

कार्यालय, अधिशासी अभियन्ता, निर्माण शाखा, उत्तराखण्ड पेयजल संसाधन विकास एवं निर्माण निगम, कोटद्वार (पीडी गढवाल) ई-मेल: ee.cd.pjnkot@gmail.com

पत्रांक 2116 / निविदा / 86 दिनांक 25.06.2024

"ई-निविदा सूचना"

अधिशासी अभियन्ता, निर्माण शाखा, उत्तराखण्ड पेयजल निगम, कोटद्वार के पत्रांक 2116/ निविदा/86 दिनांक 25.06.2024 द्वारा जिला योजना एवं जल जीवन मिशन कार्यक्रम के अन्तर्गत जम्बूवा पीडी के निम्नलिखित विकासखण्ड हेतु पत्रिण पेयजल योजना के स्वरूपक के कार्य एवं पेयजल योजना के निर्माण कार्य हेतु राज्य सरकार की वेबसाइट <http://www.ukteenders.gov.in> के माध्यम से दिनांक 28.06.2024 से दिनांक 30.07.2024 तक ई-निविदाओं का प्रसारित की जा रही है, निम्नलिखित के विषय शर्त परपत्रिका वेबसाइट पर प्रत्येक की जा सकती है:-

- 1- विकासखण्ड द्वारिकाखण्ड / दुमड़ा / जयवर्धनखण्ड - नैसर्गिक प्राम समूह पत्रिण पेयजल योजना
- 2- विकासखण्ड द्वारिकाखण्ड - अमोला पेयजल योजना
- 3- विकासखण्ड दुमड़ाखण्ड - दुमड़ाखण्ड पेयजल योजना

अधिशासी अभियन्ता

UGRO U GRO CAPITAL LIMITED

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070

DEMAND NOTICE

Under the Provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("The Act") and the Security Interest (Enforcement) Rules, 2002 ("The Rules")

The undersigned being the authorised officer of UGRO Capital Limited and Poonawala Fincorp Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of the demand notice(s) is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Name of the Borrower(s) & LAN	Demand Notice Date and Amount
1. M/s Shri Sai Enterprises 2. Mr. Atul Kumar 3. Mrs. Gujan 4. Mrs. Bhawna 5. Mr. Jai Narayan Trivadi LAN - HCFDELSEC0001043336	Demand Notice: 05-06-2024 Amount: Rs. 43,85,781/- as on 05-06-2024

Description of Secured Asset(s)

"All that piece and parcel of immovable property bearing property No. C-53/4-A, area measuring 50 Sq. Yards, i.e., 450 Sq.Ft out of Khaska No. 64, situated at Village Moutpur, Abadi of Gali No. 12, 2, near Babu Ram chowk, Mohanpur, Moutpur, Ilaqa, Shahdara, Delhi, Pin code - 110053. Butted and bounded on the East by Part of Plot, on the West by Property of Other's, on the North by Gali - 15 ft., on the South by Gali - 15 ft."

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited. In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law. The attention of the borrower(s) is invited to Section 13(13) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(18) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Place: New Delhi, Sd/-, Soham Bhattacharya (Authorised Officer) Date: 27.06.2024. For UGRO Capital Limited (authorised.officer@ugrocapital.com)

INDIA SHELTER FINANCE CORPORATION LTD.

Registered Office: Plot-15,6th Floor, Sec-44, INSTITUTIONAL AREA, Gurugram, Haryana-122002.

Branch Office: U.N. tower, 2nd Floor, 18-ec Road, Near Upl Office, Survey Chowk, Dehradun-248001, WZ-112, Second Floor, Meenakshi Garden, Tiak Nagar, Near Subhash Nagar Metro Station, New Delhi-110018, Office No. 4-5,6,7, First Floor, Shree Ram Palace, Bhoja Market, Sector-27, Near Vinayak Hospital, Atia, Gautam Buddha Nagar, Noida - 201301, Uttar Pradesh, 59, D1/d2, Civil Line, Second Floor, Above Bata Showroom, Rudrapur-263153, 1st Floor, Scf 12 Main Market, Sector 14, Sonapat - 131001

