

TWENTY - FOURTH SALE NOTICE

RELIABLE FINANCE CORPN PRIVATE LIMITED (UNDER LIQUIDATION)

CIN: U74899DL1956PTC002640

(The Corporate Debtor)

Reg. Off.: 106, T-10 Main Patel Road, Gururajun Nagar, Shadi Khampur New Delhi-110008, India

Email ID: reliablefinance.liquidation@gmail.com

Liquidator: Satyendra Sharma

Liquidator Address: M-3, Block No. 51, Anupam Plaza- II First Floor, Above Axis Bank Sanjay Place, Agra, Uttar Pradesh-282002, India

Email ID: satyendrasirp@gmail.com,

E-Auction -Sale of Corporate Debtor under Regulation 32 of the IBBI (Liquidation Process) Regulations, 2016

Date and Time of Auction:24.04.2025 from2:00P.M.to3:00P.M.

(With unlimited extension of 5 minutes each)

NOTICE is hereby issued for sale of Assets of Corporate Debtor on standalone basis or Sale of Corporate Debtor on going concern basis under Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, in possession of the Liquidator, appointed vide order dated 15th November, 2022 passed by Hon'ble National Company Law Tribunal (NCLT), New Delhi, Bench VI, New Delhi and to submit the expression of interest (EOI) within 14 (Fourteen) days from the date of issue of public notice i.e. 11.04.2025.

The sale of Company will be done by the undersigned through three-auction platform <https://ncltauction.auctiontiger.net>

S No.	Description	Manner of Sale	Reserve Price(INR)	EMD (INR)	Bid Incremental Value
1.	Non-current investments except Akul Securities Pvt Ltd	Sale of Assets of Corporate Debtor on standalone basis under Regulation 32(c) IBBI (Liquidation Regulations, 2016)	3,15,08,829.37 (Three Crore Fifteen Lakh Eight Thousand Eight Hundred Twenty-Nine Rupees and Thirty-Seven Paise Only)	31,50,000.00 (Thirty-One Lakh Fifty Thousand Rupees Only)	3,15,000.00 (Three Lakh Fifteen Thousand Rupees Only)
2.	Inventories except shares of India Stuffarym Ltd, Carewell Exim Ltd, Intellectual Builders Pvt Ltd and Yuvraj Exports Pvt Ltd		2,91,83,532.56 (Two Crore Ninety-One Lakh Eighty-Three Thousand Five Hundred Thirty-Two Rupees and Fifty-Six Paise Only)	29,10,000.00 (Twenty-Nine Lakh Ten Thousand Rupees Only)	2,91,000.00 (Two lakh Ninety-One Thousand Rupees Only)
3.	Entire Company with all Assets are as per asset memorandum on the basis of going concern except shares of India Stuffarym Ltd, Carewell Exim Ltd, Intellectual Builders Pvt Ltd, Yuvraj Exports Pvt Ltd and Akul Securities Pvt Ltd		Corporate Debtor as going concern pursuant to the Regulation 32(e) of the IBBI (Liquidation) Regulation, 2016	4,26,91,254.12 (Four Crore Twenty-Six Lakh Ninety-One Thousand Two Hundred Fifty-Four Rupees and Twelve Paise Only)	42,60,000.00 (Forty-Two Lakh Sixty Thousand Rupees Only)

4. NON CURRENT INVESTMENTS (UNQUOTED SHARES) ON STANDALONE BASIS PURSUANT TO REGULATION 32(a) OF IBBI (LIQUIDATION) PROCESS REGULATIONS, 2016

