

## CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate office: Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032

### Possession Notice [(Appendix IV) Under Rule 8 (1)]

WHEREAS the undersigned being the Authorised Officer of M/s. Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rules 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned herein are above in particular and the public in general are hereby cautioned not to deal with said property and dealings with the property will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount as mentioned herein under and interest thereon. 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.

NAME AND ADDRESS OF BORROWER/S & LOAN/AC No.	DT. OF DEMAND NOTICE	O/S. AMT.	DESCRIPTION OF THE IMMOVABLE PROPERTY	DATE OF POSSESSION
<b>Loan A/c Nos. HL24MEE000135354</b> 1. Mr/Mrs. Nareesh Kumar 2. Mr/Mrs. Sushilashini Both at:- Praveesh Rajpur, Shastr Nagar, Near By National School, Meerut - 250004 Also at:- Plot No. D-158, Property situated at, Basant Kunj Rajasul Village Ghat Pargana, Tehsil, Ghat, Meerut, Meerut, Uttar Pradesh, 250002	30-09-2025	<b>Rs. 2312863/- (Rupees Twenty Three Lakhs Twelve Thousand Eight Hundred Sixty Three Only) as on 29-09-2025</b>	A residential House Build on Plot No. D-158 Measuring 86.112 Sq. Yards Or 72 Sq. Meters Consisting of Khassa No. 1052 Situated at Basant Kunj Revenue Village Ghat, Pargana Tehsil and District Meerut, Uttar Pradesh East- 6 Meter Thereafter 9 Meter Wide Road, West- 6 Meter Thereafter, County Boundary Wall, North- 12 Meter Thereafter Plot No. D-159, South-12 Meter Thereafter Plot No. 157	27-12-2025 (POSSESSION)
<b>Loan A/c Nos. LAP3MEE000174228</b> 1. Mr/Mrs. Gautam Gautam 2. Mr/Mrs. Nehaneha 3. Mr/Mrs. Rameshram All at:- S/O Ramesh Kakrauli Kakarauli, Muzaffarnagar Uttar Pradesh 251316 KAKARAULI, Muzaffarnagar, -251316 Also at:- Property situated at Village- Kaktoli, Tehsil- Jansath, Distt - Muzaffarnagar, Uttar Pradesh, NA, Kaktoli Pargana Bhatkhandi, Jansath, Muzaffarnagar, Uttar Pradesh, 251316	30-09-2025	<b>Rs. 2378490/- (Rupees Twenty Three Lakhs Seventy Eight Thousand Four Hundred Ninety Only) as on 29-09-2025</b>	Residential Property North Facing House Measuring area 88.46 Sq. Mtrs. Bearing Khassa No. 557 Situated at Village Kakrauli, Pargana Bhokarhari, Tehsil Jansath, District Muzaffarnagar, Uttar Pradesh East- House of Tikram and chandar Saini, West- House of Ishwarchand, North- Way of 16 feet long, South- House of Shander	27-12-2025 (POSSESSION)
