KIFS HOUSING FINANCE LIMITED

Registered Office: 6th Floor, KIFS Corporate House, Beside Hotel Planet Landmark, Near Ashok Vatika BRTS, ISKON - Ambli Road, Ambli, Ahmedabad, Gujarat - 380054 **Corporate Office:** C-902, Lotus Park, Graham Firth 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 **RBI COR:** DOR-00145

NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AQND 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 acknowledge due to you which has been returned undelivered / acknowledgment 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:-

Sr. No.	Branch/ Application No/LRN	Name of Borrower / Co-Borrower/Guarantors & Date of NPA	Demand Notice Date Amount Outstanding	Detail of Secured Assets:
1	Lucknow/ 0000008135 /LNHELUC 010459	1) Shailendra Pratap Singh (Applicant) 2) Geeta Singh (Co-Applicant1) 3) Madhuri Devi (Co-Applicant2) NPA : November 09, 2024	Demand Notice Date June 04, 2025 O/s. Rs. 592012/-	Plot On Khasra No.206/4 Minjumla & 207/4 Minjumla, Nawabganj, Ramleela Maidan, Barabanki, Paisar Bahar Seema Nagar Palika Parisad, Patel Nagar, Dushehra Bag, Barabanki, Uttar Pradesh 225001 **As Per Sale Deed:- East :** 6.00 MTR Wide Road, **West :** House Suresh Joshi, **North :** House Devendra Singh, **South :** House Mahesh Soni **As per Site:- East :** 6.00 MTR Wide Road, **West :** House Suresh Joshi, **North :** House Devendra Singh, **South :** House Mahesh Soni
2	Lucknow/ 0000008350 /LNHLLUC 010777	1) Shailendra Pratap Singh (Applicant) 2) Geeta Singh (Co-Applicant1) 3) Madhuri Devi (Co-Applicant2) NPA : November 09, 2024	Demand Notice Date June 04, 2025 O/s. Rs. 365559/-	Plot On Khasra No.206/4 Minjumla & 207/4 Minjumla, Nawabganj, Ramleela Maidan, Barabanki, Paisar Bahar Seema Nagar Palika Parisad, Patel Nagar, Dushehra Bag, Barabanki, Uttar Pradesh 225001 **As Per Sale Deed:- East :** 6.00 MTR Wide Road, **West :** House Suresh Joshi, **North :** House Devendra Singh, **South :** House Mahesh Soni **As per Site:- East :** 6.00 MTR Wide Road, **West :** House Suresh Joshi, **North :** House Devendra Singh, **South :** House Mahesh Soni

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 : 12.06.2025 | Place : UTTAR PRADESH **Sd/- Authorised Officer, KIFS Housing Finance Ltd.**

PUBLIC NOTICE

Before the Central Government Registrar of Companies, Chandigarh

[Pursuant to Sub-Rule 4 of Rule of 17 of the Limited Liability Partnership Rules, 2009]

In the matter of the sub-section (3) of section 13 of Limited Liability Partnership Act,2008 and Rule 17(4) of the Limited Liability Partnership Rules, 2009

And

In the matter of

M/s OPULENCIA HOMES LLP

having its registered office at **SCO NO 1,2,3, SECOND FLOOR, MADHYA MARG, KFC, SECTOR 8C, CHANDIGARH, INDIA, 160008.**

..... **Applicant**

Notice is hereby given to the General Public that the LLP proposes to make an application to the Registrar of companies, Chandigarh under Section 13 (3) of Limited Liability Partnership Act, 2008, seeking permission to change its registered office from the **Union Territory of "CHANDIGARH"** to the **State of "PUNJAB".**

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver or cause to be delivered or send by Registered post of his/her objections supported by an affidavit to the **Registrar of Companies, Chandigarh**, within **21 (Twenty-One) days** from the date of publication of this notice with a copy to the petitioner LLP at its registered office at the address mentioned above.

