

HDFC BANK Department for Special Operations : HDFC Bank Ltd., Ground Floor, Gulab Bhawan, 6 Bahadur Shah Zafar Marg, ITO, New Delhi 110002

DEMAND NOTICE - U/S 13(2) OF THE SARFAESI ACT, 2002
 Notice is hereby given to undermentioned borrower, guarantor(s) & mortgagor(s) who have defaulted in repayment of the loan facility(ies) obtained by them from HDFC Bank and whose loan account has been classified as non-performing asset (NPA) on 28.06.2024. The notices were issued on 07.11.2024 to them u/s 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of the Security Interest Act, 2002 (SARFAESI Act, 2002) Act on their last known addresses but few of them have returned un-served, thus they are being informed by way of this public notice.

Name of the Borrower : 1. SAT Industries through its Proprietor Mr. Rajinder Kumar Modi (Borrower) Shop No-06, G.F., C-3/19, Rana Pratap Bagh, DELHI-110007
 Also at: 35, SD College Road, Ground Floor, Amar Bahwan, Panipat- 132103 Email: rshkmodi@gmail.com

Name of the Guarantor : 2. Mr. Rajinder Kumar Modi (Proprietor/Mortgagor/Guarantor) Address at: H. No. B-1/17, Ground Floor, Jawala Heri Road, Block B-1 Paschim Vihar, New Delhi- 110063 3. Ms. Madhu Modi (Guarantor) Address at: H. No. B-1/17, Ground Floor, Jawala Heri Road, Block B-1 Paschim Vihar, New Delhi- 110063

DESCRIPTION OF THE MOVABLE PROPERTIES	
Description of property	Asset belonging to
A) All existing stock-in-trade consisting of raw materials, finished goods and other merchandise whatsoever being movable properties, now stored at or being stored or which may hereafter be brought into or stored at the premises, factories or warehouses or at any such place of the Borrower, any of the above which is or may be in course of transit or awaiting transport by any mode of transport to the Borrower's factory or premises or at any other place whatsoever and whereover in the Borrower's possession or occupation or at any other premises or place, and/or; B) All existing debts i.e., all the book debts, outstanding monies receivable, claims, bills, invoice documents, contracts, guarantees and rights which are now due and owing or which may at any time hereafter during the continuance, this security becomes due and owing to the Borrower in the course of its business by any person, firm, company or body corporate or by a government department or office or any municipal or local or public or semi government body or authority or anybody corporate or undertaking or project whatever in the public sector.	M/S SAT Industries through its Proprietor

DESCRIPTION OF THE IMMOVABLE PROPERTY	
Description of property	Mortgagor
Commercial Property bearing Shop No. 6, Ground Floor, situated on Northern Portion of Property bearing No. C-3/19, Rana Pratap Bagh, Delhi- 110007 Area- 152.88 Sq. ft. Boundaries- North- Road approx. 30 ft., South- Half portion of building C-3/19, Rana Pratap Bagh, Delhi, East- C-3/18, Rana Pratap Bagh, Delhi and West- Shop No. 5 in Property C-3/19, Rana Pratap Bagh, Delhi	Mr. Rajinder Kumar Modi

Date of Notice : 10.12.2024 Date of NPA : 30.06.2024
 Amount Outstanding (As on 30.11.2024) : Rs. 1,57,27,616.23 (Rupees One Crore Fifty Seven Lacs Twenty Seven Thousand Six Hundred Sixteen and Paise Twenty Three only) along with interest/charges at the rate of 18.00% from 01.12.2024 is due and payable by you.
 The above named borrower and/or their guarantor(s)/mortgagor(s) are hereby called upon to make payment of outstanding amount within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of 60 days under sub-section (4) of Section 13 of SARFAESI Act.

Date : 23.12.2024, Place : New Delhi For HDFC Bank Ltd., Authorised Officer

SHRIRAM Finance Ltd.
 Registered Off: Sri Towers, Plot No. 14A, South Phase Industrial Estate, Gulindy, Chennai 600 032
 Branch Off: UGF-12-21, Upper Ground Floor, 14 Amba Deep Building, 4 K G Marg New Delhi - 110001
 Website: www.shriramfinance.in

SYMBOLIC POSSESSION NOTICE
 Note: It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022.

