

**E-AUCTION SALE NOTICE OF
M/s. AVENTURA COMPONENTS PRIVATE LIMITED
(UNDER LIQUIDATION)**

Liquidator's Address: House No. 212/2, Street No. 4, Padam Nagar, Kishan Ganj,
Near Hindi Academy Padam Nagar, NCT of Delhi - 110007
Email: fcs.akmittal@gmail.com | cirp.aventuracomp@gmail.com

Notice for the sale of assets on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" is hereby given to the public in general under section 35(f) of the Insolvency and Bankruptcy Code 2016 r.w. Regulation 33 of the IBBI (Liquidation Process) Regulations, 2016.

Date and Time of Auction	Monday, 28/04/2025 between 03:00 PM to 05:00 PM
Last Date for Submission of Expression of Interest	Tuesday, 08/04/2025 before 05:00 PM
Intimation to Qualified Bidders	Tuesday, 15/04/2025
Last Date for Submission of EMD	Saturday, 26/04/2025 before 03:00 PM Payable through RTGS/ DD towards Name of Account - "Aventura Components Private Limited Under Liquidation" Bank & Branch - IDBI Bank Limited Account Number - 0172102000026682 IFSC Code - IBKL0000172
Inspection Date	From Tuesday, 15/04/2025 to Tuesday, 22/04/2025 available with prior appointment, Contact Person Mr. Anil Kumar Mittal (M.: +91 9810056386)

Lot No.	Description of properties to be Sold	Reserve Price (Rs.)	EMD (Rs.)	Bid Incremental (Rs.)
A	A-1/152, Main IGNOU Road, Neb Sarai, Southwest Delhi - 110068 a) Old office Tables, Chairs, Side Rack, Iron Almira, Wooden Cabinet, Garden Chairs, Steel racks etc. b) Old Split & Window AC, Stabilizers, Pedestal fan & Wall fan c) Old Computers, Monitors, Scanner, Keyboards & UPS d) Old Sofa set, Conference Table e) Old Fridge, Microwave, water dispenser & Cooler	1,60,000	16,000	1600
B	Invoice Files, Folders & Paper Files	60,000	6,000	600

This Sale Notice shall be read in conjunction with the Tender Document containing detailed terms & conditions of e-auction sale, which is available by email to cirp.aventuracomp@gmail.com and on website: <https://indiaeauction.com/>

For any query, contact Mr. Tushar Parikh - (M: +91-7990822351) or through email: admin@indiaeauction.com or to the Email of the Liquidator, cirp.aventuracomp@gmail.com

Date: 25-03-2025
Place: Delhi

Sd/-
Anil Kumar Mittal
Liquidator of

Aventura Components Private Limited (Under Liquidation)
IP Reg. No.: IBBI/IPA-003/N-00305/2020-2021/13289



GIC HOUSING FINANCE LTD.

CORPORATE OFFICE / HEAD OFFICE : GICHL, National Insurance Building 6th Floor, 14, Jamshedji Tata Road, Churchgate, Mumbai - 400020. Tel No- 022-43041900. Email: investors@gichfl.com, corporate@gichfl.com Website: www.gichflindia.com
DELHI BRANCH OFFICE : UGF-10 A E Kanchanjunga Building, 18, Barakhamba Road, Connaught Place, Delhi-110011.
 Office Tel: 011-23356430/23731669. Branch Mail Id: delhi@gichflindia.com, Contact Details : Pradeep Singh - 8851292527 / 6396538102
MEERUT BRANCH OFFICE : Second Floor, Darshan Plaza, Garh Road, Meerut - 250004. Office Tel: 8126696959, Branch mail id: meerut@gichflindia.com Contact Details: Amit Thakur - 9899584838 / 8126696959