For and on behalf of the
OPULENCIA HOMES LLP
Sd/-
GURINDER SINGH BHATTI
(Designated Partner)
DIN: 02153934
H. NO. 1117 B, NEW PARTAP NAGAR, AMRITSAR PUNJAB INDIA -143001

Date : 12.06.2025
Place : CHANDIGARH

NOTICE FOR E-AUCTION SALE OF ASSETS UNDER INSOLVENCY & BANKRUPTCY CODE 2016

Date & Time of Auction: 23-06-2025 ; 3.00 to 4.00 PM

Last date for Submission of EMD along with Bid & Declaration Forms: 21-06-2025 upto 5.00 pm

Sale of assets owned by **M/s.Tecpro Systems Ltd (In Liquidation)** forming part of the liquidation estate by the Liquidator appointed by the **Hon'ble NCLT, Principal Bench, New Delhi** vide its **Order No.C.A.2683 (PB) /2019 Filed in (IB)-197(PB)/2017 dated 16.1.2020,** empowered under Section 35(1)(f) of IBC, 2016, read with Regulation 33 of IBBI (Liquidation Process) Regulation 2016.

The sale will be done by the undersigned through e-auction platform at the web portal **https://ibbi.baanknet.com/eauction-ibbi/home.**

S.No.	Description of Properties	Reserve Price (Rs.)	EMD Amount (Rs.)
1)	**Approximately 550 MT of Scrap (Metal Items brought for erection of conveyor systems for Meja Urja Nigam Ltd, Kodhar, Laltara (Tehsil: Meja), Prayagraj (Allahabad), U.P.**	**Rs. 35,000/- per MT**	**Rs. 19,25,000/-**

Site visit for inspection of material by interested parties will be arranged on one day notice in advance.

The sale will be done through public e-auction at **https://ibbi.baanknet.com/eauction-ibbi/home** on **23.06.2025** from **3.00 PM to 4.00 PM** with unlimited extension of 5 minutes each and increase in bid amount in multiples details of which is available in Process Memorandum document for outbidding.

The e-auction will be conducted on **"AS IS WHERE IS BASIS" "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS"** through approved e-auction service provider BAANKNET. E-auction Sale notice and E-auction Tender documents containing on-line bid form, Declaration, General Terms & Conditions of online auction sale is available on website **https://ibbi.baanknet.com/eauction-ibbi/home.** Interested bidders will have to search for the mentioned Company by using **Company Name: Tecpro Systems Ltd**

The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn, postpone / cancel the e- auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason thereof.

The property, assets business and other affairs of Tecpro Systems Ltd (in liquidation) are being managed by the Liquidator Mr.Ramachandran Subramanian who acts as agent of Tecpro Systems Ltd., duly appointed by Hon'ble NCLT, Principal Bench, New Delhi without any personal liability. The Material lying at the site shall have to be weighed/measured in the presence of the liquidator or any of his appointed officer and taken out and for which arrangements shall be made for issue of due gate passes and Sale Certificate clearly mentioning that the sale are Scrap Materials being sold under Liquidation by Liquidator in his official capacity. Please note that the entire consideration shall have to be remitted along with applicable taxes before the material are allowed for despatch by the successful bidder. Further the quantity mentioned above - 550 MT is subject to variation and any difference shall be adjusted by the successful bidder by taking the refund if the available material is less than 550 MT or pay the difference in case the material available is above 550 MT and for which the weighing measurements are available at the site.

For further information, please contact the undersigned **on or before 21.06.2025** or write to **subraman267@yahoo.com.**

The successful bidder has to remit the entire bid amount after adjusting the EMD already paid within 15 days i.e. on or before **07.07.2025.** The timeline for payment of final sale consideration maybe extended at the sole discretion of the Liquidator to the extent permissible under the applicable laws and regulations. In case the final sale consideration is not paid within the timeline, the Liquidator shall forfeit the EMD..