PUBLIC NOTICE-AUCTION FOR SALE OF IMMOVABLE PROPERTY

[UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

Notice For Sale Of Immovable Property/Mortgaged With India Shelter Finance Corporation (ISFC) (secured Creditor) Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002

Notice is hereby given to the public in general and in particular to the borrower(s), co-borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (secured creditor), will be sold on 30/07/2024 (on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 29-JULY-2024 till 5 PM at Branch/Corporate Office: U.N. tower, 2nd Floor, 18-ec Road, Near Upl Office, Survey Chowk, Dehradun-248001, WZ-112, Second Floor, Meenakshi Garden, Tiak Nagar, Near Subhash Nagar Metro Station, New Delhi-110018, Office No. 4-5,6,7, First Floor, Shree Ram Palace, Bhoja Market, Sector-27, Near Vinayak Hospital, Atia, Gautam Buddha Nagar, Noida - 201301, Uttar Pradesh, 59, D1/d2, Civil Line, Second Floor, Above Bata Showroom, Rudrapur-263153, 1st Floor, Scf 12 Main Market, Sector 14, Sonapat - 131001

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Legal Heir(s) / Legal Rep.	Date Of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LA24BLLONS00005007958/ AP-10014954	1. Mr./ Mrs. ANUPAM NEGI 2. Mr./ Mrs. HEMENDR SINGH NEGI	13.12.2021 Rs. 5,46,959.31/- (Rupees Five Lacs Forty Six Thousand Nine Hundred Fifty Nine and Paise Thirty one Only)	SYMBOLIC POSSESSION	Rs. 22,00,000/-	Rs. 2,20,000/-
LA24BLLONS00005007009/ AP-10013157	1. Mr./ Mrs. BEBI PUNDIR W/O ARUN PUNDIR 2. Mr./ Mrs. ARUN PUNDIR	10.01.2023 Rs. 3,22,186.75/- (Rupees Three Lacs Twenty Two Thousand One Hundred Eighty Six and Paise Seventy Five Only)	SYMBOLIC POSSESSION	Rs. 22,00,000/-	Rs. 2,20,000/-
CL1A100004265 & LA11ECLONS000050013130	1. Mr./ Mrs. JYOTI 2. Mr./ Mrs. BIJENDER SINGH	16.06.2022 Rs. 8,88,894.45/- (Rupees Eight Lacs Eighty Eight Thousand Eight Hundred Ninety Four and Paise Forty Five Only)	SYMBOLIC POSSESSION	Rs. 11,00,000/-	Rs. 1,10,000/-
LA11LALONS00005004635 & AP-10101843	1. Mr./ Mrs. NEELAM 2. Mr./ Mrs. MANMOHAN SINGH	11.12.2023 Rs. 22,63,377/- (Rupees Twenty Two Lacs Sixty Three Thousand Three Hundred Seventy Seven Only)	SYMBOLIC POSSESSION	Rs. 25,00,000/-	Rs. 2,50,000/-
HL11LLONS00005011247 & AP-10015577	1. Mr./ Mrs. PINKI 2. Mr./ Mrs. SUNIL KUMAR	06.02.2024 Rs. 7,40,474/- (Rupees Seven Lacs Forty Thousand Four Hundred Seventy Four Only)	SYMBOLIC POSSESSION	Rs. 7,50,000/-	Rs. 75,000/-
LA24CLLONS00005009205/ AP-10015695	1. MR./ MRS. Seeta Thapa 2. MR./ MRS. Nar Bahadur Thapa	16.06.2022 Rs. 37,99,567.21/- (Rupees Thirty Seven Lakh Ninety Nine Thousand Five Hundred Sixty Seven Rupees And Twenty One Paise Only)	SYMBOLIC POSSESSION	Rs. 33,50,000/-	Rs. 3,35,000/-
LA11VLLONS000050070297 / AP-1016868	1. Mr./ Mrs. Suman 2. Mr./ Mrs. Dinesh Kumar	06.02.2024 Rs. 9,19,611/- (Rupees Nine Lacs Ninety Thousand Six Hundred Eleven Only)	SYMBOLIC POSSESSION	Rs. 10,00,000/-	Rs. 1,00,000/-
LA11LLONS000050036439/ AP-10071283	1. Mr./ Mrs. MALTI DEVI 2. Mr./ Mrs. SARVAR	06.03.2024 Rs. 5,09,628/- (Rupees Five Lacs Nine Thousand Six Hundred Twenty Eight Only)	SYMBOLIC POSSESSION	Rs. 4,50,000/-	Rs. 45,000/-
LA11ECLONS00005012444/ AP-10030915	1. Mr./ Mrs. RADHA VARWAL 2. Mr./ Mrs. BALJEET SINGH	16.06.2022 Rs. 7,85,908/- (Rupees Seven Lacs Eighty Five Thousand Nine Hundred Eighty Five Only)	SYMBOLIC POSSESSION	Rs. 10,00,000/-	Rs. 1,00,000/-
HL11CHLONS000050054797 / AP-10125366	1. Mr./ Mrs. RAJKUMARI 2. Mr./ Mrs. PANKAJ WADHWAN	10.04.2024 Rs. 30,83,933.40/- (Rupees Thirty Lacs Eighty Three Thousand Nine Hundred Thirty Three and paise Forty Only)	SYMBOLIC POSSESSION	Rs. 32,00,000/-	Rs. 3,20,000/-

