creditor has initiated action against the following borrower /Co-Borrowers /Guarantor 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 & Mortgageor Details of secured asset (Immovable Property)		
1. Mr. Sharad Gupta (Borrower) S/o Mr. Satish Gupta B – 351, First Floor, New Friends Colony, New Delhi – 110025 Also At: C-50, Hosiery Complex, Noida, Gautam Budh Nagar, Noida, Uttar Pradesh – 201301 2. Mr. Sangeet Gupta (Co-Borrower/Mortgagor) S/o Mr. Satish Gupta B – 351, Second Floor, New Friends Colony, New Delhi – 110025 Also At: C-50, Hosiery Complex, Noida, Gautam Budh Nagar, Noida, Uttar Pradesh – 201301 ALL THAT PART AND PARCEL OF PROPERTY CONSISTING OF :- "Entire Second Floor build on residential Plot bearing no. 351 measuring 501 sq. yards in block-B, without Roof rights situated at New Friends Colony, New Delhi" 110025. Owned by Mr. Sangeet Gupta. Bounded as: East as per site, South: As per site, West: As per site, North: As per site NPA Date : 08.11.2025		
<u>Loan Account No., Demand Notice Date & Amount</u> Loan Account No. HF39741742 Demand Notice Date: 28.11.2025		
Outstanding Amount: Rs. 1,41,41,018.51/- (Rupees One Crore Forty One Lakh Forty Thousand Eighteen and Paise Fifty One Only) as on 17.11.2025		
Date : 12.12.2025 Place: New Delhi For Kotak Mahindra Bank Ltd., Authorised Officer		

 SBFC Finance Limited Registered Office - Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri- Kurla Road, Andheri (East), Mumbai-400059.		POSSSESSION NOTICE (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)	
Whereas the undersigned being the Authorized Officer of SBFC Finance Limited under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 8 of the Security Interest (Enforcement) rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-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 Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The Borrower/Co-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 SBFC Finance Limited .			
Sl. No.	Name and Address of Borrowers & Date of Demand Notice and Loan A/c No.	Description of Property(ies) & Date of Possession	Amount demanded in Possession Notice (Rs.)
1.	1.MR. ANAND KUMAR, 2. MRS.SALOCHANA 3.MRS. SWATI RANI 4. MR. RAKESH KUMAR They are having address at : Gali No.1, Phool Bhag Colony, Sugar Mill Colony, Dhampur, Bijnor-246762 also address at Kharsa No.126, Sugar Mill Colony, Dhampur, Dhampur-246761 Demand Notice Date 12th SEPTEMBER 2025 LOAN ACCOUNT No. 4021060000359110 (PR011412244)	All that the piece & parcel of Kharsa No.126, Sugar Mill Colony, Dhampur, Dhampur-246761. And Bounded By: East : 18 ft wide Road, West : Plot of Kishil, North : House of Munni Devi, South: Boundry and Nalla Sugar Mill Dhampur Date of Symbolic Possession: 8th December 2025	Rs. 26,93,129/- (Rupees Twenty Six Lacs Ninety Three Thousand One Hundred Twenty Nine Only) as on 10th September, 2025,
2.	1. MR. AMIT , 2. MR. KAMLESH 3. RAJNEET They are having address at : Karimpur Kushak, 111, Tappa Bilochpur, Hodal, Fa-nidabad, Haryana - 121106 Also address at : Shop No. 144, Out of Khewat No. 144/3, Khata No. 160/3, Mustali No. 142, Killa No. 16/21/(2-16), & Khewat No. 144/7, Khata No. 160/8, Mustali No. 142, Killa No. 16/21/(2-16), & Khewat No. 144/7, Khata No. 160/8, Mustali No. 142, Killa No. 16/12/(1-29), Situated at Vaka Marla Kushak, Tehsil & Distt - Palwal, Haryana - 121102 Demand Notice Date 16th SEPTEMBER 2025 LOAN ACCOUNT No. 4021060000194951 (PR01171356) 4021060000350493 (PR01387865)	