RAMACHANDRAN SUBRAMANIAN

Digitally signed by RAMACHANDRAN SUBRAMANIAN
DN: c=IN, o=PERSONAL, title=1792, pseudonym=8b9bc89394c74b938c9039a8c2f9cb90, 2.5.4.20=c021ae6b239d55f5d831ee2dc61e522c1645d9921802f81b90cfef4066f23759, postalCode=600033, st=Tamil Nadu, serialNumber=182d6bd7ff54e3091132cb008d8e96c767fcd629d473a9c10dffbf13ebf871a9, cn=RAMACHANDRAN SUBRAMANIAN
Date: 2025.06.12 11:53:14 +05'30'

Ramachandran Subramanian
Liquidator
Tecpro Systems Ltd
As per Order of Hon'ble NCLT, Principal Bench, New Delhi
IBBI/IPA-001/IP/P-01440/2018-19/12136
Mobile: 9790721417, 9025120271

Place: Chennai
Date: 12.06.2025

केनरा बैंक Canara Bank

(भारत सरकार का उपक्रम) (A Govt. of India Undertaking)

सिंडिकेट Syndicate

E-AUCTION SALE NOTICE

Canara Bank Regional Office Karnal Namaste Chowk, Near Hotel Deventure, Sector-16, Karnal PHONE NO. 01842205019, 8572801719, Email: recrokar@canarabank.com

E-AUCTION SALE NOTICE

SALE NOTICE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULES 8(6), 8(9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described Immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank will be sold on **"As is where is","As is what is", and "Whatever there is"** in Eauction arranged by the service provider **BAANKNET.COM (M/s PSB Alliance Pvt. Ltd), (Contact No.7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email : support.baanknet.com@psballiance.com/ SUPPORT.BAANKNET@procure247.com).**

LAST DATE OF RECEIPT OF EMD IS 20.06.2025 UPTO 5:00 P.M.

LAST DATE OF E-AUCTION IS 23.06.2025 (12:30 PM TO 1:30 P.M.)

(with unlimited extension of 5 minutes duration each till the conclusion of the sale)