Description Of Property: All Piece and Parcel of Residential Built Up Ground Floor of Property Bearing No E16/585-E Area Measuring 80 Sq Yds. (Excluding 2nd Floor) Situated At Tank Road Karol Bagh New Delhi Boundary, North-NA, South-NA, East-NA, West-NA

Terms and conditions:

- 1) The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: U.N. tower, 2nd Floor, 18-ec Road, Near Upl Office, Survey Chowk, Dehradun-248001, WZ-112, Second Floor, Meenakshi Garden, Tiak Nagar, Near Subhash Nagar Metro Station, New Delhi-110018, Office No. 4-5,6,7, First Floor, Shree Ram Palace, Bhoja Market, Sector-27, Near Vinayak Hospital, Atia, Gautam Buddha Nagar, Noida - 201301, Uttar Pradesh, 59, D1/d2, Civil Line, Second Floor, Above Bata Showroom, Rudrapur-263153, 1st Floor, Scf 12 Main Market, Sector 14, Sonapat - 131001 between 10.00 a.m. to 5.00 p.m. on any working day.
- 2) The immovable property shall not be sold below the Reserve Price.
- 3) All the bids/ tenders submitted for the purchase of the above property shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be returned to the unsuccessful bidders after auction.
- 4) The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so.
- 5) The prospective bidders can inspect the property on 26-July-2024 between 11.00 A.M and 5.00 P.M with prior appointment.
- 6) The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorised Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty.
- 7) In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or if the 15th day be a Sunday or other holiday, then on the first day after the 15th day.
- 8) In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.
- 9) The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property Tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property.
- 10) TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.
- 11) Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
- 12) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
- 13) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason therefor and also to modify any terms and conditions of this sale without any prior notice.
- 14) Interested bidders may contact Mr. Sudhir Tomar at Mob. No. +91 98184 60101

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/ MORTGAGOR

The above mentioned Borrowers/Mortgagors/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

Date: 27.06.2024 For India Shelter Finance Corporation Ltd Authorised officer. Mr. Sudhir Tomar at Mob. No. +91 98184 60101

ANANT RAJ LIMITED

(CIN: L45400HR1985PLC021622)

Registered office: Plot No. CP-1, Sector-8, IMT Manesar, Gurugram, Haryana-122051 Telefax: (0124) 4265817, Head Office: H-65, Connaught Circus, New Delhi-110001. Tel: 011-43034400, Fax 011-43582879. Email: manojpawha@anantrajlimited.com, Website: www.anantrajlimited.com

