

**agriwise AGRIWIS FINSERV LIMITED**  
(Erstwhile Star Agri Finance Limited)  
Regd Office at: Unit No. 802, 80th Floor, Sunar Plaza, Marol Maroshi Nagar, Marol Naka, Andheri East Mumbai 400 059 MH  
CIN: U59999MH1995PLC267097, Web: www.agriwise.com, Email: info@agriwise.com, Ph: +91-22-40467777, Fax: +91-22-40467788

**AUCTION NOTICE FOR SALE OF IMMOVABLE ASSETS**  
Under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Read With Provision to Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given for conducting Auction sale under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) and Rules 8(6) & 9 of the Security Interest (Enforcement) Rules 2002 of the immovable properties, mortgaged to the Agrivise Finserv Limited Formerly known as Star Agri Finance Limited (hereinafter referred to as the "Secured Creditor"). Whereas the below mentioned borrower failed to repay the loan amounts to the Secured Creditor, within 60 days from the date of the notice issued by its authorized officer under section 13(2) of the SARFAESI Act 2002.

**WHEREAS** the Secured Creditor has pursuant to the powers vested in it through its authorized officer taken POSSESSION of the mortgaged properties as mentioned below under the provisions of under provisions of section 14 of SARFAESI Act 2002 and in exercise of the power conferred there under.

**WHEREAS** even thereafter the borrower has failed to repay the aforesaid loan amount to the authorized officer of Secured Creditor and has decided to sell the scheduled property/ies ON THE BASIS "WHAT IS, WHERE IS AND WHATEVER THERE IS" through the process of INVITING BIDS CUM AUCTION in a sealed cover for the below mentioned property/ies from the intending buyers on the following terms and condition.

BORROWER'S AND GUARANTOR'S NAME & ADDRESS:	
1. <b>Bombay Top Ki Duniya, Sourabh Jain S/o Premchand Jain, Mr Pradeep Jain S/o Mr. Prem Chand Jain</b> At Survey No. 6/2-k Min-34, Ph.No.59, Ward No. 23, Unit No. 23/13, Gram Jaganpur, Tehsiland District Guna, M.P. 473001. Also At Veerendra Nagar Colony, Guna Tehsil And District Guna (M.P.) - 473001.	
Date of Demand Notice: 02-07/2024 Date of Symbolic Possession Notice: 04-09-2024	
Secured Debt Amount in Rs. 21,61,137/- (Rupees Twenty One Lakh Sixty One Thousand One Hundred Thirty Seven Only) due as on 31-12-2024 along with the applicable interest and other charges together with interest and other contractual dues due & payable till the final payment.	
Description of Property	Reserved Price EMD
All That Piece And Parcel of Property Bearing Situated At Gram Jaganpur P.H. No.59, 6/2-k Min 34, Plot Size (15°50')=750 Sq Mtr. Alongwith Present And Future Sheds, Structures, Building Thereon And Surrounded As Follows : North: Plot of Self Seller, South: Plot of Self Seller, East: Plot of Self Seller, West: Proposed Road	Rs. 17,80,000/- Rs. 1,78,000/-
(A) Last Date for Submission of: 04-02-2025 (B) Time & Place of opening of Bids/Auction: 05-02-2025 at 11:00AM, AT 1st Floor Malhotra Complex Near Krishna Garden, Ashok Park view A.B.Road Guna Pin- 473001	