All that piece and parcel of the Property House No. 144, Out of Khewat No. 144/3, Khata No. 160/3, Mustali No. 142, Killa No. 16/21/(2-16), & Khewat No. 144/7, Khata No. 160/8, Mustali No. 142, Killa No. 16/12/(2-19), Situated at Vaka Marla Kushak, Tehsil & Distt - Palwal, Haryana - 121102, Bounded as well as per site, East: Property of Sunil, West- Property of Yogesh, North- 15 Feet wide road, South: Property of Rajveer. Date of Symbolic Possession: 8th December 2025	Rs. 16,91,461/- (Rupees Sixteen Lac Ninety-One Thousand Four Hundred and Sixty-One Only) as on 11th July 2025
3.	1. M/S. SUBASH GENERAL STORES, 2. MR. Subash Ram Kala 3.MR. Dinesh Subash Kumar 4. MR. Kanta Attar Singh They are having address at: Shop No.4, Khandsa, Gurgaon SN Academy, Gurgaon, Haryana - 122 004 Also address at House No. 152, Jaat Patti, Gali No.3, Anjana Colony, Khewat No.20/16, Khata No.23, Kharsa No.51/2, Khandsa, Gurgaon SN, Academy, Gurgaon, Haryana - 122 004 Demand Notice Date 12th SEPTEMBER 2025 Loan Account No. 4021060000076520 (PR00924305)	All that the piece & parcel of land House no. 152, Jaat Patti, Gali no.3, Anjana Colony, Khewat No. 20/16, Khata no.23, Kharsa no.51/26-14/10, Village - Khandsa, Gurgaon S.N. Academy, Behind Part Honda Store - 37B, District - Gurgaon, State - Haryana - 122004. And bounded By: East: House of Under Property, South: Road 40ft Wide. Date of Symbolic Possession: 8th December 2025	Rs. 21,61,600/- (Rupees Twenty One Lacs Sixty One Thousand Six Hundred Only) as on 10 September, 2025
4.	1. M/S. SHRISHTI COSMETICS, 2. MRS. VIMLA, 3. PRATIBHA 4. MR. RAKESH They are having address Property No.4721, Ward No.18, Bharat Colony, Kheri Kalan (113), Faridabad, Near Hanuman Mandir, Faridabad, Haryana-121 002. Boundary of the aforesaid property: Towards East - Road 20ft Wide, Towards West - Other Property, Towards North - Other Property, Towards South - Road 15ft Wide Demand Notice Date 9th SEPTEMBER 2025 Loan Account No. 4021060000168299-C (PR01127030)	Property Situated Property No.4721, Ward No.18, Bharat Colony, Kheri Kalan (113), Faridabad, Near Hanuman Mandir, Faridabad, Haryana-121 002. Boundary of the aforesaid property: Towards East - Road 20ft Wide, Towards West - Other Property, Towards North - Other Property, Towards South - Road 15ft Wide Date of Symbolic Possession: 8th December 2025	Rs. 27,42,831/- (Rupees Twenty Seven Lac Forty Two Thousand Eighty Hundred Thirty One Only) as on 04th September 2025
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.			
Place: HARYANA Dated: 12.12.2025		Sd/- (Authorized Officer) SBFC Finance Limited	

SBFC		SBFC Finance Limited (erstwhile SBFC Finance Private Limited)		Registered Office:- Unit No.103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri-Kurla Road, Andheri (East), Mumbai-400059.					
DEMAND NOTICE									
Whereas the borrowers/co-borrowers mentioned hereunder had availed the financial assistance from SBFC Finance Limited . We state that despite having availed the financial assistance, the borrowers/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset on the respective dates mentioned hereunder, in the books of SBFC as per guidelines of Reserve Bank of India, consequent to the Authorized Officer of SBFC Finance Limited under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below, calling upon the following borrowers /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices. The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.									