NOTICE OF THE 39TH ANNUAL GENERAL MEETING, E-VOTING INFORMATION AND BOOK CLOSURE

1. Notice is hereby given that the Thirty Ninth (39th) Annual General Meeting ("AGM") of the members of Anant Raj Limited ("the Company") will be held on Saturday, July 20, 2024 at 10:00 A.M. (IST) at the registered office of the Company at Plot No. CP-1, Sector-8, IMT Manesar, Gurugram, Haryana - 122051, for the purpose of transacting businesses as set out in the Notice of the 39th AGM.
2. The copy of Annual Report for the Financial Year 2023-24 containing Financial Statements, Director's Report, Auditor's Report and a copy of notice and explanatory statement of 39th AGM which inter-alia contains the process and manner of e-voting, Proxy form and Attendance Slip etc. along with User id and Password e-mailed to all the shareholders, whose e-mail id is available as a part of green initiative measures and for shareholders whose e-mail ids are not available, physical copies of the same have been dispatched to them at their registered address by post. The Notice of AGM together with the Annual Report has been transmitted/dispached by Wednesday, June 26, 2024.
3. **Book Closure:** Pursuant to Section 91 of the Companies Act, 2013 ("the Act") read with rule 10 of the Companies (Management and Administration) Rules, 2014 and other applicable provisions, if any and Regulation 42 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the Register of Members and Share Transfer Books of the Company shall remain closed during the book closure period i.e. from Sunday, July 14, 2024, to Saturday, July 20, 2024 (both days inclusive) and the record date will be on Saturday, July 13, 2024 (Closing Hours) for ascertaining the name of member entitled to the payment of dividend for the financial year 2023-24, if declared at the forthcoming AGM.
4. The final dividend on equity shares, as recommended by the Board of Directors at their meeting held on April 24, 2024, subject to the provisions of Section 126 of the Act, if declared by the Members at the 39th AGM, will be paid/dispached within 30 days from the date of 39th AGM to eligible Members. The payment of dividend shall be made through electronic mode to the members, who have registered their bank account details with the Company/RTA. If the Company is unable to pay the dividend, due to non-availability of the details of the bank account, the Company shall dispatch the dividend warrant to such shareholder by post.
5. **E-voting:** Pursuant to the provisions of Regulation 44 of Listing Regulations, Section 108 of the Act, read with rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time and Secretarial Standard-2 issued by the Institute of Company Secretaries of India on General Meetings, the Company is offering remote e-voting facility to its member in respect of business to be transacted at 39th AGM. The Company has entered into an arrangement with National Securities Depository Limited (NSDL) for facilitating remote e-voting. The remote e-voting shall commence at 9:00 A.M. (IST) on Wednesday, July 17, 2024 and will end at 5:30 P.M. (IST) on Friday, July 19, 2024. During this period members of the Company holding shares either in physical form or in dematerialized form as on the cut-off date of Saturday, July 13, 2024 may cast their vote electronically. The instructions for remote e-voting are given in the aforesaid Notice. The remote e-voting module shall be disabled by NSDL thereafter the above mentioned date and time for e-voting and once the vote on a resolution is cast by a member the members shall not be allowed to change it subsequently.
6. A person whose name is recorded in the Register of Members or in the Register of beneficial owners maintained by the depositories as on the cut-off date only shall be entitled to avail the facility of remote e-voting or voting at 39th AGM through ballot paper. Any person who has ceased to be member of the Company as on the cut-off date will not be entitled for the remote e-voting or voting at the AGM and should treat the notice for information purpose only.