SL NO.	Branch Name/Name & Address of the Borrower(s)/ Guarantor(s)	Brief Description of Property/ies	Total Liabilities as on specified Date	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Possession notice
1.	**Canara Bank : Gondar Branch, Authorised officer :- Sh. Raj Mangalam, (M) 74969-18253, Mail id: cb18253@canarabank.com**	House measuring 0K-10M i.e 10/301 share of land measuring 15K -1M pertaining to Khewat no. 102 khatoni no. 298, Rect no. 309 killa no. 27(1-13), khasra no. 495(13-8), kittas 2 situated in village Gondar, Hadbast no. 35, Sub Tehsil Nissing Distt. Karnal bounded as under:- North: House of Jairam, South: Sadak, East: House of Sube Singh, West: Gali.	Total liabilities as on 16.12.2014 Rs. 2,39,056.93 plus further interest & other charges (minus recovery, if any)	Rs. 6.49 Lakh	Rs. 0.65 Lakh	**Physical Possession**
	1. Sh. Davinder Rana s/o Ombir Singh Borrower VPO Gondar, tehsil Nissing, Distt. Karnal. **2.** Sh. Bhola Ram urf Mohinder s/o Jabbar Singh Guarantor VPO Gondar, tehsil Nissing, Distt. Karnal. **3.** Sh. Narinder Kumar S/o Ram Dhan Guarantor Back Side of Grain Market, VPO Nissing, Distt Karnal					
2.	**Canara Bank : Karnal Old Sabji Mandi Branch, Authorised officer :- Sh. Raj Mangalam, (M) 74969-18250, Mail id: cb18250@canarabank.com**	All that part and parcel of the property consisting of Flat no. /Plot no. 12/164/173, Ghus Ghati Old City, Near Sarafa Bazar, Karnal within the registration Sub District Karnal and district Karnal	Total liabilities as on 10.06.2021 Rs. 17,97,080.69 plus further interest & other charges (minus recovery, if any)	Rs. 13.33 lakh	Rs. 1.33 Lakh	**Symbolic Possession**
	1. M/s Gupta Shoes Indra Colony, Opposite Jundla Gate Karnal – 132001. 2. Shri Anshul Garg S/o Subhash Chand (Prop.) Address1: H.no. 164, Ghoos Ghati, Karnal -132001.					
3.	**Canara Bank : Kaithal Branch, Authorised officer :- Sh. Raj Mangalam, (M) 85728-02045, Mail id: cb2045@canarabank.com**	A Gair Mumkin Plot including Shed having area measuring 130 Square yards = 0 kls 4 Mls Sarsai representing 43/270 share in land measuring 1 Kls. 7 Mls. Comprised in Khasra no. 305(0-3), 490 (1-0), 581(0-4), kittas 3 vide jamabandi of Village Geong for the year 2016-2017 with specific possession out of Khasra no. 581(0-4) and as described in the spot inspection Report of Patwari Halqua dated 26.08.2021 situated at Village Geong, Tehsil and Distt. Kaithal, vide Regd. Trasnfer deed no. 6597/1 dated 24.11.2020 entered in the office of Sub Registrar Kaithal and vide Regd Tatimanama/Supplementary deed no. 6879/1 dated 07-09-2021 entered in the office of Sub Registrar, Kaithal and vide mutation no. 3942 having Cersai ID: 200058975554. Bounded as under :- North: Sarak share-aam ,South: Plot of Krishan, East : Plot of Shilla Ram, West : Sarak Share-aam.	Total liabilities as on 12.06.2024 Rs 12,79,792.91 plus further interest & other charges (minus recovery, if any)	Rs. 10.33 lakh	Rs. 1.03 Lakh	**Symbolic Possession**
	1. M/s Jai Maa Bala Sundri Shutter Repair Works Borrower Ground Floor, Shop no. 14-A, VPO Geong, Kathwar road, Near Dr. Naresh, Kaithal, Distt Kaithal – 136027. **2.** Sh. Jogi Ram S/o Neki Ram Proprietor Village Geong, Distt. Kaithal - 136027					
4.	**Canara Bank : Karnal Old Sabzi Mandi Branch, Authorised officer:- Sh. Raj Mangalam, (M) 74969-18250, Mail id: cb18250@canarabank.com**	H.no. 289, M. C. No. 736/14 Measuring 44.00 Sq. Yards situated at Kot Mohalla, old city, Tehsil and District Karnal (within M. C. limit karnal)vide sale deed no. 6802/1 dated 05.11.2018 which is bounded as under : North: 23'9" House of Raghubir singh lehna singh, South: 13' + 5'9" gali and house of Sadhu ram, East : 22'9" Gali, West: 18'3" + 8' House of Pandit, Sadhu ram, and indraj Ror.	Total liabilities as on 02.12.2024 Rs. 12,04,447.87/- plus further interest & other charges (minus recovery, if any)	Rs. 11.15 lakhs	Rs. 1.12 Lakh	**Symbolic Possession**
	(1). Smt. Suman Rani W/o Sh. Ram chander Co-borrower and Legal Heirs of Sh. Ram Chander S/o Sh. Sadhu Ram, Add1: E-781, Kumharon Kuan, Jundla Gate, karnal Haryana – 132001, Add2: H.no. 289, M. C. no. 736/14, Kot Mohalla, Kanral - 132001, **(2).** Sh. Vikas Kumar S/o Sh. Ram chander Legal Heirs of Late Sh. Ram Chander S/o Sh. Sadhu Ram, Add1: E-781, Kumharon Kuan, Jundla Gate, karnal Haryana – 132001, Add2: H.no. 289, M. C. no. 736/14, Kot Mohalla, Kanral - 132001, **(3).** Smt. Anjali Rani D/o Sh. Ram Chander Legal Heirs of Late Sh. Ram Chander S/o Sh. Sadhu Ram, Add1: E-781, Kumharon Kuan, Jundla Gate, karnal Haryana – 132001, Add2: H.no. 289, M. C. no. 736/14, Kot Mohalla, Kanral - 132001, **(4).** Smt. Diksha Rani D/o Sh. Ram Chander Legal Heirs of Late Sh. Ram Chander S/o Sh. Sadhu Ram, Add1: E-781, Kumharon Kuan, Jundla Gate, karnal Haryana – 132001, Add2: H.no. 289, M. C. no. 736/14, Kot Mohalla, Kanral - 132001, Other Legal Heirs of Sh. Ram Chander S/o Sh. Sadhu Ram Add1: E-781, Kumharon Kuan, Jundla Gate, karnal Haryana – 132001, Add2: H.no. 289, M. C. no. 736/14, Kot Mohalla, Kanral - 132001.				
5.	**Canara Bank : Karnal Hansi Road Branch, Authorised officer :- Sh. Raj Mangalam, (M) 85728-25845, Mail id: cb5845@canarabank.com**	All the part and parcel of House measuring 86 Sq. yds. situated in Mangal Colony, Karnal belonging to Smt. Rani W/o Sh. Ramesh Resident of Banso Gate, Balmiki Basti Karnal vide sale deed no. 1632/1 dated 23.05.2018	Total liabilities as on 06.01.2021 Rs.12,41,982.44 plus further interest & other charges (minus recovery, if any)	Rs. 8.71 lakh	Rs. 0.87 Lakh	**Physical Possession**
	1. Smt. Rani W/o Sh. Ramesh (Borrower) H.no.178, Matak majri, Banso Gate, Karnal - 132001 2. Sh. Ramesh Kumar S/o Sh. Parkash Chand (Co-Borrower) H.no.178, Matak majri, Banso Gate, Karnal - 132001. 3. Sh. Sunny Kumar S/o Sh. Ramesh Kumar (Guarantor) H.no.178, Matak majri, Banso Gate, Karnal - 132001					