<b>Loan A/c Nos. LAP4MEE000137869</b> 1. Mr/Mrs. Vikend Vikend 2. Mr/Mrs. Mahakishan 3. Mr/Mrs. Sangitasangita All at:- Part of khassa No. 308, Property situated at Village Jangathi, Pargana, Tehsil, Jangathi, Meerut, Meerut, Uttar Pradesh, 250341 Also at:- Part of khassa No. 308, Property situated at Village Jangathi, Pargana, Tehsil, Jangathi, Meerut, Meerut, Uttar Pradesh, 250341	30-09-2025	<b>Rs. 2563219/- (Rupees Twenty Five Lakhs Sixty Three Thousand Two Hundred Nineteen Only) as on 29-09-2025</b>	A Residential House Measuring 120.77 Sq. Meter Consisting Of Khassa No. 308 Situated at Village Jangathi Pargana Tehsil and District Meerut, Uttar Pradesh. East- 33'14" Wide Road, West- 33'14" Wide Road of Mahak Singh, North-39'5" Plot of seller, South-39'5" House of Rakam Singh	27-12-2025 (POSSESSION)
<b>Loan A/c Nos. LAP1BLY000120056</b> 1. Mr/Mrs. Varun Kumar Gangwar 2. Mr/Mrs. Sudha Gangwar 3. Mr/Mrs. Shuchi Rathore All at:- Ghazabad Gangwar, 14A/6 E, Bareilly, Central School, Bareilly - 243001 Also at:- Gata No. 25.26.28 AND 29, Siddharth Nagar, Mauza Partapur Chaudhary, NA, Partapur Chaudhary, Bareilly, Uttar Pradesh, 243122	30-09-2025	<b>Rs. 2388652/- (Rupees Twenty Three Lakhs Eighty Eight Thousand Six Hundred Fifty Two Only) as on 29-09-2025</b>	A Plot with Area 108.70 Sq. Meter part of Gata No. 25, 26, 28 & 29 Village Partapur Chaudhary Tehsil & District Bareilly, Uttar Pradesh East- Plot of Bareilly, Uttar Pradesh East- Plot of Bareilly, Uttar Pradesh West- Land of Mohd. Intezar, North- Rasta 14 feet, South- Land of Santosh Kumar	27-12-2025 (POSSESSION)
<b>Loan A/c Nos. LAP1ASH000110644</b> 1. Mr/Mrs. Ashish Pande 2. Mr/Mrs. Khusbhuk KUSHBU 3. Mr/Mrs. Dinesh Kumar All at:- Bhavashi Rajpur, Saharanpur, Near Shiv mandir, Saharanpur, -247452 Also at:- Khassa No 302, Mauza Bhavasi Rajpur, Na, Mauza Bhavasi Rajpur, Rampur Maniharan, Saharanpur, Uttar Pradesh, 257452	30-09-2025	<b>Rs. 2208282/- (Rupees Twenty Lakhs Twenty Thousand Eight Hundred Twenty Eight Only) as on 24-09-2025</b>	One South Facing Residential House Measuring 283.46 Sq. Mtrs With Dimensions From East-69 ft. 6 inch, west-83ft. 6 inch, North-40ft., South-42ft. 1 inch, Situated at Khassa No. 302, Village Bhavasi Rajpur, Pargana, Tahsil Rampur Maniharan, District Saharanpur, Uttar Pradesh East- House of Narendar, West- Way 12 Feet Wide, North- House of Jasbeer, South- Way 18 Feet Wide	27-12-2025 (POSSESSION)