E-AUCTION SALE NOTICE

E-AUCTION DATE : 09-04-2025 / Last Date for Bid Submission : 08-04-2025

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken **PHYSICAL / SYMBOLIC POSSESSION** of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Sr. No.	Name of the Borrower / Co Borrower / Guarantor Name / Loan File No. / Branch Name	Property Address/ Property Area (built up in Sq Ft)	Demand Notice Issued Date	Date of Physical Possession	Total Outstanding as on 19.03.2025 (Incl. POS, interest and other charges) (In Rupees)	Reserve Price (In Rupees)
1	MR. TARANVEER SINGH GANDHI / UP0110610002892 / Delhi Branch	Flat of 2nd Floor, Flat No-SF-1, Plot No-G-52, Back Side With Roof Rights Out of Kh No-1458, Balaji Enclave Ghaziabad U.P.-201002 (Flat built-up Area 350 Sq. Ft.)	06.10.2016	16.11.2023	27,39,724/-	9,47,625/-
2	MR. SATISH KUMAR / UP0110610004952 / Delhi Branch	Flat No-SF-4, MIG 2nd Floor, With Roof Rights, Left Hand Back Side Plot No-C-1/36, DLF Ankur Vihar, Village-Sadullabad Loni Ghaziabad U.P.-201102 (built-up Area 550 Sq. Ft)	14.07.2021	19.01.2023	21,73,449/-	13,68,000/-
3	MR. VIKRAM MOHANTA / DL0110610006596 / Delhi Branch	Flat of 3rd Floor with Roof Rights, Property Bearing No-39-B and 40-A with Roof Rights, (Built up Area 594 Sq.ft.) Yds Out of Kh No-266, 267 and 280, Situated in the Revenue Estate of Village- Nawada, Colony Known as Bhagwati Garden Extn Phase-1, Uttam Nagar New Delhi-110059 (built-up Area 550 Sq. Ft)	08.02.2022	25.02.2023	28,92,831/-	16,92,900/-
4	MR. PARIKSHIT SRIVASTAVA/ MRS. GEETA SRIVASTAVA / UP0110610006660 / Delhi Branch	Flat No- FF-2, MIG First Floor, Left Hand Plot No-C-241, KH No-422, SLF Ved Vihar, Village- Sadullabad Loni Ghaziabad U.P.-201102 (built-up Area 700 Sq. Ft.)	18.06.2021	19.01.2023	28,95,521/-	16,62,500/-
5	MR. SANTOSH MAHARANA / UP0110610001892 / Delhi Branch	Flat of Second Floor, Plot No-713, Block-F, Sector-3, Vaishali Ghaziabad U.P.-201010 (built up-Area 280 Sq. ft.)	18.06.2021	19.01.2023	24,17,712/-	12,74,520/-
6	MOHD. USMAN / SMT. SAIMA / UP0110610005518 / Delhi Branch	MIG Flat No- UGF-2, Without Roof, Left Hand Side Upper Ground Floor, Plot No- D-40, Khasra No-1274, at Prem Vihar 2nd, Village- Loni Ghaziabad U.P.-201102.(Flat built-up Area 450 Sq. ft)	18.06.2021	14.10.2022	27,24,933/-	15,39,000/-
7	MR. GIRISH KUMAR GARG / MR. VED PRAKASH GARG / UP0110610002187 / Delhi Branch	Flat of Ground Floor, Without Roof Rights Plot No- 205, Block-F, Sector-3, Vaishali Ghaziabad U.P. -201019. (built-up Area 302 Sq. feet).	04.11.2019	26.11.2022	22,91,550/-	12,90,860/-
8	MR. SHANMUGAVADIVEL / UP0110610003799 / Delhi Branch	Flat No- UGF-1, Upper Ground Floor, Plot No- 24 & 25, Part of KH No-1564 & 1568, Kailash Puram Colony Phase-2, Village- Raisenpur Dasna Ghaziabad U.P.-201002 (built-up Area 630 Sq. ft.)	18.06.2021	20.10.2022	26,92,044/-	15,02,197/-
9	MR. PUJA MURARKA/ MR. DEEPAK / UMAP MURARKA / UP0110610004694 / Delhi Branch	Flat No- SF-1, Second Floor, with roof Plot No-B-72, SLF Ved Vihar Loni Ghaziabad U.P.- 201001 (built-up Area 800 Sq. feet.)	06.01.2020	22.03.2021	42,85,855/-	20,52,000/-
10	MRS. MEENAKSHI ANAND / DL0110610005793 / Delhi Branch	Flat No. 202, Second Floor, Without Roof / Terrace right, Front Side, Property bearing Plot No. 65 & 66, Out of Khasra No. 11/20, situated in the Revenue Estate of village Matiala, Area abadi known as colony Mansa Ram Park, Block -C, Uttam Nagar, New Delhi - 110059 (built-up Area 450 Sq. ft)	04.01.2020	24.12.2020	38,66,187/-	19,40,375/-