Whereas, the undersigned being the authorised officer of Shriram Finance Limited (SFL) under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued demand notices to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the said demand notices. The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Symbolic Possession of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said Rules, on this 19.12.2024.

Name of the Branch	Description of the movable Properties Mortgaged/ Owner's Name (mortgagors of property/ies)	(A) Date of Demand notice u/s 13(2) of SARFAESI Act, 2002	(B) Outstanding amount as on	(C) Reserve Price (Rs. in Lacs)	Date/Time of e-auction	Details of the encumbrances known to the secured creditors
1. PNB, Kathumar	Residential House situated at Plot No. 7, Kharsa No. 107/62, 103, Sankalp No. 3 dated 05.07.2010, Kathumar Reta Road, Tehsil Kathumar 321605 in the name of Sh. Mukesh Chand, Sh. Mahesh Chand and Sh. Jaidev Singh, measuring area 1200 Sq. Feet. Bounded as East: Plot Phool Singh S/o Sh. Bhem Singh, West: Road 15 Feet wide North: Plot Phool Singh S/o Sh. Bhem Singh, South: Kathumar Reta Road	A) 07.05.2024 B) Rs. 2,35,612.03 as on 13.11.2024 with further interest w.e.f. 01.12.2024 until payment in full (after adjustment of recovery received in the account, out of dues of Rs. 25,24,935.03 as per notice u/s 13(2) dated 07.05.2024)	A) Rs. 40,95,000/- B) Rs. 4,09,500/- C) Rs. 50,000/-	A) Rs. 40,95,000/- B) Rs. 4,09,500/- C) Rs. 50,000/-	10.01.2025 From 11:00 AM to 04.00 PM	Not Known to the bank as per record available

Borrower's Name & Address
 1) Mr. Shameem Ahmed (Borrower)
 E-16, B-163, T-HUNTS, Near Sheelampur, Delhi-110053.
 Also at: House No. A-6/34, Street No. 6, Ashok Mohalla, Near Heera Pahawan, Maujpur, Delhi - 110053.
 2) Mrs. Saika Begum, Co-Borrower/Guarantor
 House No. A-6/34, Street No. 6, Ashok Mohalla, Near Heera Pahawan, Maujpur, Delhi - 110053.
 3) Mrs. Rashika Begum, Co-Borrower/Guarantor
 House No. A-6/34, Street No. 6, Ashok Mohalla, Near Heera Pahawan, Maujpur, Delhi - 110053.
 4) M/s Sonu Builders and Suppliers, Co-Borrower/Guarantor
 House No. A-6/34, Street No. 6, Ashok Mohalla, Near Heera Pahawan, Maujpur, Delhi - 110053

Name of the Branch	Description of the movable Properties Mortgaged/ Owner's Name (mortgagors of property/ies)	(A) Date of Demand notice u/s 13(2) of SARFAESI Act, 2002	(B) Outstanding amount as on	(C) Reserve Price (Rs. in Lacs)	Date/Time of e-auction	Details of the encumbrances known to the secured creditors
1. PNB, Manu Marg, Alwar	All plant, machines and tools/scrap found at the time of taking physical possession of the industrial property, situated at Plot No. 1, Old Industrial Area, Behind Railway Station, Alwar, Rajasthan - 301001	A) 09.11.2022 B) Rs. 4,93,19,775.01 as on 31.10.2024 together with further interest w.e.f. 01.11.2024 & charge after adjustment of recovery received through sale of secured asset, out of dues of Rs. 7,75,32,356.84 as per notice u/s 13(2) dated 09.11.2022	A) Rs. 49,50,000/- B) Rs. 4,95,000/- C) Rs. 20,000/-	A) Rs. 49,50,000/- B) Rs. 4,95,000/- C) Rs. 20,000/-	10.01.2025 From 11:00 AM to 04.00 PM	>> It is inform that SA No. 110/2023/2024 filed in the court of District Judge, Alwar, Rajasthan.

Amount due as per Demand Notice
 Rs. 4,69,977/- (Rupees Four Lakhs Sixty Nine Thousand Nine Hundred Seventy Seven Only) as on 06.09.2024 in respect to loan account no. RSSDLLP212020001 and Rs. 15,50,140/- (Rupees Fifteen Lacs Fifty Thousand One Hundred Forty Only) as on 06.09.2024 in respect to loan agreement No. RSSDLLP211300017. Demand notice Date: 24.09.2024.