BORROWER'S AND GUARANTOR'S NAME & ADDRESS:	
2. <b>Shri Balaji Jewellers, Rajesh Soni S/o Rambarhosa Soni, Dilip Soni S/o Rambarhosa Soni, Pinki Soni W/o Rajesh Soni, Vishnu Jewellers At Dal Mill Ke Pass Subhash Chouk Kumbhraj, Guna, Madhya Pradesh 473222 Also At Ward Mo.6, Saraswati School Kumbhraj, Guna, Madhya Pradesh- 473222.</b>	
Date of Demand Notice: 20-08-2024 Date of Symbolic Possession Notice: 24-10-2024	
Secured Debt Amount in Rs. 51,18,569/- (Rupees Fifty One Lakh Eighteen Thousand Five Hundred and Sixty Nine Only) due as on 31-12-2024 along with the applicable interest and other charges together with interest and other contractual dues due & payable till the final payment.	
Description of Property	Reserved Price EMD
All That Piece And Parcel of Property Bearing Situated Atnagar Panchayat Kumbhraj, Panchayati Mandir Ward No. 14 Sadar Bazaar Kumbhraj, Tehsil Kumbhraj & Dist. Guna (MP) At Nagar Parishad Kumbhraj Grahak Register Serial No.37 Page No.79 & Serial No.28 & Page No.77 Name Registered. Shop No. 115 Area 110 Sqft. (10.22 Sqmtr) Shop No.116 Area 111 Sqft (10.31 Sqmtr) & Shop No. 117 Area 141 Sqft. (13.10 Sqmtr). Total Three Shop Area 362 Sqft. (33.64 Sqmtr). North: 6' Wide Pathway, South: Shop No 114, East: 6' Wide Pathway, West: Shop No. 116	Rs. 13,03,200/- Rs. 1,30,320/-
(A) Last Date for Submission of: 16-01-2025 (B) Time & Place of opening of Bids/Auction: 17-01-2025 at 11:00AM, AT 1st floor Malhotra complex near Krishna Garden, Ashok Park view A.B.Road Guna Pin- 473001	

For any other information, Mr. ANIL SINGH PARIHAR, AT +91 9827797626. May be contacted at the above address.

**STATUTORY 15/30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002**  
The Borrower/Co-Borrowers/guarantors/mortgagors are hereby notified to pay the sum as mentioned above along, with up to date interest and ancillary expenses before auction, failing which the auction of mortgaged property mentioned above shall take place and balance dues if any shall be recovered with interest/cost.

Date: 01-01-2025  
Place: Madhya Pradesh  
Authorised Officer  
For Agrivise Finserv Limited  
(Erstwhile StarAgri Finance Limited)  
Note: Amount paid if any after issuance of SARFAESI Demand Notice, would be reckoned for ascertaining the dues payable at the time of realization/settlement.

**Kotak Mahindra Bank Limited** ONLINE E - AUCTION SALE OF ASSET  
Registered Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051  
Branch Office: Kotak Mahindra Bank Limited 5th Floor Metro Tower A.B. Road Vijay Nagar Indore (MP) - 452010

**Sale Notice For Sale Of Immovable Properties**  
E-auction sale notice for sale of immovable assets under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 under rule 8(6) read with provision to rule 9 (1) of the security interest (enforcement) rule, 2002. Subsequent to the assignment of debt in favour of Kotak Mahindra Bank Limited by "Fullerton India Home Finance Company Limited" (hereinafter referred to as "FIHFC") the authorised officer of Fullerton India Home Finance Company Limited (hereinafter referred to as "FIHFC") has taken the possession of below described immovable property (hereinafter called the secured asset) mortgaged/charged to the secured creditor on 18.12.2019. Notice is hereby given to the borrower (s) and co-borrower (s) in particular and public in general that the bank has decided to sell the secured asset through E-auction under the provisions of the sarfaesi act, 2002 on "as is where is", "as is what is", and "whatever there is" basis for recovery of Rs. 36,96,049/- (Rupees Three Six Lakh Ninety Six Thousand and Forty Nine Only) outstanding as on 27.12.2024 along with future applicable interest till realization, under the loan account no. 691707510224194 & 691707210224188; loan availed by Mrs. Hemlata Rai, Mr. Arun Kumar Rai, Mrs. Uma Rai & MIS Mahima Sadiji as per below details.