11	MRS. NISHA SHARMA / UP0110110007760 / Delhi Branch	Flat No-101, 2BHK, First Floor, Without Roof rights, Plot No- C-023, Pocket-C, Type-F, Kh No-802, Souryapuram Shahpur Bamheta NH-24, Ghaziabad U.P.-201009 (Built up area 850 Sq. feet)	08.02.2022	16.05.2023	38,94,222/-	25,68,040/-
12	MR. PRADEEP KUMAR / UP0110610003342 / Delhi Branch	Flat No- SF - 4, Second Floor with roof, Plot No. H-2, Khasra No. 1460, Balaji Enclave, Raisenpur, Dasna, Ghaziabad, U.P. - 201013.(built-up Area 350 Sq Ft)	17.09.2018	20.10.2021	22,45,944/-	8,64,500/-
13	MOHD. YAMEEN / UP0110610002717 / Delhi Branch	Flat No-G-2, (MIG) Ground Floor Back Side, Plot No-MM-130, DLF Ankur Vihar Loni Ghaziabad U.P.-201102. (built-up Area -600 Sq. ft)	05.05.2016	23.05.2018	46,61,243/-	19,14,250/-
14	NEHA AHUJA/SAROJ AHUJA / UP0610200001085 / Meerut Branch	Khasra No 1477 Upper Ground Floor Mig Flat No UGF-07 Plot No E-55 & E-55A Balaji Enclave Village Raisenpur Dasna Ghaziabad-201002. (Area 45 Sq Mtr)	30.10.2020	22.11.2022	20,78,794/-	11,25,000/-
15	SOMA MAJUMDAR/ TAPASH MAJUMDAR / UP061060000261 / Meerut Branch	Khasra No 1575, Plot No-16, Flat No-SF-3, Kailash Puram-2, Village-Raisenpur, Ghaziabad-201002 (U.P.), (Area 33 Sq Mtr)	19.07.2021	22.11.2022	14,55,543/-	8,80,000/-
16	SURJEET BERA/POOJA BERA / UP0610600001257 / Meerut Branch	Khasra No 1473, Plot No-P-25, Flat No F-2, First Floor, Balaji Enclave, Village-Rayeespur, Ghaziabad-201002 (U.P.), (Area 45 Sq Mtr)	13.04.2021	22.11.2022	24,81,208/-	10,01,880/-
17	GAURAV SHARMA / UP0610600001261 / Meerut Branch	Khasra No 1557 & 1578, Plot No -102 103 & 104, Flat No -UGF-03, Kailashpuram II, Village-Raisenpur, Ghaziabad-201002(U.P.). (Area 60 Sq Mtr)	17.11.2021	22.11.2022	21,70,312/-	13,04,100/-
18	NATWAR KUMAR / UP061060000428 / Meerut Branch	Flat No Ug-04, Upper Ground Floor, Plot No B-1/48, DLF Dilshad Extn-2, Brahmampur Bhopura Ghaziabad, Uttar Pradesh-201005. (Area 37,16 Sq Mtr)	18.10.2021	01-03-2024	24,80,314/-	13,45,500/-
19	SUDHIR KUMAR / UP0610600000165 / Meerut Branch	Flat No Ug-09, Upper Ground Floor, Plot No C-43, 44, 45 Khasra No 154A & 155 A, Sai Upavan, Village Yusufpur Chakshaberi, Dadri Gautam Budh Nagar, Uttar Pradesh-201309 (Area 40 Sq Mtr)	25.06.2021	01-03-2024	17,72,851/-	9,28,800/-
20	KISHAN KUMAR / UP0610600000322 / Meerut Branch	Flat No T-1 Third Floor Plot No C-47, Khasra No 151B, Sai Upavan, Village Yusufpur Chakshaberi Dadri, Gautam Budh Nagar Uttar Pradesh-201309. (Area 40 Sq Mtr)	25.06.2021	01-03-2024	17,79,975/-	7,24,950/-
21	SANJAY KUMAR MISHRA / UP0610600000364 / Meerut Branch	Flat No Ug-01, Upper Ground Floor, Plot No C-47, Khasra No 151B, Sai Upavan, Village Yusufpur Chakshaberi Dadri, Gautam Budh Nagar Uttar Pradesh-201309 (Area 40 Sq Mtr)	18.10.2021	01-03-2024	14,37,545/-	7,24,950/-
22	KAMINI K/BRAHM PRAKASH / UP0610600001375 / Meerut Branch	Khasra No 1471, Plot No-K-50 & K-51, Flat No-UGF-2, Balaji Enclave, Village-Raisenpur, Ghaziabad-201001 (U.P.), (Area 50 Sq Mtr)	19.07.2021	22.11.2022	26,66,877/-	12,83,180/-
23	PRANAV SAINI/SEEMA SAINI / UP0610600001738 / Meerut Branch	Flat No F-1 First Floor Akshay Enclave Plot No 03, Raeespur Ghaziabad Uttar Pradesh-201002. (Area 40 Sq Mtr)	15.06.2022	26.12.2023	16,90,773/-	10,12,500/-