Description of Property
 Schedule: 1 : Built-up Ground and First Floor, without roof rights, area measuring 54.34 Sq. Meters, i.e. 66 Sq. Yards. Out of Kharsa No. 148-MIN wearing Property No. A-6/34, consisting what so ever thereon according to site, with electricity fitted, with all fixtures and fitting situated in the area of village Maujpur, in the abadi of Gali no. 6, Ashok Mohalla, Band Gali, Maujpur, Ilqaa Shahdara Delhi - 110053. Boundaries: East: Property of Others, West: Property of Others
 North: Gali, South: Property of Others

Borrower's Name & Address
 R G TRADERS (Borrower) Rep by its Proprietor Mr. Ramesh Garg, Ground Floor, House No. 3, Gali No. 1, Patel Vihar, North East - 110094.
 Also at: House No. 3, Harjan Basti, Gali No. 1, Patel Vihar, Karawal Nagar, North East, Delhi - 110094.
 2) Mr. Ramesh Garg (Co-Borrower/Guarantor)
 House No. 3, Harjan Basti, Gali No. 1, Patel Vihar, Karawal Nagar, North East, Delhi - 110094
 3) Rajinder Garg, (Co-Borrower/Guarantor)
 House No. 3, Harjan Basti, Gali No. 1, Patel Vihar, Karawal Nagar, North East, Delhi - 110094
 4) Rajinder Garg, (Co-Borrower/Guarantor)
 House No. 3, Harjan Basti, Gali No. 1, Patel Vihar, Karawal Nagar, North East, Delhi - 110094
 5) Mrs. Darshan Devi, Co-Borrower/Guarantor
 House No. 3, Harjan Basti, Gali No. 1, Patel Vihar, Karawal Nagar, North East, Delhi - 110094

Amount due as per Demand Notice
 Rs. 52,71,350/- (Rupees Fifty Two Lakh seventy One Thousand Three Hundred Fifty Only) as on 06.09.2024 in respect to loan account no. RSSDLLP220800013 and Rs. 22,05,967/- (Rupees Twenty Two Lakhs Five Thousand Nine Hundred Sixty Seven Only) as on 06.09.2024 in respect to loan agreement No. RSSDLLP2208300013 Demand Notice date: 09.09.2024

Description of Property
 Property bearing No. 58, Old No. 138 Sq. Yards, i.e. 115.38 Sq Mtr. Out of Kharsa No. 30/Village Karawal Nagar, C-Block Gali No. 1 & 2, Amar Vihar, Mukhiya Market, Karawal Nagar, known as Gali No. 1-H, Harjan Basti, Patel Vihar, Karawal Nagar, Ilqaa Shahdara, Delhi - 110094.
 Boundaries: East: 30 FT Plot Raisal, West: Rasta, North: 30 FT Plot Gyan Chand, South: 30 FT Land Main

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.

Place: New Delhi Sd/- Authorised Officer
 Date : 19-12-2024 Shriram Finance Limited

ANAND RATHI Global Finance Limited :
 Express Zone, A Wing, 10th Floor, Western Express Highway, Diagonally Opposite Oberoi Mall, Goregaon (E), Mumbai - 400 63 India

DEMAND NOTICE
 Whereas the borrowers/co-borrowers hereunder have availed the financial assistance from Anand Rathi Global Finance Ltd. We state that despite having availed the financial assistance, the borrowers/co-borrowers have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset on the respective dates mentioned hereunder in accordance with the directives/guidelines issued by Reserve Bank of India. The Authorised Officer of Anand Rathi Global Finance Ltd. under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of power conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers/mortgagors to repay the amount mentioned in the notice together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of the notices.