Other terms and conditions:

A) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the authorized officer/Secured Creditors in this regard at a later date.

B) Auction / bidding shall be only through "Online Electronic Bidding" through the **website https://baanknet.com/** Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

C) The property can be inspected, with Prior Appointment with Authorized Officer on the dates mentioned in Sale Notice.

D) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

E) EMD amount of 10% of the Reserve Price is to be deposited inE-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.

F) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20.06.2025 upto 5.00 p.m**. to Canara Bank Branch by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

iii) Bidders Name, Contact No., Address, E-Mail Id.

iv. Bidder's A/c. details for online refund of EMD.

G) The intending bidders should register their names at portal **https://baanknet.com/** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider baanknet, (Contact No. 8291220220/9892219848/8160205051, support.baanknet@psballiance.com).

H) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

I) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000**/- The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

J) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again. For sale proceeds of Rs.50.00 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

K) All charges for conveyance, stamp duty / GST, registration, NDC charges etc., as applicable shall be borne by the successful bidder only.

I) The successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.

M) Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

N) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank Regional Office Karnal Namaste Chowk, Near Hotel Deventure, Sector-16, Karnal, PHONE NO. 01842205019, 8572801719, Email: recrokar@canarabank.com as a facilitating centre.

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Date :- 12.06.2025 **Place :- Karnal** **Authorised Officer, Canara Bank**

THE BUSINESS DAILY FOR DAILY BUSINESS
FINANCIAL EXPRESS

CAN FIN HOMES LTD.

NCR Pitampura Branch - DP-11, 1st Floor, Local Shopping Complex, Pitampura, Delhi-110 034 011-41761717 Mobile: 7625079150 Email: pitampura@canfinhomes.com, CIN: L85110KA1987PLC008699

APPENDIX- IV-A [see Proviso To Rule 8 (6)] Sale Notice For Sale Of Immovable Properties

E- Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

NOTICE is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of **Can Fin Homes Ltd., NCR Pitampura Branch,** will be sold on **"As is where is", "As is what is", and "Whatever there** is" on **15.07.2025** for recovery of mentioned hereinafter due to canfin homes Ltd. from respective Borrowers and Guarantors as on the respective dates together with further interest and other charges thereon.