DATE OF E-AUCTION & TIME : 09-04-2025 at the Web-Portal (https://www.bankauctions.in) from 3.00 PM TO 04:00 PM, with unlimited extensions of 5 minutes each.
 Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHL Office at 08-04-2025 before 5.00 PM.

Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets / properties (in terms and conditions of the SARFAESI, Act 2002 and rules thereunder) GICHL invites OFFERS EITHER in sealed covers or in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

TERMS & CONDITIONS OF THE AUCTION SALE ARE AS FOLLOWS:-

- E-Auction is being held on "As is where is Basis", "As is what is Basis", "Whatever there is" And "Without Any Recourse Basis", and will be conducted "Online". The E-Auction will be conducted through GICHL approved Auction service provider "M/s. 4 closure".
- The intending bidders should register their names at portal https://bankauctions.in/ and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. 4closure. #605A, 6th Floor Matirivanam, Ameerpet, Hyderabad - 500038, Telangana. Office Land Line No: 040-23736405; Backend team : 8142000062 / 66. Mr. Prakash - 8142000064 / 8142000725, prakash@bankauctions.in, Mr. Shalendra Kumar, Asst. Manager, Mobile No. 9515160061 Email : shalendra@bankauctions.in. For property enquiries, Contact : PRADEEP SINGH - 8851292527 / 6396538102, AMIT THAKUR- 9899584838 / 8126696959.
- The E-auction Sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder/website also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- Every bidder is required to have his/her own email address in order to participate in the online E-auction.
- Once Intending Bidder formally registers as a qualified tenderer before authorized officer of GICHL, he will have to express his/her intention to participate through the E-auction bidding platform, by submitting document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login ID and password from the E-auction service provider.
- The aforesaid properties shall not be sold below the reserve price mentioned above.
- Intending bidders are required to deposit Earnest Money Deposits/EMD @ 10% of the above said respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: **Bank Name: UNION BANK OF INDIA, A/c No: 0051110100000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021. IFSC Code - UBIN0800511.**
- The said Deposits shall be adjusted in the case of successful bidder/s, otherwise refunded. The said earnest money deposit/s will not carry any interest.
- The offer/s along with the aforesaid Earnest Money Deposit (EMD) can be submitted either "online" through the portal https://bankauctions.in/ along with the EMD and scanned copy of KYC documents including PAN Card & address proof, to the service provider or through submitting sealed cover comprising bid form, EMD and KYC documents and it should reach the respective branch offices of GIC Housing Finance Ltd., mentioned above on or before EMD Submission due date.
- That, after opening the tenders, the intending bidders who have submitted their bids for not less than the reserve price will be given an opportunity at the sole discretion of the Authorized Officer to increase the bidding amount.
- The successful bidder/s shall deposit 25% of the amount of sale price, adjusting the EMD paid already, immediately on acceptance of offer by the Authorized officer in respect of the sale, failing which the earnest money deposited shall be forfeited. The balance 75% of the sale price is payable within 15 days from the date of confirmation of the sale solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. The Authorized Officer shall not be required to give any further notice of forfeiture to the successful bidder.
- Bidders are bound by the principle of "caveat emptor" (Buyer Beware) and advised to conduct their own due diligence to find any encumbrances, statutory liabilities, arrears of property tax, Income Tax, Excise Duty, Labour Dues, electricity and maintenance dues etc., of the firm or Secured Asset. The Successful bidders shall have to bear all outgoing i.e., municipal taxes, maintenance/society charges, electricity charges, water charges, stamp duty, registration charges, (if applicable), if any and all other incidentals charges, cost including all outgoing relating to the respective properties other than the sale price...
- The successful bidder should bear the charges/fees payable on sale certificate, such as registration fees, stamp duty, taxes, or any other duties payable for getting the secured asset transferred in his/her name.
- The Sale Certificate will be issued only in the name of the successful bidder and only after receipt of the entire /sale price.
- The notice is hereby given to the Borrowers/ Mortgagors/ and Guarantor that they can bring the intending buyer/purchaser for purchasing the properties mentioned above, as per the terms and Conditions of the EAuction Sale.
- Inspection of the above said properties can be given on request and as per convenience of Authorized Officer.
- The Authorized Officer is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
- GICHL is not responsible for any liability whatsoever pending upon the properties as mentioned above. The property shall be auctioned on "As is where is", "As is what is", "Whatever there is" and without any recourse basis.
- In case the borrowers/mortgagor approaches GICHL before confirmation of sale, offering contractual dues + expenses + interest @ 15 % from date of proclamation of sale + 5% of the purchase money (in case after sale which is to be paid to successful bidder) and requests for cancellation of the sale, GICHL shall accept the amount and hand over the possession to mortgagor
- The highest bidder has to pay 25% (inclusive of earnest money deposited) of the bid amount in terms of the sale notice immediately and the balance 75% of the bid amount is payable in 15 days or such other extended period as agreed upon between the parties (AO and the successful bidder). However, Authorized Officer is to be confirmed sale certificate after expiry of 30 days from the date of sale and in no case the sale is to be confirmed before expiry of 30 days from the date of sale. Only after receipt of full payment, sale to be confirmed and the sale certificate to be issued.
- Minimum Bid increment value is Rs. 10,000/-