S No.	Particulars	No. of shares with face value	Reserve Price (INR)	EMD (INR)	Bid Incremental Value	
A.	Akul Securities Pvt Ltd	Sold at 11th Sale Notice				
B.	ECHT Finance Ltd	8,72,500 shares @ 10/-	26,15,470.44	2,61,000.00	26,100.00	
C.	Euro Asia India Corporation Pvt Ltd	4,32,300 shares @ 10/-	13,31,984.65	1,33,000.00	13,300.00	
D.	Gunny Auto & Finance Pvt Ltd	17,33,900 shares@10/-	55,33,215.03	5,53,000.00	55,300.00	
E.	Microland Developers Pvt Ltd	1,50,000 shares @10/-	35,55,621.23	3,55,000.00	35,500.00	
F.	NCV Securities Pvt Ltd	75,000 shares @10/-	2,29,165.25	22,000.00	220.00	
G.	Paschim Finance & Chit Fund Pvt Ltd	8,00,000 shares @10/-	52,03,047.06	5,20,000.00	52,000.00	
H.	Pelicon Finance & Leasing Pvt Ltd	1,96,500 shares @ 10/-	5,83,504.01	58,000.00	5,800.00	
I.	Sterling India Capital Services Pvt Ltd	8,46,000 shares @10/-	55,51,609.73	5,55,000.00	55,500.00	
J.	Utsav Securities Pvt Ltd	1,45,000 shares @10/-	80,97,868.55	8,09,000.00	80,900.00	
K.	VIP Leasing and Finance Pvt Ltd	4,00,000 shares @10/-	10,99,795.97	1,09,000.00	10,900.00	
L.	Virgin Capital Services Pvt Ltd	4,05,000 shares @10/-	11,42,353.28	1,14,000.00	11,400.00	
		Total	3,49,43,635.19	34,89,000.00	-----	

5. INVENTORIES ON STANDALONE BASIS PURSUANT TO REGULATION 32(a) OF IBBI (LIQUIDATION) PROCESS REGULATIONS, 2016

S No.	Particulars	No. of shares with face value	Reserve Price (INR)	EMD (INR)	Bid Incremental Value	
Quoted Shares						
A.	India Stuffarym Ltd	Sold at 8th auction				
B.	Kappac Pharma Ltd	13,500 shares @10/-	377,068.75	37,000.00	3,700.00	
C.	Reliance Power Ltd	27 shares @10/-	868.48	80.00	8.00	
D.	Tanini Enterprises Ltd	5,040 shares @10/-	298,963.35	29,000.00	2,900.00	
Unquoted Shares						
E.	Aquarius Fincap & Credit Pvt Ltd	1,44,000 shares @10/-	1,58,30,354.37	15,83,000.00	1,58,300.00	
F.	Blue bell Finance Limited	300 shares @10/-	12,371.61	1,200.00	120.00	
G.	Carewell Exim Pvt Ltd	Sold at 8th auction				
H.	Finage Leasing & Finance India Limited	1,50,000 shares @10/-	9,59,897.12	95,000.00	9,500.00	
I.	Gracious Portfolio Pvt Ltd	30,000 shares @10/-	2,69,521.71	26,000.00	2,600.00	
J.	Hibiscus Holdings Pvt Ltd	4,845 shares @10/-	3,97,729.94	39,000.00	3,900.00	
K.	Homburg Securities Pvt Ltd	25,000 shares @10/-	48,255.73	4,800.00	4,800.00	
L.	Intellectual Builders Pvt Ltd	Sold at 8th auction				
M.	Mekaster Finlease Ltd	16,00,000 shares @10/-	59,06,348.44	5,90,000.00	59,000.00	
N.	Shanta Agencies Pvt Ltd	8,000 shares @10/-	16,47,372.59	1,60,000.00	16,000.00	
O.	Star Infovision Pvt Ltd	7,00,000 shares @10/-	44,93,375.34	4,49,000.00	44,900.00	
P.	Sterling India Capital Services Pvt Ltd	1,09,600 shares @10/-	3,34,188.95	33,000.00	3,300.00	
Q.	Twinkle Mercantile & Credits Pvt Ltd	9,608 shares @10/-	5,38,927.99	53,000.00	5,300.00	
R.	Wonder Trading Private Limited	6,75,000 shares @10/-	18,73,662.60	1,80,000.00	18,000.00	
S.	Yuvraj Exports Pvt Ltd	Sold at 8th auction				
		Total	3,29,88,906.96	32,80,080.00	-----	