Sr. No.	Name of Borrowers and Guarantor	liability Amount deed as on 11.06.2025	Reserve Price	Earnest Money Deposit	Type of Possession	Description of the property
1.	**Sh. Roop Lal Prasad S/o Sh. Lakshan Sah (Borrower), Sh. Deepak Soni S/o Sh. Rooplal Prasad (Co-Borrower) & Sh. Yusuf Azad S/o Sh. Iman Baksh (Guarantor)**	**Rs. 35,81,283/- (Rupees Thirty Five Lakhs Eighty One Thousand Two Hundred and Eighty Three Only)**	**Rs. 17,00,000/- (Rupees Seventeen Lakhs Only)**	**Rs. 1,70,000/- (Rupees One Lakh and Seventy Thousand Only).**	**Physical**	Flat No. UGF-02, Upper Ground Floor, Rear LHS Portion, Plot No. B-1/28, DLF Dilshad Extension-II, Bhopura, Dist. Ghaziabad, Uttar Pradesh - 201005 **(625 Sft. or 58.06 Sqm.)** The boundaries of the property are as per Valuation/Sale Deed:- **North:** Plot No. 1/29, **East :** 30 Ft. Road, **South:** Plot No. 1/27, **West:** Plot No. 1/9 Known encumbrance if any: NIL
2.	**Sh. Govind Singh S/o Sh. Kripal Singh (Borrower), Smt. Madhu Yadav W/o Sh. Govind Singh (Co-Borrower) & Sh. Anil Kumar S/o Sh. Nirajan Singh (Guarantor)**	**Rs. 16,93,578/- (Rupees Sixteen Lakhs Ninety Three Thousand Five Hundred and Seventy Eight Only)**	**Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)**	**Rs. 1,50,000/- (Rupees One Lakh and Fifty Thousand Only)**	**Physical**	Plot No. 108-A, Block-C, Sai Dham, Raj City Colony, Village - Khanpur Jabti, Pargana-Loni, Dist. Ghaziabad, Uttar Pradesh-201102 **(Measuring 30 Sq. Yards)** The boundaries of the property are as per Valuation/Sale Deed:- **North:** Plot No. 107/Kh. No. 87 (Part) **East :** Part of Plot No. 108/Kh No. 87 (Part) **South:** Road/Kh. No. 88 **West:** Plot No. 105/Kh. No. 86 Known encumbrance if any: NIL

The detailed terms and conditions of the sale are provided in the official website of Can Fin Homes Ltd., (https://www.canfinhomes.com/SearchAuction.aspx).
Link for participating in e-auction : www.bankeauctionwizard.com

Date: 11.06.2025
Place: Pitampura

Sd/- Authorised Officer
Can Fin Homes Ltd.