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

For detailed terms and Conditions of the sale and full description of the properties please refer to the website of approved e-auction service provider M/s. 4 closure and website https://bankauctions.in.

Date : 25.03.2025
Place : DELHI / MEERUT

For GIC Housing Finance Ltd.
Sd/-
Authorised Officer

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266 Branch Office - 3rd Floor Plot No. C 171/2, Sector 15 Noida, Gautam Budh Nagar, Uttar Pradesh - 201301

APPENDIX IV [See Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

Possession Notice (for Immovable Property)

Whereas, the undersigned being the authorized officer of Aditya Birla Housing Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a demand notice dated 13-11-2024 calling upon the borrowers ALI MUKADAR & SAKINA BEGAM mentioned in the notice being on Rs. 13,28,112/- (Rupees Thirteen Lakh Twenty Eight Thousand One Hundred Twelve Only) 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 to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the powers conferred on him/her under Section 13(4) of the said Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 22nd day of March of the year, 2025.

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 the Aditya Birla Housing Finance Limited for an amount of Rs. 13,28,112/- (Rupees Thirteen Lakh Twenty Eight Thousand One Hundred Twelve Only) and interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 & Section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece And Parcel Of Flat Bearing No. Ug-3 On Upper Ground Floor (Back Side), Lig Without Roof Rights, Super Covered Area Measuring 400 Sq. Ft. I.E. 37.16 Sq. Mtrs., In Property Bearing No. B-1/147, In Block B-1, Situated In The Residential Colony Known As Dif Dilshad Extn.-2, In The Area Of Village Brahmampur Alias Bhopura, Pargana Loni, Tehsil & Distt. Ghaziabad, Uttar Pradesh-201001, And Bounded As: East: Plot No. B-1/146 West: Plot No. B-1/148 North: Road South: Other Property. Date: 22.03.2025 Authorised Officer
Place: Ghaziabad, Uttar Pradesh Aditya Birla Housing Finance Limited

INVITATION FOR PROPOSAL TO TAKE OVER THE ASSIGNMENT OF NRRRA UNDER IBC CODE, 2016 READ WITH REGULATION 37 A OF THE IBBI (LIQUIDATION PROCESS) REGULATIONS, 2016