Terms and Condition of the E-auction are as under:

- In case any person bids for serial No. 3 i.e. entire company with all Assets as per Asset Memorandum on going concern basis then bid for serial No. 1, 2, 4 and 5 will be automatically disqualified.
- In case any person bids for serial No. 1 then bid for serial No. 4 will be automatically disqualified.
- In case any person bids for serial No. 2 then bidder for serial No. 5 will be automatically disqualified.
- E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS BASIS" through approved service provider M/S E-Procurement Technologies Limited (Auction Tiger).
- Upon receipt of EOI from the prospective bidder, the liquidator shall declare the qualified bidder on 14.04.2025
- The qualified bidder may make inspection or due diligence of assets under auction latest by 21.04.2025 and then, will be required to deposit the EMD latest by 21.04.2025
- The prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- Liquidators may extend the date of auction if circumstances warrant in the interest of the Corporate Debtor.
- The Complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Conditions of online auction sale may be asked from the liquidator by writing to the following email:reliablefinance.liquidation@gmail.com
- Payment of balance sale consideration shall be made within 90 days of such demand and payments made after 30 days shall attract interest at rate of 12%. Further, the sale shall be cancelled if the payment is not received within the period provided under this clause.
- If the bidder is found ineligible, the earnest money deposited by him shall be forfeited.

For further information, the intending bidder may contact undersigned on any working day from Monday to Saturday between 11.00AM to 5.00 PM on or before 21.04.2025

Sd/- Satyendra Sharma, Liquidator

Reliable Finance Corpn Private Limited (Under Liquidation)

Reg No.: IBBI/PA-002/IP-N00737/2018-19/12260

Date:27.03.2025

Place:Agra

U GRO Capital Limited
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai, under the Securitisation and 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 to repay the amount mentioned in the notice together with interest thereon, 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 sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and year mentioned below.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of UGRO Capital Limited for the amount mentioned in the notice together with 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.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1.	Rattan Lal Diamond Jewellers P Ltd 2. Amit Sehgal 3. Rakesh Rani Sehgal 4. Rattan Lal Sehgal 5. Deeksha Sehgal Loan Account Number: UGDELS0000033883	Demand Notice Dated 09.01.2025 for an amount of Rs. 3,16,79,161.84/- as on 01-01-2025	All that part and parcel of the immovable property bearing Shop No. 87, area measuring 23.8 sq. yds., situated at Edward Lines, Kingsway Camp, Delhi-110009, hereinafter referred to the said property.	24-03-2025

Place: Delhi
Date: 28.03.2025

Sd/ (Authorised Officer)
For UGRO Capital Limited

Canara Bank Regional office Haldwani
Kusumkhara, near Balaji Banquet Hall, Cheenpur Haldwani, Email : recrohd@canarabank.com

PEERUMDARA BRANCH
Ref: SALE/SARFAESI/MUKESH AVASTHI/MARCH/2025 Date: 19.03.2025
Shri Mukesh Avasthi S/o Shri Pitambar Dutt
R/o Peerumdera, Tehsil- Ramanagar
Dist. Nainital-244715

Dear Sir,
SUB: NOTICE FOR VACATING THE PROPERTY MORTGAGED IN BANK
This is to inform you that the Residential land & building in the name of Shri Mukesh Avasthi S/o Shri Pitambar Dutt situated at Village Lokmanpur, Chopra, Pargana Bhavar, Chalkiya, Tehsil Ramnagar, Dist nainital bearing Khatauni No. 00003, Kharsa No. 203/3 Min measuring 800 square feet or 74.34 square meter, mortgaged by you in Canara Bank, Peerumdera branch, has been auctioned dated 30.10.2024 vide Sale Notice dated 05.10.2024 under SARFAESI Act 2002.