NAME OF THE BORROWER/CO-BORROWER/ S/ ADDRESS	Outstanding Amount: Rs.	21,40,792/-
(1) M/s B.R. Enterprises (Borrower) H/251 Govindpuram Ghaziabad Uttar Pradesh 20103. (2) Mr. Akhil Ujjawal (Co-Borrower) Flat No. - 5M 2 Second Floor Plot No C 47 Shalimar Garden Extn 2 Shahababad Ghaziabad Uttar Pradesh 201005. (3) Mrs. Neelam (Co-Borrower) Flat No MG-2 Ground Floor, Plot No. 47 Block C Shalimar Garden Extn 2 Shahababad Ghaziabad Uttar Pradesh 201005. (4) Mr. Anand Pal Singh (Co-Borrower) S/5563, Gali No 16 Balbir Nagar Extn. Sahadara Delhi 110032.	ROI Principal Outstanding EMI Amount Pending Broken Period Interest Over Due Interest Legal Charges Notice Charges EMI Bounce Charges Total Outstanding	13.25% 2,01,075 89,511 4,885 7,341 1,744 1,300 10,360 21,40,792

NPA Date : 08/12/2024 | **DATE OF DEMAND NOTICE :** 12/12/2024 | **LOAN AMOUNT :** Rs. 21,00,000/- | **APPLNO:005235**

In the circumstances as aforesaid, the notice is hereby given to the above borrowers to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under section 13(4) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules thereunder. In case you are desirous of making any representation in response to this notice, please mark the same to our Authorised Officers Mr. Anand Rathi Global Finance Ltd. at 8th floor, 4 Wing, Express Zone Building, Western Express Highway Road, Goregaon (East), Mumbai-400063, only to enable us to respond to them. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place. Please note that under Section 13(13) of the said Act, no borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Date : 12/12/2024 Place : Ghaziabad Sd/- Anand Rathi Global Finance Limited, Authorised Officer

Circle SASTRA Centre, Circle Office, 29, Harshil Tower, Naru Marg, Alwar, Rajasthan, E-Mail: cs8184@pnbc.in

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS
 E Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, read with Rule 6(2) & (9) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive/Physical/Symbolic Possession of which has been taken by the Authorised Officer of Punjab National Bank Secured Creditor, will be sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and "WHATEVER THERE IS BASIS" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank Secured Creditor from the respective borrower (s), Mortgagor (s) and Guarantor (s). The Reserve price and the earnest money deposit will be as mentioned in the table against the respective assets.

Name of the Branch	Description of the immovable properties mortgaged/ Owner's Name (Mortgagors of property/ies)	(A) Date of Demand notice u/s 13(2) of SARFAESI Act, 2002	(B) Outstanding amount as on	(C) Reserve Price (Rs. in Lacs)	Date/Time of e-auction	Details of the encumbrances known to the secured creditors
1. PNB, Kathumar	Residential House situated at Plot No. 7, Kharsa No. 107/62, 103, Sankalp No. 3 dated 05.07.2010, Kathumar Reta Road, Tehsil Kathumar 321605 in the name of Sh. Mukesh Chand, Sh. Mahesh Chand and Sh. Jaidev Singh, measuring area 1200 Sq. Feet. Bounded as East: Plot Phool Singh S/o Sh. Bhem Singh, West: Road 15 Feet wide North: Plot Phool Singh S/o Sh. Bhem Singh, South: Kathumar Reta Road	A) 07.05.2024 B) Rs. 2,35,612.03 as on 13.11.2024 with further interest w.e.f. 01.12.2024 until payment in full (after adjustment of recovery received in the account, out of dues of Rs. 25,24,935.03 as per notice u/s 13(2) dated 07.05.2024)	A) Rs. 40,95,000/- B) Rs. 4,09,500/- C) Rs. 50,000/-	A) Rs. 40,95,000/- B) Rs. 4,09,500/- C) Rs. 50,000/-	10.01.2025 From 11:00 AM to 04.00 PM	Not Known to the bank as per record available

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and the following further conditions: 1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and "WHATEVER THERE IS BASIS". The particulars of Secured Assets specified in the Schedule herewith have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://ebay.in> on 10.01.2025 at 11.00 AM. 4. For detailed terms and conditions of the sale, please refer <https://ebay.in> and www.pnbcindia.in. 5. Platform e-Auction will be provided by a Auction service provider M/s PNB Auctiva Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400027 (Helpdesk Number +91 8291222228, Email Id: support.ec@pnbselliance.com). Secured Creditor Authorised Officer
 Date: 20.11.2024 STATUTORY 15 DAYS NOTICE UNDER RULE 6(2) & (9) OF THE SARFAESI ACT, 2002 TO THE BORROWER/GUARANTOR/MORTGAGOR Punjab National Bank

Circle SASTRA Centre, Circle Office, 29, Harshil Tower, Naru Marg, Alwar, Rajasthan E-Mail: cs8184@pnbc.in

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE PROPERTIES
 E Auction Sale Notice for Sale of movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, read with proviso to Rule 6(2) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described movable items charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Punjab National Bank Secured Creditor, will be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank Secured Creditor from the respective borrower (s), Mortgagor (s) and Guarantor (s). The Reserve price and the earnest money deposit will be as mentioned in the table against the respective properties.