M/s AVJ Infrastructure Private Limited (in Liquidation)
CIN: U45400DL2008PTC181118

Last date for deposit of Earnest Money (EMD) by the Participant: 25 April 2025
Last Date of submission of Proposal: 28April 2025, till 6:00 PM

The liquidator of AVJ INFRASTRUCTURE PVT LTD (in Liquidation) hereby invites Proposals from the interested person(s) for the assignment of Not Readily Realizable Assets (NRRRA).
Offers are invited for assignment/transfer of not readily realizable assets of AVJ INFRASTRUCTURE PVT LTD (in liquidation) (being disputed assets) being the Stock of Sand lying at Odri / Financial Assets / Loans and Advances/ Debtors / other Receivables/ Hypothecation of book debts (as reflected in the audited Balance Sheet of the Corporate debtor) / remaining debtors/receivables and Assets underlying Avoidance Applications filed with Hon'ble NCLT which are being considered as Not Readily Realizable Assets), under Regulation 37A of IBBI Liquidation Process Regulations, 2016 (Within ambit of IBC, 2016) on "AS IS WHERE IS, AS IS WHAT IS, WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS", as such assignment is without any warranties and indemnities

The assignment/transfer will be subject to the provisions of the IBC, 2016, Regulations made there under and the Process Information Document

Description of Assets to be assigned

"Disputed assets" being the Stock of Sand lying at Odhri
All other Assets of the Company including Financial Assets / Loans and Advances/ Debtors / other Receivables/ Hypothecation of book debts (as reflected in the audited Balance Sheet of the Corporate debtor) / remaining debtors/receivables and Assets underlying Avoidance application filed with Hon'ble NCLT

The above assignment would be done by the undersigned on "AS IS WHERE IS, AS IS WHAT IS, WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS".
The assignment shall be subject to provisions of the Insolvency and Bankruptcy Code, 2016, read with regulation 37A of the Insolvency and Bankruptcy Board of India (liquidation process) regulations, 2016, and the provisions of detailed Process Information Document. Interested participants can inspect the available documents by sending an email to liquidation.avjinfrastructure@gmail.com, brijender@deswal.com with the Subject as "Interested in NRRRA of AVJ INFRASTRUCTURE PVT LTD".

The Liquidator shall advise further process, terms, and conditions etc. on review of offers received in consultation with the stakeholders' consultation committee. The Liquidator reserves the right to reject all or any offers received, at any stage without assigning any reason thereof

Note: GST as applicable extra.
The prospective participants 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.

All the investors shall provide, along with or prior to submission of their offers / proposals for assignment or transfer of Not Readily Realizable Assets of the company on offer, an amount which is equal to the 10 % of the offered amount for the assets for which offer is being made, as EMD/ earnest money by way of a direct transfer, in the bank account of M/S AVJ INFRASTRUCTURE PVT LTD in liquidation.

Issued by: Brijender Singh Deswal
Date: 25 March 2025

Liquidator
IP Regn. No. IBB/PA-003/IP-N00002/2016-2017/10021
AFA Number: AA3/10021/02311225301271 valid till 31/12/2025
1/B/24, NEA (Northern Extension Area), Pusa Road, Old Rajinder Nagar, New Delhi 110060 Phone: 981414181
Email: liquidation.avjinfrastructure@gmail.com, brijender@deswal.com

HINDUJA LEYLAND FINANCE LIMITED

Registered Office : Plot No. C-21, Tower C (1-3 floors), G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Corporate Office: No.27/A, Developed Industrial Estate, Guindy, Chennai - 600 032
Branch Office: No. 318, 3rd Floor, Orion Business Park, Ghodbunder Road, Karpurwadi, Thane West - 400607

Demand Notice under Section 13[2] of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002.

A notice is hereby given that the following borrower/s have defaulted in the repayment of principal and interest of the loans facility obtained by them from the secured creditor and the loans have been classified as Non-Performing Assets (NPA). The notice was issued to them under Section 13 (2) of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act-2002 on their last known addresses, however the same have returned unserved and as such they are hereby informed by way of public notification about the same.