Bank took the Physical Possession of the property dated 04.02.2025 but you still have your belongings locked inside the property which you did not claim during the possession. Since the property has been successfully auctioned, we request you to collect your assets from the property within 15 days that is on or before 04.04.2025. Further, failure in doing so will leave no option with bank other than auctioning the assets as well, present inside the property. Hence kindly vacate the property within the timeline so that we can handover the property to successful bidder.

Yours faithfully,
AUTHORISED OFFICER, CANARA BANK

TWENTY - FOURTH SALE NOTICE
RELIABLE FINANCE CORPN PRIVATE LIMITED (UNDER LIQUIDATION)
CIN : U74899DL1956PT002640
(The Corporate Debtor)
Reg. Off.: 106, T-10 Main Patel Road, Gururaj Nagar, Shadi Khampur New Delhi-110008, India
Email ID: reliablefinance.liquidation@gmail.com
Liquidator: Satyendra Sharma
Liqudator Address: M-3, Block No. 51, Anupam Plaza-11 First Floor, Above Axis Bank Sanjay Place, Agra, Uttar Pradesh-282002, India
Email ID: satyendrasr@gmail.com

E-Auction -Sale of Corporate Debtor under Regulation 32 of the IBBI (Liquidation Process) Regulations, 2016
Date and Time of Auction: 24.04.2025 from 2:00 PM to 3:00 PM.
(With unlimited extension of 5 minutes each)

NOTICE is hereby issued for sale of Assets of Corporate Debtor on standalone basis or Sale of Corporate Debtor on going concern basis under Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, in possession of the Liquidator, appointed vide order dated 15th November, 2022 passed by Hon'ble National Company Law Tribunal (NCLT), New Delhi, Bench VI, New Delhi and to submit the expression of interest (EOI) within 14 (Fourteen) days from the date of issue of public notice i.e. 11.04.2025.

The sale of Company will done by the undersigned through three-auction platform <https://ncltauction.auctiontiger.net>

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3.	Entire Company with all Assets as per asset memorandum on the basis of going concern (except shares of India Stuffyam Ltd, Carewell Exim Ltd, Intellectual Builders Pvt Ltd, Yuvraj Exports Pvt Ltd and Akul Securities Pvt Ltd)	Corporate Debtor as going concern pursuant to the Regulation 32(e) of the IBBI (Liquidation) Regulation, 2016	4,26,91,254.12 (Four Crore Twenty-Six Lakh Ninety-One Thousand Two Hundred Fifty-Four Rupees and Twelve Paise Only)	42,60,000.00 (Forty-Two Lakh Sixty Thousand Rupees Only)	426,000.00 (Four Lakh Twenty Six Thousand Rupees Only)

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B.	ECHT Finance Ltd	8,72,500 shares @ 10/-	26,15,470.44	2,61,000.00	26,100.00
C.	Euro Asia India Corporation Pvt Ltd	4,32,300 shares @ 10/-	13,31,984.65	1,33,000.00	13,300.00
D.	Gunny Auto & Finance Pvt Ltd	17,33,900 shares@10/-	55,33,215.03	5,53,000.00	55,300.00
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G.	Paschim Finance & Chit Fund Pvt Ltd	8,00,000 shares @10/-	52,03,047.06	5,20,000.00	52,000.00
H.	Pelicon Finance & Leasing Pvt Ltd	1,96,500 shares @ 10/-	5,83,504.01	58,000.00	5,800.00
I.	Sterling India Capital Services Pvt Ltd	8,46,000 shares @10/-	55,51,609.73	5,55,000.00	55,500.00
J.	Utsav Securities Pvt Ltd	1,45,000 shares @10/-	80,97,868.55	8,09,000.00	80,900.00
K.	VIP Leasing and Finance Pvt Ltd	4,00,000 shares @10/-	10,99,795.97	1,09,000.00	10,900.00
L.	Virgin Capital Services Pvt Ltd	4,05,000 shares @10/-	11,42,353.28	1,14,000.00	11,400.00
			Total	3,49,43,635.19	34,89,000.00