Particular	Detail
Date of Auction	22.01.2025
Time of Auction	Between 12:00 Pm To 1:00 Pm With Unlimited Extension Of 5 Minutes
Reserve Price	Rs. 9,50,000/- (Rupees Nine Lakh Fifty Thousand only)
Earned Money Deposit (EMD)	Rs. 95,000/- (Rupees Ninety Five Thousand only)
Last Date For Submission Of Emd With Key	21.01.2025 UPTO 6:00 PM. (IST)
Description Of The Secured Asset	All that piece and parcel of House part of diverted land Survey No. 1275 situated at Mohaladungpura Tehsil Nandga District Ujjain, Madhya Pradesh-456335 total area measuring 92.89 Sq.Mtr. Bounded as East: Road, West: Gali, North: House of Mrs. Sajan Bai, South: Plot of Mr. Raju S/o Lalram.
Known Encumbrances	Nil

The borrowers' attention is invited to the provisions of sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take notice that if a case auction scheduled herein fails for any reason whatsoever then secured creditor may enforce security interest by way of sale through private treaty. In case of any clarification/requirement regarding assets under sale, bidder may contact Mr. Akshit Solanki (Mob No. +917302111608) & Mr. Rajender Dahiya (Mob No. +91844624515). Bidder may also contact the bank's IVRNo. (+91-9152219751) for clarifications. For detailed terms and conditions of the sale, please refer to the link <https://www.kotak.com/bank-auctions.html> provided in the bank's website i.e. [www.kotak.com/bank-auctions.html](http://www.kotak.com/bank-auctions.html)

Place: Ujjain, Madhya Pradesh, For Kotak Mahindra Bank Ltd.,  
DATE: 01.01.2025 Authorized Officer

**SEWA GRIH RIN LIMITED**  
Regd.: 1st Floor 216/C-12, Old No. C-12, Plot No. 13-B, Guru Narayn Pura, Laxmi Nagar, Delhi-110092. GST 07AAQCS0870122  
Corp. off: Building No. 8, Tower-C, 8th Floor, DLF Cyber City, Gurugram-122002, Email ID-[eauction@sgrlimited.in](mailto:eauction@sgrlimited.in), GST 06AAQCS0870H124

**SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO SEWA GRIH RIN LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002**  
The undersigned being the Authorized Officer of SEWA Grih Rin Limited ("SGRL") has taken the physical possession of the immovable property/Secured Asset being "All that part and parcel of the property situated at Plot Survey No. 168/1, Anona Village, P.H.No. 38, (Ward no. 10 Saral no. 335) Tehsil & District Dewas, Madhya Pradesh -455001 and under the said ALL THAT piece and parcel of land measuring about an area 600 sq. ft. (hereinafter referred to as "Secured Asset") under the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002") which stood secured in favor of SGRL towards financial facility availed in loan No. HLP100002823 by the Borrowers/Co-Borrowers namely 1) Krishna Kungar Sisodia/ Y/o Gautam Singh Sisodia, 2) Gautam Singh Sisodia/ S/o Bhawan Singh Sisodia & 3) Kesar Singh S/o Gautam Singh Sisodia (hereinafter collectively referred to as "Borrowers") and 4) Omprakash Carpenter S/o Manohar Lal as Guarantor from SGRL.

The undersigned is enforcing its security interest against the Secured Asset as described hereinabove by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder.

The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the said Secured Asset. The Sale of the said Secured Asset will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT RECOURSE BASIS" on 16/01/2025 for recovery of outstanding amount to the tune of Rs. 4,33,205.89/- (Rupees Four Lakh Thirty-Three Thousand Two Hundred Five and Sixty Nine Paise/-) due as on 31/08/2022 along with further interest charged thereon due to SGRL from the Borrowers. The sale price is fixed at Rs. 7,05,000/- (Rupees Seven Lakh Five Thousand Only).

The Borrowers and the public in general are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and SGRL is now under the process of enforcing its security interest by effecting sale of the said Secured Asset by way of private treaty as prescribed under the provisions of Rule 8 (5)(d) read with Rule 8 (8) of Security Interest (Enforcement) Rules, 2002. Further the Borrower's attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 31.12.2024  
Place: Gurugram  
Sd/ Authorised Officer  
For : Sewa Grih Rin Limited

**HDFC BANK** Regd. Office: HDFC Bank House, Senapati Bagat Marg, Lower Pareil, Mumbai (Department for Special Operation)  
Branch Add.: Peninsula Business Park, 8 Tower, 4th Floor, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Pareil (West) Mumbai- 400 013.