Sl. No.	Name of the Borrower / Address	Date of Demand Notice & NPA	Loan No. and Outstanding Amount	Property Address of Secured Assets					
1	1. Rahul Kumar (Applicant), 2. Seva Devi (Co-Applliant), 3. Nepal Singh (Co-Applliant), 4. Pawan Kumar (Co-Applliant) 5. Neha Kashyap (Co-Applliant) 4), Having address at: 180 Batjehra Sardhana Road, Dabawtha, Uttar Pradesh-250 341. And also, at: 1a. Rahul Kumar (Applicant) Residential House Mun. No.27/6-A, having an area 100 sq.yards i.e. 83.61 sq. meters, consisting of Khasra No.387, situated at Village Nanglatashikasampur, Pargana Tehsil & Dist. Meerut, Uttar Pradesh-250341.	Notice Date: 22nd November 2025 NPA Date: 31st October 2025	Loan Account No. No.4021060000290550 (PR01317428) & 4021060000265000 (PR01279763). Loan Amount: Rs.20,00,000/- (Rupees Twenty Lacs Only) Out of which Rs.15,31,938/- for Facility Agreement No.4021060000290550 (PR01317428) and Rs.4,68,062/- for Facility Agreement No.4021060000265000 (PR1279763). Total Outstanding amount: Rs.20,74,884/- (Rupees Twenty Lacs Seventy Four Thousand and Eight Hundred Eighty Four Only) as on 21st November, 2025, plus unapplied interest from the date of 22nd November, 2025	All that the piece & parcel of a Residential House Mun. No.27/6-A, having an area 100 sq.yards i.e. 83.61 sq. meters, consisting of Khasra No.387, situated at Village Nanglatashikasampur, Pargana & Tehsil & Dist. Meerut, Uttar Pradesh-250341. And bounded by: East: House of Asif, West: Road 45 Feet Wide, North: Gali 12 Feet Wide, South: H/o Jagmohan.					
2	1. Vishal Vaisala 2. Mr. Mahesh Vaisala having Address at:	Demand Notice Date: 2nd	Loan Account No. 4021060000318020 (PR01351694) dated 23rd September 2023. (Loan Amount of Rs. 2000000.00 /-(Rupees	All that piece and parcel of the Property Situated at property being House No 201 Villane					

H.No.201 Surajpur Greater Noida Gautam Buddha Nagar H.No.201 Surajpur Greater Noida Gautam Buddha Nagar T Point Create Noida, Uttar Pradesh-201306.	September 2025 NPA Date: (NPA) on 01st July 2025	Twenty Lakh Only) Agreement No. 4021060000318020 (PR13S1694) Total Outstanding amount of Rs. 21,55,015/- (Rupees Twenty-One Lacs Fifty Five Thousand and Fifteen Only) as on 21st August, 2025, plus unapplied interest from the date of 22nd August, 2025	Surajpur, Greater Noida, Dadri Gautam Buddha Nagar Uttar Pradesh 201306, 100 Sq.Yd. Boundaries:- East:- Se Plot of Rajendra, West:- NW-Gali-12ft, North:- Ne-Plot of Dev South:- SW-Plot of Suresh.
3 1. Vishnu Thakur (Applicant) 2. Meena Devi (Co- Applicant 1) Having add to Post Mendu Nagla Shakkani, Hathras 204101 (And also, at: 1A. Vishnu Thakur (Applicant), House on part of Khasta No.96 Mi, Situated at Nagla Aliya, Paragana & Tehsil Hathras, Dist. Hathras 204101 Udharpind, Dist. Cachar, Panagram Goan Panchayat. Dag No.331, Patta No.110.	Demand Notice Date: 22nd November 2025 NPA Date: (NPA) on 3rd November 2025	Loan Account No.180929 (PR1812071) Loan Amount of Rs.18,66,586/- (Rupees Eighteen Lacs Sixty Six Thousand Five Hundred and Eighty-Six Only) vide Facility Agreement No.1,80,929/- (PR01812071) Loan Outstanding amount of Rs.22,31,357/- (Rupees Twenty-Two Lacs Thirty-One Thousand Three Hundred and Fifty-Seven Only) as on 21st November 2025, plus unapplied interest from the date of 22nd November 2025,	All that the piece & parcel of land House on part of Khasta no 96 Mi, Situated at Nagla Aliya, Paragana & Tehsil Hathras, Dist. Hathras 204101. And bounded By: East: Plot of other, West: 8 ft Wide Road, North: House of Hari Shankar & Prashant, South: 7 ft Wide Road.
In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers, to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of the SARFAESI Act and the applicable Rules thereunder. Please note that under Section 13 (13) of the SARFAESI Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.			
Dated: 12th December 2025 Place: Meerut, Gautam Buddha Nagar, Hathras (Uttar Pradesh)		Sd/- Authorized Officer, SBFC Finance Limited	



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