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Quoted Shares					
Sold at 8th auction					
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B.	Kappac Pharma Ltd	13,500 shares @10/-	377,068.75	37,000.00	3,700.00
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Unquoted Shares					
E.	Aquarius Fincap & Credit Pvt Ltd	1,44,000 shares @10/-	1,58,30,354.37	1,58,300.00	1,58,300.00
F.	Blue bell Finance Limited	300 shares @10/-	12,371.61	1,200.00	120.00
Sold at 8th auction					
H.	Finage Leasing & Finance India Limited	1,50,000 shares @10/-	9,59,897.12	95,000.00	9,500.00
I.	Gracious Portfolio Pvt Ltd	30,000 shares @10/-	2,69,521.71	26,000.00	2,600.00
J.	Hibiscus Holdings Pvt Ltd	4,845 shares @10/-	3,97,729.94	39,000.00	3,900.00
K.	Homburg Securities Pvt Ltd	25,000 shares @10/-	48,255.73	4,800.00	4,800.00
Sold at 8th auction					
M.	Mekaster Finlease Ltd	16,000 shares @10/-	59,06,348.44	5,90,000.00	59,000.00
N.	Shantia Agencies Pvt Ltd	8,000 shares @10/-	16,47,372.59	1,60,000.00	16,000.00
O.	Star Infovision Pvt Ltd	7,00,000 shares @10/-	44,93,375.34	4,49,000.00	44,900.00
p.	Sterling India Capital Services Pvt Ltd	1,09,600 shares @10/-	3,34,188.95	33,000.00	3,300.00
q.	Twinkle Mercantile & Credits Pvt Ltd	9,608 shares @10/-	5,38,927.99	53,000.00	5,300.00
R.	Wondraj Trading Private Limited	6,75,000 shares @10/-	18,73,662.60	1,80,000.00	18,000.00
S.	Yuvraj Exports Pvt Ltd				
			Total	3,29,88,906.96	32,80,000.00

Canara Bank Regional office Haldwani
Kusumkhara, near Balaji Banquet Hall, Cheenpur Haldwani, Email : recrohd@canarabank.com

MASI BRANCH
Ref: SALE/SARFAESI/AVANTIKA BAR/MARCH/2025 Date: 19.03.2025
M/s Avantiika Bar & Restaurant,
Prop. Shri Shyam Singh Baneshi,
Address: Bagwaliphokhar, Dwarahat, Almora, Pin: 263658
Shri Shyam Singh Baneshi S/o Late Shri Anand Singh Baneshi, (Proprietor/Mortgagor)
R/o Village Hat Basauli, Sera PO Bagwaliphokhar,
Almora Pin 263621

Dear Sir,
SUB: NOTICE FOR VACATING THE PROPERTY MORTGAGED IN BANK
This is to inform you that the Residential building in the name of Shyam Singh Baneshi, 1 Nali 1 Mutthi 212.50 Sq Meter non agricultural land, Plot no. 569M area 0.005 hectare, plot no. 577M, area 0.008 hectare & Plot No. 578 M area 0.008 hectare, Total Land 0.021 Hectare of Khatauni khata no. 125(Basarah no.567), now numbered as khata no.13(Basarah no. 567) situated at village Rawalsera, Revenue Sub Inspector Area-Kama, Tehsil - Bagwaliphokhar, Almora Uttarakhand, mortgaged by you in Canara Bank, Masi Branch is being auctioned under SARFAESI Act 2002.

Bank took the Physical Possession of the property dated 25.02.2025 but you still have your belongings locked inside the property which you did not claim during the possession. Since the property is being auctioned, we request you to collect your assets from the property within 15 days that is on or before 04.04.2025.

Further, failure in doing so will leave no option with bank other than auctioning the assets as well, present inside the property. Hence kindly vacate the property within the timeline.