SBFC Finance 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 Notice & NPA	Loan and outstanding amount	Description of Secured Assets
1.	**1. M/S.UMAIR COMMUNICATION, 2. UMER UMER 3.SHABEER AHMED , 4. WAHIDA WAHIDA , 5.AFZAL AHMED,** All Are Having Address At :Mohalla Purvi Bazar Opp.D.C.Saraswa 247232 Saharanpur Uttar Pradesh-247232. All Are Having Address At : **Also At:** Add - Property Situated At East Bazar Near Dc Jain Inter Collage, Sarsawa, Saharanpur, Uttar Pradesh-247232. **Add At:-** Property Situated At Wake Abadi East Bazar Town Sarsawa, Pargana Saraswa, Tehsil Nakur, Dist. Saharanpur, Uttar Pradesh-247232. **Add Also At:-** One Shop, Situated At Wake Purvibazar Kasba Sarsawa, Pargana & Tehsil Nakur, Dist.Saharanpur, Uttar Pradesh Opposite Dc Jain Inter Collage Sarsa, Uttar Pradesh-247232.	**Notice Date: 25th March 2025 NPA Date: 05th August 2024**	**Loan Account No. 73614 (PR00961840) & 402106000023129O(PR01226204). Loan Amount: Rs. 2067367.00 /-** (Rupees Twenty Lacs Sixty Seven Thousand Three Hundred Sixty Seven Only) out of which **Rs. 1561205/-** (Rupees Fifteen Lacs Sixty one Thousand Two Hundred and five Only) **finance with Facility Agreement No. 73614 (PR00961840) and Rs. 506162/-** (Rupees Five Lacs Sixth Thousand One Hundred Sixty Two Only) **with Agreement No. 402106000023129O(PR01226204).** **Total Outstanding amount: Rs. 2369062/-** (Rupees Twenty Three Lacs Sixty Nine Thousand Sixty Two Only) out of which **Rs. 1790118/-** (Rupees Seventeen Lacs Ninety Thousand One Hundred Eighteen Only) & **Rs. 578944/-** (Rupees Five Lacs Seventy Eight Thousand Nine Hundred Forty Four Only)vide Agreement No. **73614 (PR00961840) & 402106000023129O(PR01226204) accordingly as on 18th March 2025, Seventy Eight Only) as on 15th February 2025,**	All that piece and parcel of the Property One Shop North Facing with roof, measuring 14 sq.yds i.e 11.76 Sq.Meter, measurement East & West 14' North & South 9 Situated at Mohalla Purvi Bazar Kasba Saraswa Pargana Saraswa & Tehsil Nakur Distt. Saharanpur which is bounded as under:- **East:-** Joint Wall thereafter Sommi Devi **West:-** Wall after house of Maheder Singh Saini **North:-Government** Road **South:-** House of Sommi Devi
2.	**1. M/S.USHA ENTERPRISES, 2. MRS.USHA DEVI, 3. MR.VIKRAMADITYA VIKRAMADITYA, 4. MR.RAJESH KUMAR,** All Are Having Address At : Dewri Kalan, Khai Karchana, Prayagraj, Allahabad, Uttar Pradesh-212307. **Also At:** Arazi No.467, Village-Devari Kala, Pargana-Arail, Tehsil-Karchhana And District-Allahabad/Prayagraj-21307.	**Notice Date: 13th March 2025 NPA Date: 3rd January 2025**	**Loan Account No. 4021060000272680 (PR01280001) Loan Amount: Rs.25,00,000/-** (Rupees Twenty Five Lacs Only) **Total Outstanding amount: Rs. 2736778/-** (Rupees Twenty Seven Lacs Thirty Six Thousand Seven Hundred Seventy Eight Only) **as on 15th February 2025**	All that piece and parcel of the Property Arazi No.467, Village-Devari Kala, Pargana-Arail, Tehsil-Karchhana and District-Allahabad/Prayagraj-21307 and bounded as under – **East:-** 10ft wide Road then House of Suresh **West:-** Land of Kailash Nath **North:-Land** of Suresh **South:-** 10 ft wide Road
3.	**1. MR.PRAMOD KUMAR SETH, 2. MR.CHANCHAL SONI, All Are Having Address At :** Arazi No.70 Mi,Mauja-Ghamhapur, Paragana Athagawa, Tehsil-Pindra, Varanasi, Uttar Pradhesh -221003.	**Notice Date: 15th March 2025 NPA Date: 03rd January 2025**	**Loan Account No. '402106000034566O(PR01390162) & 0000015413-C(PR01449095). Loan Amount: Rs. 32,00,000/-** (Rupees Thirty Two Lacs Only) **out of which Rs.21,50,000/-** (Rupees Twenty One Lacs Fifty Thousand Only) Vide Facility **Agreement No. 4021060000345660 (PR01390162) & Rs.10,50,000/-** (Rupees Ten Lacs Fifty Thousand Only) with **Agreement No. 0000015413-C (PR01449095)** **Total Outstanding amount: Rs. 33,12,102/-** (Rupees Thirty Three Lacs Twelve Thousand One Hundred and Two Only) **out of which Rs. 21,99,688/-** (Rupees Twenty One Lacs Ninety Nine Thousand Six Hundred Eighty Eight Only) **in Agreement No. 4021060000345660 (PR01390162) & Rs. 11,12,414/-** (Rupess Elven Lacs Twelve Thousand Four Hundred Fourteen Only) **in Agreement No. 0000015413-C (PR01449095) as on 15th February 2025**	All that piece and parcel of the Property -Arazi No.70 MI, area 1333.33 Sq.ft,Situated at Mauja-Ghamhapur, Paragana Athagawa, Tehsil- Pindra, Distt. Varanasi, Uttar Pradhesh -221003, **bounded as under:- East:-** Land of Munna Lal Jaiswal, **West:-** Land of other person, **North:-** Part of Arazi No.70MI. **South:-** Kachcha Rasta 12 ft.wide

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: 12.06.2025
Place: UTTAR PRADESH

Sd/- Authorized Officer
SBFC Finance Limited