**DEMAND NOTICE**  
Demand Notice u/s. 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).

To,  
1. Nilshikha Infra India Limited (E- Nilshikha Projects Limited) (Borrower & Mortgagor) R-211, Mahalakshmi Nagar, Near Bombay Hospital Indore - 452010.  
2. Mr. Jagdish Ramcharan Kumar (Director, Mortgagor & Guarantor) 29, Emerald Villa, Vayu Enclave, Silver Springs, Munda, Nayta, By Pass Road, Indore - 452020  
3. Mr. Shivnanda Subappa (Director, Mortgagor & Guarantor) 26, Srikanth Palace Colony, Bicholi Hapsi Road, Indore - 452016.  
4. Mr. Arvind Kumar Vijayshankar Tripathi (Director, Mortgagor & Guarantor) 37, Empire Estate, Bicholi Mardana, By Pass Road, Indore - 452016  
5. Mrs. Niharika Sahoo D/o Nirodhkumar Sahu (Mortgagor & Guarantor) 15-16, Lakshya Vihar, Kanadia Road, Indore - 452016.  
6. Mrs. Prabha T.S. Shivnanda (Mortgagor & Guarantor) 26, Srikanth Palace Colony, Bicholi Hapsi Road, Indore - 452016.  
7. Mrs. Sangeeta Jagdish Bhatti (Mortgagor & Guarantor) 29, Emerald Villa, Vayu Enclave, Silver Springs, Munda, Nayta, By Pass Road, Indore - 452020  
8. Mr. Guruprasanna Gayadhar Sahoo (Mortgagor & Guarantor) 15-16, Lakshya Vihar, Kanadia Road, Indore - 452016.  
9. Mrs. Pooja Arvind Kumar Tripathi (Mortgagor & Guarantor) 37, Empire Estate, Bicholi Mardana, By Pass Road, Indore - 452016

Notice is hereby given to you that the envelope containing the notice dated 30-10-2024 issued by the Authorized officer of HDFC Bank Ltd. u/s. 13(2) of the SARFAESI Act by Speed Post A/D/Registered Post could not be effected in the ordinary manner. Notice is therefore hereby served to you vide Rule 3 of the Security Interest (Enforcement) Rules, 2002. You had availed Dripoline OD / C.C. and GECL facility against the security and on account of defaults committed by you in repayment, your account has been classified as "Non-Performing Assets" (NPA) on 27.02.2023 in accordance with the Reserve Bank of India guidelines. You are hereby called upon to pay the entire outstanding amount of Rs. 7,56,29,097.44/- (Rupees Seven Crore Fifty Six Lakhs Twenty Nine Thousand Ninety Seven and Paise Forty Four Only) as on 30.09.2024 along with further interest at the contractual rate and other costs, charges, incidental expenses thereto till payment within 60 days from the publication of this notice, failing which HDFC Bank Ltd. shall take possession of the secured (mortgaged/hypothecated) assets as detailed below and exercise all the rights and powers provided u/s. 13(4) of the said Act, without prejudice to any of the other rights provided under the laws of the land. You are also put to notice u/s. 13(13) that you shall not transfer the said asset by sale, lease or otherwise without obtaining prior written consent of HDFC Bank Ltd.