7. The facility for voting through ballot paper shall be made available at the venue of 39th AGM and the members attending the meeting who have not already cast their vote by remote e-voting shall be able to exercise their right at the meeting through ballot paper. The members who have cast their vote by remote e-voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again and his vote, if any, cast at the Meeting shall be treated as invalid.
8. Any person who acquires shares of the company and becomes member of the Company after dispatch of the 39th AGM Notice and holding shares as on the cut-off date i.e. Saturday, July 13, 2024 (closing hours) may obtain the Login Id and password by following the procedure as mentioned in the aforesaid notice or by sending a request to evoting@nsdl.co.in
9. Any Member, who has already exercised his votes through remote e-voting, may attend the Meeting but is prohibited to vote at the Meeting and his vote, if any, cast at the Meeting shall be treated as invalid.
10. The voting rights of the members shall be in proportion to their share of the paid up equity share capital of the Company as on Saturday, July 13, 2024 (closing hours) i.e. cut-off date.
11. The copy of Notice of 39th AGM, Annual Report, if any, is also available on the Company's website www.anantrajlimited.com and on the website of NSDL i.e. <https://www.evoting.nsdl.com> and can be downloaded from there as well as the same may also be accessed from the website of the Stock Exchanges i.e. www.bseindia.com and www.nseindia.com. Members who do not receive the Notice and Annual Report may download the same as above or may request for the copy of the same from Company via, writing an email at manojpawha@anantrajlimited.com or ak.prashar@anantrajlimited.com.
12. **Registration of e-mail addresses:** Members who have not yet registered their e-mail addresses are requested to register the email id, to receive the Notice of the AGM and the Annual Report 2023-24 electronically and to receive login-id and password for remote e-voting. For permanent registration of their e-mail address, Members holding shares in demat form are requested to update the same with their Depository Participant ("DP") and to the Registrar for those Members holding shares in physical form. Further, in terms of SEBI circular dated December 09, 2020 on E-Voting facility provided by the listed companies, individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depositories Participants. Shareholders are requested to update their mobile number and email id correctly in their demat account in order to access e-voting facility.
13. Mr. Priya Jindal (Membership No. FCS12506), the Practicing Company Secretary has been appointed as the Scrutinizer to scrutinize the remote e-voting process as well as voting at AGM in a fair and transparent manner.
14. Pursuant to Finance Act, 2020, Dividend income will be taxable in the hands of members's w.e.f. April 01, 2020 and the Company is required to deduct tax at source (TDS) from dividend paid to members at the prescribed rates. For the prescribed rates for various categories, the members are requested to refer to the Finance Act, 2020, and amendments thereof or Notice of 39th Annual General Meeting to be held on Saturday, July 20, 2024. The members are requested to update their Residential status, PAN, Category as per Income Tax Act with their Depository Participants (DPs), if you hold shares in dematerialized mode or with Company at manojpawha@anantrajlimited.com or ak.prashar@anantrajlimited.com or Company's RTA at na@anantrajlimited.com you hold shares in physical form.
15. In case of any queries/grievances regarding e-voting, members may refer to Frequently Asked Questions (FAQs) for shareholders and e-voting manual for shareholders available in the help centre of NSDL's e-voting website www.evoting.nsdl.com or send a request to Ms. Pallavi Mhatre at evoting@nsdl.co.in or at National Securities Depository Limited, Trade World, A Wing, 4th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai 400 013 or at telephone nos.: +91 22 2499 7000, +91 22 2486 7000, who will also address the grievances connected with the voting/e-voting process.