Yours faithfully,
AUTHORISED OFFICER, CANARA BANK

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

Notice under Section 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) are mentioned as per respective notices more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	37756012	LOAN AGAINST PROPERTY	22.03.2025	14,70,130.16/-

NAME OF BORROWERS AND CO-BORROWERS : 1. SURAJ SINGH RAWAT 2. KAMLA DEVI

PROPERTY ADDRESS : ALL THAT PIECE AND PARCEL OF PROPERTY BEARING MCF No. 1023, EASTERN PORTION No. 5, MEASURING 100 SQ. YDS., FALLING IN KHASRA NO 62/12, SITUATED AT WAKA MAJJA SARAN, GALI NO. 9, GOLDEN KUNJ, JAWAHAR COLONY, TEHSIL: BALLABHGARH, DISTRICT: FARIDABAD, HARYANA-121005, AND BOUNDED AS: EAST: OTHER PROPERTY, WEST: OTHER PROPERTY
NORTH: OTHER PROPERTY, SOUTH: ROAD 15 FT. WIDE

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc. within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/ Authorized Officer
Date : 28.03.2025 IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC FIRST Bank Limited)
Place : FARIDABAD

ADITYA BIRLA CAPITAL PROTECTING INVESTING FINANCING ADVISING
ADITYA BIRLA FINANCE LIMITED
Registered Office : Indian Rayon Compound, Yeraval, Gujarat-362266.
Branch Office : 2nd Floor, Vijaya Building, 17, Barakhamba Road, New Delhi-110001

DEMAND NOTICE U/S 13(2) OF THE SARFAESI ACT - 2002

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mentioned has stood as borrower / Co - borrower /Mortgagor for the loan agreement. Consequently to the default committed by you, your loan account has been classified as NPA under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Aditya Birla Finance Limited has issued Demand Notice u/s 13(2) read with section 13(13) of the SARFAESI Act to the address furnished by you. The contents of the said notices are that you had committed default in payment of the various loans sanctioned to you. Therefore, the present publication carried out to serve the notice as per the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

Loan Account No. / Name and Address of the account Borrower(s), Co-Borrower(s) & Guarantor(s)	Date of Demand Notice	Amount due as per Demand Notice
Loan Account No. - ABND LAP000000796052 1. M/s SD Empire Edtech Pvt Ltd, Through its Director(s), SF-01, Plot No.16, Sector -5, Rajinder Nagar, Sahibabad, Ghaziabad, Uttar Pradesh - 201005. Also At : Plot No.322, Block-3, Sector-2, Rajinder Nagar, Ghaziabad, Uttar Pradesh - 201005. 2. Mr. Anil Kumar, Plot No.322, Block-3, Sector-2, Rajinder Nagar, Ghaziabad, Uttar Pradesh - 201005. Also At- SF-01, Plot No.16, Sector -5, Rajinder Nagar, Sahibabad, Ghaziabad, Uttar Pradesh - 201005. Also At- First Floor, A-1/1, Bhola Complex, Durgapuri Chowk, Shahdra, New Delhi - 110094. 3. Mrs. Anana Yadav House No.C-14, Street No-01, Jagat Puri Extension, New Delhi - 110095. Also At- SF-01, Plot No.16, Sector -5, Rajinder Nagar, Sahibabad, Ghaziabad, Uttar Pradesh - 201005. Also At- First Floor, A-1/1, Bhola Complex, Durgapuri Chowk, Shahdra, New Delhi - 110094. 4. Mr. Rampal Singh Plot No.322, Block-3, Sector-2, Rajinder Nagar, Ghaziabad, Uttar Pradesh - 201005. Also At- Lahara, Sheerpur, Luhari, Baghapal, Uttar Pradesh - 250617. 5. Mrs. Sheetal Singh Plot No.322, Block-3, Sector-2, Rajinder Nagar, Ghaziabad, Uttar Pradesh - 201005. Also At- First Floor, A-1/1, Bhola Complex, Durgapuri Chowk, Shahdra, New Delhi - 110094. 6. Mr. Rachea Devi, Plot No.322, Block-3, Sector-2, Rajinder Nagar, Ghaziabad, Uttar Pradesh - 201005. 7. M/s Shanti Devi Campus Learning Hub Private Limited Through its Director(s), First Floor, A-1/1, Bhola Complex, Durgapuri Chowk, Shahdra, New Delhi - 110094.	18.03.2025 NPA Date: 15th March 2025	Rs. 6,77,28,641.72 (Rupees Six Crore Seventy Seven Lakh Twenty Eight Thousand Eight Hundred Forty One and Seventy Two Paise Only) as on 15.03.2025