**Secured Asset:**  
1. Primary Security: Hypothecation of stocks, book debts and Plant and Machinery  
2. Collateral Security: (i) Plot No. 5 (Private No. 15), Lakshya Vihar Colony of Land bearing Survey No. 1175/2 at Village Khajrana Tehsil & District Indore Owned by Mr. Gurus Prassann Sahu formally known as Mr. Guruprasanna Gayadhar Sahoo. Boundaries: East: Road, West: Road, North: Plot No. 6, South: Open Space.  
(ii) Plot No. 37 at Empire State Colony at Bicholi Mardana, Teh. & Dist. Indore Owned by Mr. Arvind Kumar Tripathi. Boundaries: East: Road, West: Plot No. 33, North: Plot No. 38, South: Plot No. 36  
(iii) Residential Diverted Piece of Land bearing Survey No. 179/2/31-K-1, Part having area 0.218 hectare & Survey No. Survey No. 179/3/1/1 Part having area 0.153 hectare having total area 0.371 hectare at Village Bicholi Mardana Tehsil & Dist. Indore Jointly Owned Mr. Arvind Kumar Tripathi, Mrs. Pooja Tripathi, Mr. Guruprasanna Sahu, Mrs. Niharika Sahu, Mr. Shivnanda & Mrs. Prabha T.S. Boundaries: East: Road, West: Land of Seller, North: Land of Aarav Developer, South: Road  
(iv) Diverted piece of Land bearing Survey No. 676/3/1 having area 0.500 hectare & Survey No. 678/3 having area 0.150 hectare & Survey No. 676/2 having area 0.740 hectare & Survey No. 678/1 having area 0.160 hectare & Survey No. 678/2/2 having area 0.130 hectare having total area 1.680 hectare at Village Balodi, Patwari halika No. 49, tehsil Bandarghat District Ujjain 456222 owned by Neelshikha Infra India Ltd. formally known as Nilshikha Infra India Limited erstwhile Nilshikha projects limited. Boundaries: East: Road, West: Land of Ramesh Choudhary, North: Land of Ramesh Choudhary, South: Land of Dinesh & Suresh Butra  
(v) Plot No. 211, at Mahalakshmi Nagar, Sector R, Village Pipiyakumar Tehsil & District Indore Owned by Mrs Neelshikha Infra India formally known as Nilshikha Infra India Limited erstwhile Nilshikha projects limited. Boundaries: East: Road, West: Plot No. 188/R, North: Plot No. 210/R, South: Plot No. 212/R  
(vi) Villa Emerald No. 29, Vayu Enclave, Silver Spring Township phase - II, Indore, Village Munda Nayata, Patwari Halika No. 13, A.B. Road Bypass, Tehsil & District Indore (M.P.) Owned by Mr. Jagdish Kumar. Boundaries: East: Township Boundary Wall, West: Township Road, North: Villa Emerald No. 28, South: Villa Emerald No. 30  
(vii) Plot No. 25, with construction thereon at Shrikanth Palace Colony, Indore Owned by Mr. Shivnanda. Boundaries: East: Road, West: Plot No. 7, North: Plot No. 25, South: Plot No. 27  
(viii) Plot No. 6 (Private No. 16), Lakshya Vihar Colony of Land bearing Survey No. 1175/2 at Village Khajrana Tehsil & District Indore Owned by Mr. Gurus Prassann Sahu formally Mr. Guruprasanna Gayadhar Sahoo. Boundaries: East: Road, West: Road, North: Plot No. 7, South: Plot No. 5  
(ix) Plot No. 418, 42, 43-A, with construction thereon at Industrial Area Electronic Complex, Pardiapur, Indore. Owned by Nilshikha Infra India Ltd. formally known as Nilshikha Infra India Limited erstwhile Nilshikha projects limited. Boundaries: East: Road, West: Plot No. 41/B, North: Plot No. 38, South: Road. And the above secured assets are having pari passu charge under consortium lead by Union Bank of India (All of them herein after collectively referred to as "secured assets")  
Your attention is also invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

For HDFC Bank Ltd.,  
Sd/-, Sunil Bhanushal, Authorised Officer  
Department for Special Operation  
Mobi. 9323176985

Date: 01/01/2025  
Place: Indore

**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 Fitel Compound, Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, India, Ph. No. : +91 22 61799400 Email: [contact@kifshousing.com](mailto:contact@kifshousing.com) Website: [www.kifshousing.com](http://www.kifshousing.com) CIN: U65922GJ2015PLC085079 RBI COR. DOR: 00145

**NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT)**  
In respect of loans availed by below mentioned borrowers/guarantors through KIFS HOUSING FINANCE LIMITED, which have become NPA with below mentioned balance outstanding on dates mentioned below. We have already issued detailed Demand Notice dated as mentioned below Under Sec. 13(2) of Securitization and Reconstruction of Financial Asset Enforcement of Security Interest Act 2002 by Registered Post/ Speed Post/ Courier with acknowledgement due to you which has been returned undelivered / acknowledgement not received. We have indicated our intention of taking possession of securities owned on one of you as per Sec. 13(4) of the Act in case of your failure to pay the amount mentioned 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 Applicant / Co-Applient / Guarantors & Date of NPA	Demand Notice Date Outstanding	Detail of Secured Assets:
1	Bhopal / 14539 / LNHLGJN01	1. Mr. Milan Rathor (Applicant) 2. Ms. Lalita Bai Rathore (Co-Applient 1) 3. Mr. Lal Singh (Co-Applient 2) NPA: September 08, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 857108/-	Property Address: PLOT NO 100, Survey No. / Khalsa No. - 84/3, Street Name - Mahadevi Dharam Kata, Ph No 43, Landmark - Mahadevi Nagar, Village Location - Naseedpur, Mouza Police Station - Kotwali, City Tehsil Taluka - Ganj Basoda, District - Vidisha, State - Madhya Pradesh, Pin Code - 464221. As Per Sale Deed: East: Road 20' Wide West: Plot of Seller North: Ho Rachna Vishwakarma South: Plot of Seller As Per Site: East: Road 20' Wide West: Pvt Plot No 109, P/o Kuswah Ji North: Pvt Plot No 99, H/o Rachna Vishwakarma South: Pvt Plot No 101, P/o Sudhir Rathore
2	Chhindwara / 15455 / LNHLCH01	1. Mr. Rakesh Kahar (Applicant) 2. Ms. Shakun Kahar (Co-Applient 1) 3. Mr. Vinod Raghuvanshi (Co-Applient 2) NPA: September 08, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 761038/-	Property Address: A B N 84 P.H.N 09 R.N.M 02, Plot No. 28, Part Of Khalsa No 337/1/2 Hanuman Nagar, Ward No. 03, Veer Sawarkar Ward, Near Inside of Sir School, Khajuri, Chhindwada Chhindwara Chhindwara Madhya Pradesh India 480001. As Per Sale Deed: East: Plot No. 30 Plot of Rajkumar Dehariya West: Road North: Plot No. 29 Seller Land South: Road As Per Site: East: Plot No. 30 Plot of Rajkumar Dehariya West: Road North: Plot No. 29 Seller Land South: Road
3	Ratlam / 1042467 / LNHLRTM00	1. Mr. Devendree Vaishwar (Applicant) 2. Mr. Ramesh Vaishwar (Co-Applient 1) 3. Mr. Bharat Vaishwar (Co-Applient 2) NPA: October 08, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 758953/-	Property Address: Residential House Built on Part of Mun. No. 54, Old No. 28B/54, at Bohre Ki Chal, Jaora Falak, Ratlam, Madhya Pradesh-457001 As Per Sale Deed: East: House of Rasul Bhai Abbas Bha West: House of Nawab Bhai North: 20' Width Road South: Remaining Part of Seller As per Site: East: House of Rasul Bhai Abbas Bha West: House of Nawab Bhai North: 20' Width Road South: House of Gopal Ji
4	Jhabua / 5785 / LNHLJH00	1. Ms. Anita Bai (Applicant) 2. Mr. Bahadur Singh (Co-Applient 1) NPA: September 08, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 707159/-	Property Address: Survey No.949/1/3 (s), Ph No.27/59, Gram Raipuria, The Petawad, District Jhabua, Madhya Pradesh 457775 As Per Sale Deed: East: Road West: House of Sellers North: House of Laxman S/o Babu Padiyar South: Remaining Land of Sellers As Per Site: East: Road West: House of Sellers North: House of Laxman S/o Babu Padiyar South: Remaining Land of Sellers