The above information is being issued for the information and benefit of all the Members of the Company.

For Anant Raj Limited
Sd/-
Manoj Pawha
Company Secretary and Compliance Officer
Date : June 26, 2024
Membership No. A7812

ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

ADITYA BIRLA FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat-362 266.
Corporate Office: 10th Floor, R Teck Park, Nirlon Complex, Near Hub Mall, Goregaon (East) Mumbai-400 063, Maharashtra.

DEMAND NOTICE

UNDER SEC 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") READ WITH RULE 3 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("THE RULES")

The undersigned being the Authorized Officer of Aditya Birla Finance Limited (ABFL) under the Act and in exercise of powers conferred under Section 13(2) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to ABFL, within 60 days from the date of the respective Notice(s), the amount indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents / writings, if any, executed by the said Borrower(s), As a Security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to ABFL by the said Borrower's respectively.

Sr.	Name and Address of the Borrower(s)	Demand Notice Dt. & NPA Dt.	Description of Immovable property
1.	M/s. Mark Vision Through Its Proprietor Mr. Razer Phillips	18.05.2024 & 03.06.2024	House No. Plot 155, Khaska No. 916, Measuring 77 Sq. Yards: Malwara Vasant Road, Verun Jatawada Kalan Malkhana Dairy Ghaziabad, Uttar Pradesh-201 001. • Boundaries: • North: House of Krishna Devi, • South: House of Zohari, • East: House of Ishwar Chand, • West: Gali
2.	Mr. Sanjeev Ranjan Ambasta (Borrower & Mortgagor)	20/07/2022	ALL THE PARTS AND PARCEL OF THE PROPERTY BEARING ADDRESS: Flat No. B-303, 3rd Floor, Block-B, Plot No. 14, Sec. 1, (GH-6), Jaipuria Apartment, Crossing Republik, Ghaziabad measuring area 1320 sq. ft. (Super Built-up area) Type of Possession-Physical
3.	Mrs. Jyoti Ambasta (Co-Borrower), (Loan Account No. IHL69308)	20/07/2022	ALL THE PARTS AND PARCEL OF THE PROPERTY BEARING ADDRESS: Flat No. B-303, 3rd Floor, Block-B, Plot No. 14, Sec. 1, (GH-6), Jaipuria Apartment, Crossing Republik, Ghaziabad measuring area 1320 sq. ft. (Super Built-up area) Type of Possession-Physical

Total O/s. Dues Amount: ₹ 41,16,70,00/- as on 13.06.2024

Sr.	Name and Address of the Borrower(s)	Demand Notice Dt. & NPA Dt.	Description of Immovable property
1.	Mr. Desraj, Deceased Hence Represented Through Legal Heirs	16.05.2024 & 04.01.2023	Property Waka Benarua Shop, Situated At Ward No. 9, Indri, Tehsil Indri & District Karnal Haryana Measuring 21 Fts. X 9 Fts. Measuring 189 Sq. Ft. Or 21 Sq. Yards Approximately & • Bounded as follows: • East: Shop of Dalip Singh; • West: Shop of Owner; • North : Road; • South: House of Owner.
2.	1) Mamu (Wife) 2) Ankush Ram (Son)	16.05.2024 & 04.01.2023	Property Waka Benarua Shop, Situated At Ward No. 9, Indri, Tehsil Indri & District Karnal Haryana Measuring 21 Fts. X 9 Fts. Measuring 189 Sq. Ft. Or 21 Sq. Yards Approximately & • Bounded as follows: • East: Shop of Dalip Singh; • West: Shop of Owner; • North : Road; • South: House of Owner.
3.	Mrs. Manu, W/o. Mr. Desraj	16.05.2024 & 04.01.2023	Property Waka Benarua Shop, Situated At Ward No. 9, Indri, Tehsil Indri & District Karnal Haryana Measuring 21 Fts. X 9 Fts. Measuring 189 Sq. Ft. Or 21 Sq. Yards Approximately & • Bounded as follows: • East: Shop of Dalip Singh; • West: Shop of Owner; • North : Road; • South: House of Owner.
4.	1) Village Joghur Majra Kalan, Karnal, Haryana-132 041. • Mobile: 90507 45451, 8295176555. • E-mail: desraj90507@gmail.com; ADD. 2: Mataf Majri Chowk, Indri Karnal, Haryana-132 041	16.05.2024 & 04.01.2023	Property Waka Benarua Shop, Situated At Ward No. 9, Indri, Tehsil Indri & District Karnal Haryana Measuring 21 Fts. X 9 Fts. Measuring 189 Sq. Ft. Or 21 Sq. Yards Approximately & • Bounded as follows: • East: Shop of Dalip Singh; • West: Shop of Owner; • North : Road; • South: House of Owner.

Total O/s. Dues Amount: ₹ 21,05,397.72/- as on 07.06.2024

With further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and / or realization. If the said Borrower's shall fail to make payment to ABFL as aforesaid, then ABFL shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entered at the risk of the said Borrower's / Legal Heir(s) / Legal Representative(s) as to the costs and consequences. The said Borrower's / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s) / Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of ABFL. That please note that this is a final notice under Sec. 13(2) of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (2002 Act). Needless to say, that ABFL shall be within its right to exercise any or all of the rights referred to above against the borrower(s) entirely at their risk, responsibility & costs.