DETAILS OF SECURED ASSETS TO BE ENFORCED - All that piece and parcel of:
"Residential House Bearing Property No. 322, total Plot area measuring 5351Sq. ft., Sector -2, Rajinder Nagar, Ghaziabad, Uttar Pradesh - 201005. Having its four corners as North: Plot No.14, South: Road 40 feet, East: Plot No.21, West: Plot No.23 (hereinafter collectively referred to as "Secured Assets" together with the buildings and structures constructed to be constructed thereon, if any and all the Mortgagor's plant and machineries, if any, attached to the earth or permanently fastened to anything attached to the earth")

You are hereby called upon to pay Aditya Birla Finance Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost failing which Aditya Birla Finance Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrower / Co - borrower / Mortgagor. The power available to the Aditya Birla Finance Limited under the said act (1) Power to take possession of the secured assets of the borrower / Co - borrower / Mortgagor including the rights to transfer by way of lease, assignment of sale for realising secured assets (2) Take over management of the secured assets including rights to transfer by way of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Aditya Birla Finance Limited shall vest in all the rights and relation to the secured assets transferred as if the transfer has been made by you. In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated / mortgaged to the Aditya Birla Finance Limited without prior written consent of the Aditya Birla Finance Limited.

Date: 28.03.2025, Place : Ghaziabad
Authorized Officer, Aditya Birla Finance Limited

"IMPORTANT"

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Terms and Condition of the E-auction are as under:

- In case any person bids for serial No. 3 i.e. entire company with all Assets as per Asset Memorandum on going concern basis then bid for serial No. 1, 2, 4 and 5 will be automatically disqualified.
- In case any person bids for serial No. 1 then bid for serial No. 4 will be automatically disqualified.
- In case any person bids for serial No. 1 then bidder for serial No. 5 will be automatically disqualified.
- E-auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS BASIS" through approved service provider M/S E-Procurement Technologies Limited (Auction Tiger).
- Upon receipt of EOI from the prospective bidder, the liquidator shall declare the qualified bidder on 14.04.2025
- The qualified bidder may make inspection or due diligence of assets under auction latest by 21.04.2025 and then, will be required to deposit the EMD latest by 21.04.2025
- The prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- Liquidator may extend the date of auction if circumstances warrant in the interest of the Corporate Debtor.
- The Complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Conditions of online auction sale may be asked from the liquidator by writing to the following email: reliablefinance.liquidation@gmail.com
- Payment of balance sale consideration shall be made within 90 days of such demand and payments made after 30 days shall attract interest at rate of 12%. Further, the sale shall be cancelled if the payment is not received within the period provided under this clause.
- If the bidder is found ineligible, the earnest money deposited by him shall be forfeited.

For further information, the intending bidder may contact undersigned on any working day from Monday to Saturday between 11.00AM to 5.00 PM on or before 21.04.2025

Sd/- Satyendra Sharma, Liquidator
Reliable Finance Corpn Private Limited (Under Liquidation)
Reg No.: IBBI/PA-002IP-N00737/2018-19/12260

Date: 27.03.2025
Place: Agra

PAHARGANJ BRANCH, NEW DELHI
1855, Wazir Singh Street, Chuna Mandi Paharganj
Ph: 011-40046202, E-mail: p513@indianbank.co.in

APPENDIX IV (Rule 8(1))
POSSESSION NOTICE (For immovable property)

Whereas, the undersigned being the authorised officer of the Indian Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 30.12.2024 calling upon the borrower M/S Shri Bankey Bihari Enterprises and Harish Khurana and Dolly Khurana, having account with our Paharganj Branch to repay the amount mentioned in the notice being Rs 8013928/- (Rs. Eighty Lakhs Thirteen Thousand Nine Hundred Twenty Eight Only) and interest thereon from 30.12.2024 till date of repayment within 60 days from the date of said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 26th day of March of the year 2025.