5	Gwalior / 13990 / LNHLGU00	1. Mr. Rajesh Soni (Applicant) 2. Mr. Pinki Soni (Co-Applient 1) 3. Mr. Yash Soni (Co-Applient 2) NPA: October 09, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 2421754/-	Property Address: Plot No.01, And Part of Plot No.02, Part of Survey No.639/3/1 S, Off. Side To Indira Gand, Ward Road, Old Ph. No.24, And New P.H.No.40, Ward No. 15, Near Krishna Garden, Village Kumbhraj, Guna Madhya Pradesh 473222 As Per Sale Deed: East: Tulse Khedi Road West: Remaining Part of Plot No. 02 North: Land of Seller (Pawan Kumar) South: 15 Ft Road As Per Site: East: Tulse Khedi Road West: Remaining Part of Plot No. 02 North: Land of Seller (Pawan Kumar) South: 15 Ft Road
6	Jhabua / 1058790 / LNHLJH00	1. Mr. Dilip Bhabar (Applicant) 2. Ms. Muni Bhabar (Co-Applient 1) 3. Mr. Shrawan Kharadi (Co-Applient 2) NPA: October 09, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 769366/-	Property Address: H. No.123/3, Ph.No.46, Ward No.07, Gram Kaidela, Tehsil Thandla, Distt. Jabua, Madhya Pradesh- 457777 As Per Sale Deed: East: Am Rastia West: Land of Bijya Bhabhar North: House of Chaitrya Bhabhar South: Land of Bijya Bhabhar As Per Site: East: Am Rastia West: Land of Bijya Bhabhar North: House of Chaitrya Bhabhar South: Land of Bijya Bhabhar
7	Ratlam / 1048315 / LNHRHT01	1. Mr. Amrat Parmar (Applicant) 2. Ms. Mangru Bai Parmar (Co-Applient 1) 3. Ms. Mania Parmar (Co-Applient 2) 4. Pooja Rathore (Co-Applient 3) NPA: October 09, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 855462/-	Property Address: House No.78-B, Survey No.602, 603, 604/1, Prakash Nagar, Colony Gali No. 04, Ward No.19(Old), Nagda, Ujjain, Madhya Pradesh, India-456335 As Per Sale Deed: East: House of Jagdish West: House of Laxminarayn Segar North: Gali South: Road As Per Site: East: House of Jagdish West: House of Laxminarayn Segar North: Gali South: Road
8	Ratlam / 00002076 / LNHRHTM0	1. Mr. Dilip Bhabar (Applicant) 2. Ms. Muni Bhabar (Co-Applient 1) 3. Ms. Shrawan Kharadi (Co-Applient 2) NPA: October 09, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 554345/-	Property Address: House No.123/3, P H No.46, Ward no.07, Near by Panchayati Bhanav, Gram Kaidela, Thandla, Jhabua, Madhya Pradesh 45777 As Per Sale Deed: East: Road West: Land of Bijya Bhabhar North: House of Chaitrya Bhabhar South: House of Bahadur As per Site: East: Road West: Land of Bijya Bhabhar North: 15 Feet Wide Self Land & Than House of Chaitrya Bhabhar South: Land of Bijya Bhabhar
9	Ujjain / 00003033 / LNHLGU00	1. Mr. Banvari Das (Applicant) 2. Ms. Asha (Co-Applient 1) NPA: October 09, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 699785/-	Property Address: Plot No.82, Phase No.37, Saral No. 4041, Shree Ram Mandir, Gram Panchayat Daudkhedi, Ujjain, Madhya Pradesh 456006 As Per Sale Deed: East: Road West: Road North: House of Mr Charandas Ji South: Road As per Site: East: Road West: Road North: House of Mr Charandas Ji South: Road
10	Gwalior / 13893 / LNHLGU00	1. Mr. Veer Singh Chandel (Applicant) 2. Ms. Monika Chandel (Co-Applient 1) NPA: November 09, 2024	Demand Notice Date December 19, 2024 Ois. Rs. 573081/-	Property Address: Part of Survey No. 831/1/1 Behind Boudh Vihar Colony No. 27, Old Ward No. 03 And New Ward No. 08 Near Vaishnavi Marriage Hall Ashok Nagar Ashok Nagar Ashok Nagar Ashok Nagar Madhya Pradesh India 473331 As Per Sale Deed: East: 20' Road West: Plot of Golu Chidar North: 20' Road South: House of Yadav Ji West: 20' Road South: House of Yadav Ji