Sd/-
Authorized Officer
ADITYA BIRLA FINANCE LIMITED

Place : Ghaziabad / Karnal
Date : 27.06.2024

INDIA SHELTER FINANCE CORPORATION LTD.

Registered Office: Plot-15,6th Floor, Sec-44, INSTITUTIONAL AREA, Gurugram, Haryana-122002.

Branch Office: U.N. tower, 2nd Floor, 18-ec Road, Near Upl Office, Survey Chowk, Dehradun-248001, WZ-112, Second Floor, Meenakshi Garden, Tiak Nagar, Near Subhash Nagar Metro Station, New Delhi-110018, Office No. 4-5,6,7, First Floor, Shree Ram Palace, Bhoja Market, Sector-27, Near Vinayak Hospital, Atia, Gautam Buddha Nagar, Noida - 201301, Uttar Pradesh, 59, D1/d2, Civil Line, Second Floor, Above Bata Showroom, Rudrapur-263153, 1st Floor, Scf 12 Main Market, Sector 14, Sonapat - 131001

PUBLIC NOTICE-AUCTION FOR SALE OF IMMOVABLE PROPERTY

[UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

Notice For Sale Of Immovable Property/Mortgaged With India Shelter Finance Corporation (ISFC) (secured Creditor) Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002

Notice is hereby given to the public in general and in particular to the borrower(s), co-borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (secured creditor), will be sold on 30/07/2024 (on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 29-JULY-2024 till 5 PM at Branch/Corporate Office: U.N. tower, 2nd Floor, 18-ec Road, Near Upl Office, Survey Chowk, Dehradun-248001, WZ-112, Second Floor, Meenakshi Garden, Tiak Nagar, Near Subhash Nagar Metro Station, New Delhi-110018, Office No. 4-5,6,7, First Floor, Shree Ram Palace, Bhoja Market, Sector-27, Near Vinayak Hospital, Atia, Gautam Buddha Nagar, Noida - 201301, Uttar Pradesh, 59, D1/d2, Civil Line, Second Floor, Above Bata Showroom, Rudrapur-263153, 1st Floor, Scf 12 Main Market, Sector 14, Sonapat - 131001

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Legal Heir(s) / Legal Rep.	Date Of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LA24BLLONS00005007958/ AP-10014954	1. Mr./ Mrs. ANUPAM NEGI 2. Mr./ Mrs. HEMENDR SINGH NEGI	13.12.2021 Rs. 5,46,959.31/- (Rupees Five Lacs Forty Six Thousand Nine Hundred Fifty Nine and Paise Thirty one Only)	SYMBOLIC POSSESSION	Rs. 22,00,000/-	Rs. 2,20,000/-
LA24BLLONS00005007009/ AP-10013157	1. Mr./ Mrs. BEBI PUNDIR W/O ARUN PUNDIR 2. Mr./ Mrs. ARUN PUNDIR	10.01.2023 Rs. 3,22,186.75/- (Rupees Three Lacs Twenty Two Thousand One Hundred Eighty Six and Paise Seventy Five Only)	SYMBOLIC POSSESSION	Rs. 22,00,000/-	Rs. 2,20,000/-
CL1A100004265 & LA11ECLONS000050013130	1. Mr./ Mrs. JYOTI 2. Mr./ Mrs. BIJENDER SINGH	16.06.2022 Rs. 8,88,894.45/- (Rupees Eight Lacs Eighty Eight Thousand Eight Hundred Ninety Four and Paise Forty Five Only)	SYMBOLIC POSSESSION	Rs. 11,00,000/-	Rs. 1,10,000/-
LA11LALONS00005004635 & AP-10101843	1. Mr./ Mrs. NEELAM 2. Mr./ Mrs. MANMOHAN SINGH	11.12.2023 Rs. 22,63,377/- (Rupees Twenty Two Lacs Sixty Three Thousand Three Hundred Seventy Seven			