Name of the Branch	Description of the movable Properties Mortgaged/ Owner's Name (mortgagors of property/ies)	(A) Date of Demand notice u/s 13(2) of SARFAESI Act, 2002	(B) Outstanding amount as on	(C) Reserve Price (Rs. in Lacs)	Date/Time of e-auction	Details of the encumbrances known to the secured creditors
1. PNB, Manu Marg, Alwar	All plant, machines and tools/scrap found at the time of taking physical possession of the industrial property, situated at Plot No. 1, Old Industrial Area, Behind Railway Station, Alwar, Rajasthan - 301001	A) 09.11.2022 B) Rs. 4,93,19,775.01 as on 31.10.2024 together with further interest w.e.f. 01.11.2024 & charge after adjustment of recovery received through sale of secured asset, out of dues of Rs. 7,75,32,356.84 as per notice u/s 13(2) dated 09.11.2022	A) Rs. 49,50,000/- B) Rs. 4,95,000/- C) Rs. 20,000/-	A) Rs. 49,50,000/- B) Rs. 4,95,000/- C) Rs. 20,000/-	10.01.2025 From 11:00 AM to 04.00 PM	>> It is inform that SA No. 110/2023/2024 filed in the court of District Judge, Alwar, Rajasthan.

TERMS AND CONDITIONS: 1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and the following further conditions: 2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and "WHATEVER THERE IS BASIS". The particulars of Secured Assets specified in the Schedule herewith have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 4. The Sale will be done by the undersigned through e-auction platform provided at the website www.pnbcindia.biz on this mentioned table as per the timings given in the table. 5. For detailed terms and conditions of the sale, please refer www.pnbcindia.biz & Contact Sh. Hari Narayan Meena Chief Manager Authorised officer (9799582311)
 Authorised Officer Punjab National Bank Secured Creditor
 Place: Alwar STATUTORY 15 DAYS NOTICE UNDER RULE 6(2) & 9(1) OF THE SARFAESI ACT, 2002 TO THE BORROWER/GUARANTOR/MORTGAGOR
 Date: 20.11.2024

Circle SASTRA Centre, Circle Office, 29, Harshil Tower, Naru Marg, Alwar, Rajasthan E-Mail: cs8184@pnbc.in

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS
 E Auction Sale Notice for Subsequent Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, read with proviso to Rule 6 (5) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and/or Mortgagor (s), that the below described immovable property(ies) mortgaged/ charged to Kotak Mahindra Bank Limited (Secured Creditor), the Possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold through E-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" on 10th Jan, 2025 for recovery of Rs. 22,66,16,861.79/- (Rupees Twenty Two Crores Sixty Six Lakh Fifteen Thousand Six Hundred Fifty One and Seventy Nine Paise only), due as on 30th September 2019, as per Demand Notice dated 04.10.2019, together with further interest and other charges thereon at the contractual rate upon the footing of compound interest till full and final payment/realisation due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower's name i.e. M/s J. Prasad & Co. Pvt. Ltd. ("Borrower") and 2. Mrs. Avinash Chawla ("Mortgagor") and 3. Mr. Amit Chawla ("Guarantor"). The details of Secured Asset/ Immoveable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are as mentioned below:

Sr No	Name of the Mortgagor/s	Details Of Immovable/Movable Property put for E - Auction	Reserve Price (INR) Earnest Money Deposit
1.	Mrs. Avinash Chawla	All that piece and parcel of the commercial property at Four Shops and One Godown in ground floor and portion of Mezzanine Floor (shown in Red Colour in site plan attached with partition deed dated 02.03.2000 (said portion) part of property no. 29/1 total admeasuring 2520 sq. ft. situated at Shakti Nagar, Roshnara Extension Scheme, Delhi together with all existing building & structures thereon and building & structures as may be constructed/ erected thereon anytime from after the date of respective mortgaged and all additions thereto and all fixtures and furniture and all plant & machinery attached to the said property and consented to anything attached to the earth both present and future.	Rs. 5,57,00,000/- (Rupees Five Crore Fifty Seven Lakh only) Rs. 55,70,000/- (Rupees Fifty Five Lakh and Seventy Thousand Only)

Last Date of Submission of Online Bid :- On or before 9th January 2025 up to 04:00 PM.
 Date and Time of E-Auction :- 10th January 2025 from 11:00 A.M. to 12:00 Noon with unlimited extensions of 5 minutes duration each
 The undersigned may at his absolute discretion and on prior request from the prospective buyers, arrange for inspection of the said property on 27th Dec 2024 between 3:00 PM to 5:00 PM through his Authorized representative/agent.

JUMBO FINVEST (INDIA) LTD.
 102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur Tel. No. 0141-4047438, Email: customercare@jumbofin.com

Appendix-IV A (See proviso to Rule 8(i)) Sale Notice for of Immovable Properties
 Auction sale notice for sale of immovable assets) of the SARFAESI Act, 2002 read with proviso to Rule 8(i) & Rule 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to public in general and in particular to the borrower (s) and guarantor(s) that the below described immovable property (ies) mortgaged/charged to Jumbo Finvest (India) Limited (Secured Creditor), the physical possession of which has been taken by authorised officer of the Jumbo Finvest (India) Limited (Secured Creditor) on dated 25.04.2024 will be sold on "As is where is basis" "As is what is basis" "whatever there is basis" and "without any recourse" basis on 09-01-2025 for recovery of below mention outstanding due to the Jumbo Finvest (India) Limited (Secured Creditor) from below mentioned borrowers and guarantors. The descriptions reserve price and earnest money of the respective properties have been mention.

Name of Borrowers/ Guarantors/Mortgagors	Date of Notice 13(2) Amount Dues	Reserve Price	Earnest Money	Date & Time of Tender Sale
1. Astiva Builders Private Limited Through it's Directors (Borrower & Co-Borrower) 2. Mr. Manoj Singh S/o Mr. Chhatrar Singh (Director's/Guarantor/Mortgagor) 3. Mr. Mukesh Sharma S/o Mr. Jagdish Prasad Sharma (Director Astiva Builders Private Limited) (Director) 4. Mr. Jitendra Singh Jardon S/o Mr. Narayan Singh Jardon (Guarantor)	16-12-2020 Rs. 1,41,19,269/- as on 07-12-2020 plus interest and expenses thereon until the payment in full	1,41,19,269/-	Rs. 1,41,19,269/- (In Words One Lakh forty one thousand eight hundred eighty four only)	09-01-2025 12:00 PM to 03:00 PM
1. All that part and parcel of the property of Mr. Manoj Singh S/o Mr. Chhatrar Singh Plot No 12, In Scheme Mayor Guard, Village-Khawara, Tehsil-Sanganer, Jaipur, Rajasthan. Total Admeasuring Area 321.33 Sq.Yds. 2. All that part and parcel of the property of Mr. Manoj Singh S/o Mr. Chhatrar Singh Plot No.12, In Scheme Mayor Guard, Village-Khawara, Tehsil-Sanganer, Jaipur, Rajasthan Total Admeasuring Area 285.86 Sq. Yds. 3. All that part and parcel of the property of Mr. Manoj Singh S/o Mr. Chhatrar Singh Plot No.12, In Scheme Mayor Guard, Village-Khawara, Tehsil-Sanganer, Jaipur Rajasthan Total Admeasuring Area 272 Sq. Yds.	16/05/2021 (Rupees fifteen Lakh sixty thousand five hundred fifty eight only)	1,41,19,269/- (Rupees fourteen Lakh forty one thousand four hundred eighty four only)	Rs. 1,59,05,800/- (In Words One Lakh fifty nine Thousand fifty eight Thousand only)	09-01-2025 12:00 PM to 03:00 PM