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 avoid further action under the SARFAESI Act.

Date: 01/01/2025 | Place : Madhya Pradesh  
Sd/-, Authorised Officer, KIFS Housing Finance Ltd.

**APPENDIX IV [rule-8(1)] POSSESSION NOTICE (for immovable property)**  
**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**  
CIN: U67100MH2007PLC174759  
Retail Central & Regd. Office: Edelweiss House, off CST Road, Kalina, Mumbai 400098

Whereas, The Authorized Officer of the Assignor mentioned herein, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as mentioned below calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

Thereafter, Assignor mentioned herein, has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited also as its own/acting in its capacity as trustee of various trusts mentioned hereunder (hereinafter referred as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorized Officer of Edelweiss Asset Reconstruction Company Limited has taken Physical Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the mentioned against each property.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Edelweiss Asset Reconstruction Company Limited for the amount mentioned below and interest thereon.

Name of Assignor	Name of Trust	Loan A/c Number	Borrower Name & Co-Borrower(s) Name	Amount & Date of Demand Notice	Date of Possession	Possession Status
Poonawala Housing Finance Limited	EARC TRUST SC-425	HM/0180/ H/16/ 100114	1. Devendra Singh (Borrower) 2. Aruna Kunwar (Co-Borrower) 3. Tushar Singh (Co-Borrower) 4. Tej Kunwer Bai (Co-Borrower)	Rs. 23,36,128.42/-PS (Rupees Twenty-Three Lakhs Thirty-Six Thousand One Hundred Twenty-Eight and Forty-Two Paise Only) & 11/03/2023	27-12-2024	Physical Possession
Poonawala Housing Finance Limited	EARC TRUST SC-425	HM/0180/ H/16/ 100103	1. Rahul Anjana (Borrower) 2. Ishwar Singh (Co-Borrower) 3. Nirbhay Singh (Co-Borrower) 4. Sita Bai (Co-Borrower)	Rs. 20,58,381.27/-PS (Rupees Twenty Lakhs Fifty-Eight Thousand Three Hundred Eighty-One and Twenty-Seven Paise Only) & 15/03/2023	27-12-2024	Physical Possession

**Description of Immovable Property:** All the piece and parcel of immovable property being House No.65, situated at village: Rupaheda Gram Panchayat Rupaheda, Kharsa No. 405, P.H.No.64 Tehsil-Badnagar Dist: Ujjain M.P Total Area 1525 Sq. feet. Said properties are bounded below mentioned: East :Aam Rasta, West : Plot of Raysingh, North :Aam Rasta, South : House of Fulsingh

**Description of Immovable Property:** All The Piece And Parcel of Immovable Property Being House No.16, Situated At Village: Aslawada Gram Panchayat Aslawada, Kharsa No.429 Patwari Halika No.61 Tehsil- Bad Nagar Dist-Ujjain M.P. Total Area 3710 Sq.feet. or 344.79sq.mtrs Which is Butted And Bounded By: East : Aam Rasta, North : Plot of Sharbat Patel, West : Land of Rameshwar, South :Aam Rasta

Place : Mumbai  
Date : 31-12-2024  
Authorised Officer  
Edelweiss Asset Reconstruction Company Limited

**HDFC BANK**  
**HDFC BANK LIMITED**  
Branch Office : HDFC Ltd., Star Square, 1st Floor, Plot No.3, Interstate Bus Terminal, (ISBT) above Nexa Showroom, Kasturba Nagar, Bhopal (M.P.) 462001. CIN: L65920MH1994PLC080618, Website: [www.hdfcbank.com](http://www.hdfcbank.com)

**DEMAND NOTICE**  
Under Section 13 (2) of the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2002) (HDFC) under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Representative(s) / Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice(s), within 60 days from the date of the respective Notice(s), as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Borrower(s)/Legal Heir(s)/Legal Representative(s)