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 Indian Bank for an amount Rs.8013928/- as on 30.12.2024 with further interest, costs, charges and expenses thereon.

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

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of the property consisting of Property no 3025 Main Bazar Sita Ram Delhi-110006 in the name of Sh. Dalip Kumar and bounded by: North :Common walls and others shop no 3026
South :Others property no 3024 East : Property no 3022
West : Footpath and Main Bazar Sitaram
AND Property no H-99 3rd floor Lajpat Nagar -New Delhi 110024
Bounded by: North : By Road South : By Park East : By property no H-98
West : By Property no H-89

Date: 26-03-2025 Place: Delhi
Authorized Officer, Indian Bank

GRIHUM HOUSING FINANCE LIMITED (Formerly known as Poonawalla Housing Finance Ltd.)
Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014
Branch Off Unit: 2nd Floor, Friends Plaza, 52/53, Ishwar Nagar, New Delhi - 110065

E-AUCTION - SALE NOTICE
(Sale of secured immovable asset under SARFAESI Act)

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with 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/ Co-Borrower/Mortgagor(s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited) as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlisted Company) (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rule 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act. The Secured Assets will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 15/04/2025 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL's Secured Creditor's website i.e. www.grihumhousing.com

Sr. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Increm-ental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances / Court cases if any (K)
1	Loan No. HF0399H21100025 1) Arvind Sharma 2) Sunita Sharma	Notice date: 09/07/2024 Total Dues: Rs.18,34,653/- (Rupees Eighteen Lakh ThirtyFour Thousand Six Hundred FiftyThree Only) payable as on 09/07/2024 along with interest @11.80% p.a. till the realization.	Physical	All that piece and parcel of the Residential property flat no. GF-01, MIG, on ground Floor, without roof rights, on buildup plot no. A-120, area measuring 167.22 Sq. Mtrs., out of Kharsa no. 392 & 393, situated in the Block-A, "SLF Ved Vihar", Hadbast Village Sadullabad, pargana and tehsil nil, distt. Ghaziabad, U.P. (hereinafter called the "said Property"). Boundaries as under of plot: East plot no. A-121, West- plot no. A-119, North road 9 meter wide South- plot no. A-133.	Rs. 15,87,600/- (Rupees Fifteen Lakh Eight Thousand Seven Hundred Sixty Hundred Only)	Rs. 1,58,760/- (Rupees One Lakh Fifty Eight Thousand Seven Hundred Sixty Only)	31/03/2025 Before 5 PM	10,000/-	29/03/2025 (11AM - 4PM)	15/04/2025 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.

The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding. from auction service provider) C1 India Pvt Ltd. Address: Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id - Support@bankauctions.com. Contact Person - Dharm P E-mail id: dharm.p@india.com. Contact No.9848182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of NEFT/RTGS (DD) in the account of "Grihum Housing Finance Ltd", Bank-(ICICI) BANK LTD, Account No-000651000460 and IFSC Code- ICICI0000060, 20, R. N. Mukherjee Road- Kolkata-70001 drawn on any nationalized or scheduled Bank on or before 31/03/2025 and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address- 2nd Floor, Friends Plaza, 52/53, Ishwar Nagar, New Delhi - 110065 Mobile no. +91 9657443073 e-mail ID: rohan.savala@grihumhousing.com. For further details on terms and conditions please visit <https://www.bankauctions.com> & www.grihumhousing.com to take part in e-auction.

This notice should also be considered as 15 days' notice to Borrower / Co