Last Date & Time of Tender Submission:- 7/01/2025 up to 4.00 PM
 Place of Tender Submission:- Jumbo Finvest (India) Limited, 102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur
 Terms & conditions of tender:
 1. The person, taking part in the tender, will have to deposit his offer in the tender form provided by the Company, which is to be collected from the Jumbo Finvest (India) Limited, during working hours of any working day, super scribing & Tender Offer for name of the property & on the sealed envelope along with the DD/payer order of 10% of the reserve price as Earnest Money Deposit (EMD) in favour of Jumbo Finvest (India) Limited payable at Jaipur on/before date 7/01/2025 up to 04.00 PM at the above mentioned office. The sealed envelopes will be opened in the presence of the available interested parties on 09/01/2025 at 12.00 Noon, at above mentioned office of Jumbo Finvest (India) Limited. The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful.
 2. The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited.
 3. Balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor, otherwise his initial payment deposited amount will be forfeited.
 4. The successful bidder would bear the charges/fees payable for conveyance such as Stamp Duty, Registration Fee, and also any statutory dues, etc. as applicable as per law.
 5. The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefor. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day.
 6. To the best of knowledge and information of the Jumbo Finvest (India) Limited, no other encumbrance exists on the property and if any kind of encumbrance exists on the said property, the Authorised Officer/Company shall not be responsible / liable for such kind of encumbrance which may persist for the property being sold therefor.
 7. The bids are not transferable. Any payment made towards the EMD, part payment deposits etc. will not carry any sort of interest.
 8. Property will be open for inspection on 03/01/2025 and interested parties who want to know about the procedure of tender may contact Jumbo Finvest (India) Limited, 102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur during office hours.
 Note: This is also a 15 days' notice U/R 8(i) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts.
 Date: 23/12/2024 Place: Jaipur Authorised Officer Jumbo Finvest (India) Limited

JUMBO FINVEST (INDIA) LTD.
 102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur Tel. No. 0141-4047438, Email: customercare@jumbofin.com

Appendix-IV A (See proviso to Rule 8(i)) Sale Notice for of Immovable Properties
 Auction sale notice for sale of immovable assets) of the SARFAESI Act, 2002 read with proviso to Rule 8(i) & Rule 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to public in general and in particular to the borrower (s) and guarantor(s) that the below described immovable property (ies) mortgaged/charged to Jumbo Finvest (India) Limited (Secured Creditor), the physical possession of which has been taken by authorised officer of the Jumbo Finvest (India) Limited (Secured Creditor) on dated 25.04.2024 will be sold on "As is where is basis" "As is what is basis" "whatever there is basis" and "without any recourse" basis on 09-01-2025 for recovery of below mention outstanding due to the Jumbo Finvest (India) Limited (Secured Creditor) from below mentioned borrowers and guarantors. The descriptions reserve price and earnest money of the respective properties have been mention.

Name of Borrowers/ Guarantors/Mortgagors	Date of Notice 13(2) Amount Dues	Reserve Price	Earnest Money	Date & Time of Tender Sale
1. Astiva Builders Private Limited Through it's Directors (Borrower) 2. Mr. Manoj Singh S/o Mr. Chhatrar Singh (Director's/Guarantor/Mortgagor) 3. Mr. Manoj Singh S/o Mr. Chhatrar Singh (Director Astiva Builders Private Limited) 4. Mr. Mukesh Sharma S/o Mr. Jagdish Prasad Sharma (Director Astiva Builders Private Limited) (Guarantor) 5. Astiva Builders Private Limited Through it's Directors (Guarantor)	16-12-2020 Rs. 1,41,19,269/- as on 07-12-2020 plus interest and expenses thereon until the payment in full	1,41,19,269/-	Rs. 1,41,19,269/- (In Words One Lakh forty one Thousand Three Hundred Fifty Eight Thousand Five Hundred Eighty Five Only)	09-01-2025 12:00 PM to 03:00 PM

Last Date & Time of Tender Submission:- 07/01/2025 up to 4.00 PM
 Place of Tender Submission:- Jumbo Finvest (India) Limited, 102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur
 Terms & conditions of tender:
 1. The person, taking part in the tender, will have to deposit his offer in the tender form provided by the Company, which is to be collected from the Jumbo Finvest (India) Limited, during working hours of any working day, super scribing & Tender Offer for name of the property &