Name of the Borrower & Co-Borrower & Address: Borrower: Mr. Rahul Gopal Chadha, Mrs. Kavita Rahul Chadha, Mrs. Resnu Gopal Chadha, Office Address : Ke Distributor Pvt Ltd Shop No H-35, Lokmanya Fan Bazar, Near Eastern Express Highway, Sion (e) Mumbai, 400022, Residence Address : Eastern Northern Side Flat No. 23/4, 3rd Floor Chadha Bhawan, Opposite Shakti Mandir, Shakti Nagar, Malka Ganj, North Delhi 110007. At Residence Address : Flat No. 202, Shri Kailash Apartment, Plot No 10, Sector-19, Kamothe, Panvel 410206, Also Property Address: Eastern Northern Side Flat No. 23/4, 3rd Floor Chadha Bhawan, Opposite Shakti Mandir, Shakti Nagar, Malka Ganj, North Delhi 110007. Loan Account No. MHMUMIC000012 Demand Notice Date: 09.10.2024 Outstanding as on 07-10-2024 : Rs 55,88,404.76/- Loan Account No. TNPCOC000518 Outstanding as on 07-10-2024 : Rs 18,41,207.61/- NPA Date: 06-09-2024

Particulars of Secured Property: Property Address No. 1: Eastern Northern Side Flat No. 23/4, 3rd Floor Chadha Bhawan, Opposite Shakti Mandir, Shakti Nagar, Malka Ganj, North Delhi 110007

Schedule Of The Property Unit: Property address No. 1: in respect of Eastern Northern Side area admeasuring 1350 Sq. Ft. with its further Roof/Terrace Rights upto sky high, being part of Built up on Freehold Property Bearing Municipal No 4 in Block No 23, situated in Roshanara Extension Scheme presently known as Flat No. 23/4, 3rd Floor Chadha Bhawan, Opposite Shakti Mandir, Shakti Nagar, Malka Ganj, North Delhi 110007. Property Address: Plot No. 33/12 (old-500-22-D) area measuring 47.5 sqyds part of Khasra No. 259/9 situated at Village Karkardooa Colony known as Bikram Singh Colony, Vishwanagar, Loni Ghaziabad, Delhi-110032. Bounded as: East: Gall 8th Wide, West: Portion of property, North: Road, South: Flat No. C-6/9.

The steps are being taken for substituted service of notice. The above borrower/s and/or their guarantors (where ever applicable) are advised to make the payments of outstanding within period of 60 days from the date of publication of this notice failing which, further steps will be taken after the expiry of 60 days from the date of publication of this notice as per the provisions of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: 25-03-2025 Authorized Officer,
Place: Delhi Hinduja Leyland Finance Limited

E-AUCTION SALE NOTICE OF M/s. AVENTURA COMPONENTS PRIVATE LIMITED (UNDER LIQUIDATION)

Liquidator's Address: House No. 21/2, Street No. 4, Padam Nagar, Kishan Ganj, Near Hindi Academy Padam Nagar, NCT of Delhi - 110007
Email: tcs.akmittal@gmail.com / cirp.aventuracom@gmail.com

Notice for the sale of assets on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHAT EVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" as hereby given to the public in general under section 35(1) of the Insolvency and Bankruptcy Code 2016 i.w. Regulation 33 of the IBBI (Liquidation Process) Regulations, 2016.

Date and Time of Auction	Monday, 28/04/2025 between 03:00 PM to 05:00 PM
Last Date for Submission of Expression of Interest	Tuesday, 08/04/2025 before 05:00 PM
Intimation to Qualified Bidders	Tuesday, 15/04/2025
Last Date for Submission of EMD	Saturday, 26/04/2025 before 03:00 PM
Payment through RTGS/ DD towards	Payable through RTGS/ DD towards
Name of Account - (Aventura Components Private Limited Under Liquidation)	Bank & Branch - IDBI Bank Limited
IFSC Code - (IBKLU000172)	Account Number - 0172102000026682
Inspection Date	From Tuesday, 15/04/2025 to Tuesday, 22/04/2025 available with prior appointment. Contact Person Mr. Anil Kumar Mittal (M: +91 9810056386)

Lot No.	Description of properties to be sold	Reserve Price (Rs.)	EMD (Rs.)	Bid Incremental (Rs.)
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