Place : Meerut/ Muzaffarnagar/Bareilly/Saharanpur Date : 27-12-2025 Sd/- Authorised Officer, Cholamandalam Investment and Finance Company Limited

## PIRAMAL FINANCE LTD.

CIN : 165910MH1584PLC032639 Registered Office: Unit No.-601, 6th Floor, Piramal Amit Building, Piramal Agastya Corporate Park, Kamani junction, Opp. Fire Station, 185 Marg, Kuria (west), Mumbai-400070-T +91 22 3802 4000 Branch Office : Plot No-6, Block A, Sector-2, Noida, U.P. - 201 301

Contact Person : 1. Pankaj Kashyap - 9136178589 2. Nikhil Kumar - 9650606340 3. Varun Kumar - 844523218

### E-Auction Sale Notice - Fresh Sale

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorised Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As is What is Basis' and 'Whatever There is Basis', Particulars of which are given below:

Loan Code / Branch / Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Property Address_Final	Reserve Price	Earnest Money Deposit (EMD) (10% of BP)	Outstanding Amount (27-12-2025)
Loan Code No.: 27900001283, Noida - Sector 2 (Branch), Saleem Khan (Borrower), Amra Mahtab (Co Borrower 1) Mahesh Keshwani (Guarantor 1)	Dt: 12-05-2021, Rs. 1811846/-, (Rs. Eighteen lakh Eleven Thousand Eight Hundred Forty Six Only)	All the piece and Parcel of the Property having an extent :- Flat No-f-4 first Floor Rear Rhs Na Plot No-7/5 Block-A Df Ankur Vihar Plot No-7/5 Block-a Df Ankur Vihar North Ghaziabad Uttar Pradesh IN 201007 Ghaziabads As :- North - Road South :- Plot No-A-6/5 East:- Service Lane West:-Plot no-A-7/4	Rs. 1230000/-, (Rs. Twelve lakh Thirty Thousand Only)	Rs. 123000/-, (Rs. One lakh Twenty Three Thousand Only)	Rs. 3261316/-, (Rs. Thirty Two lakh Sixty One Thousand Three Hundred Sixteen Only)
Loan Code No.: M0121853 & M0121853TU, Rohtak (Branch), SOMI D (Borrower), Koshal S (Co Borrower 1)	Dt: 16-09-2024, Rs. 876286/-, (Rs. Eight lakh Seventy Six Thousand Two Hundred Eighty Six Only) & Dt: 16-09-2024, Rs. 372000/-, (Rs. Three lakh Seventy Two Thousand Only)	All the piece and Parcel of the Property having an extent :- House On Khewat No. 311/26, Khatoon No. 36, Kh.No. 66/3 At Waka Gram, Ugrakhedi, Abadi Ekta Vihar Colony Near Rajindra School Under M.C. Tehsil & Distt. Panipat Haryana - 132103	Rs. 1080000/-, (Rs. Ten lakh Eighty Thousand Only)	Rs. 108000/-, (Rs. One lakh Eight Thousand Only)	Rs. 1427817/-, (Rs. Fourteen lakh Twenty Seven Thousand Eight Hundred Eighty Nine Only) & Rs. 601651/-, (Rs. Six lakh One Thousand Six Hundred Fifty One Only)
Loan Code No.: 13000001857, Gurugram - MG Road (Branch), Prince Tiwari (Borrower), Vidhyotama Tiwari (Co Borrower 1)	Dt: 26-04-2022, Rs. 2100869/-, (Rs. Twenty one lakh Eight Hundred Sixty Nine Only)	All the piece and Parcel of the Property having an extent :- House On Part Of Plot No 253 Khassra No1491 Bala Ji Enclave near Vishnu Drycleaner Village Raispur Ghaziabad Ghazabad Uttar Pradesh:- 201002 Boundaries As :- North:- Road South :- other property East :- plot no 252 West :- Part of plot no 253	Rs. 3550000/-, (Rs. Thirty Five lakh Fifty Thousand Only)	Rs. 355000/-, (Rs. Three lakh Fifty Five Thousand Only)	Rs. 3420259/-, (Rs. Thirty Four lakh Twenty Two Hundred Fifty Nine Only)
Loan Code No.: 13000001896, Gurugram - MG Road (Branch), Prince Tiwari (Borrower), Vidhyotama Tiwari (Co Borrower 1)	Dt: 23-05-2022, Rs. 657120/-, (Rs. Six lakh Fifty Seven Thousand One Hundred Twenty Only)	All the piece and Parcel of the Property having an extent :- House On Part Of Plot No 253 Khassra No1491 Bala Ji Enclave near Vishnu Drycleaner Village Raispur Ghaziabad Ghazabad Uttar Pradesh:- 201002 Boundaries As :- North:- Road South :- other property East :- plot no 252 West :- Part of plot no 253	Rs. 3550000/-, (Rs. Thirty Five lakh Fifty Thousand Only)	Rs. 355000/-, (Rs. Three lakh Fifty Five Thousand Only)	Rs. 1064841/-, (Rs. Ten lakh Sixty Four Thousand Eight Hundred Forty One Only)
Loan Code No.: M0203199, Delhi - Dwarka (Branch), VIPLAD DAS (Borrower), NIDHI DAS (Co Borrower 1)	Dt: 26-03-2024, Rs. 4718450/-, (Rs. Forty Seven lakh Eight Thousand Four Hundred Fifty Only)	All the piece and Parcel of the Property having an extent:- Flat No- 2 Nd Floor, Plot Bearing Pt. No.1, Khassa No 830/3Min And 835 Min Lal Pora Abadi, Village Burari, Govt. School: A Bura Delhi, Delhi, State-Delhi, Distt., Pin Code 110018 Boundaries As:- North:- Other Plot South :- Gali 15 FT East :- Plot No-2/Entry West:- Gali	Rs. 6250000/-, (Rs. Sixty Two lakh Fifty Thousand Only)	Rs. 625000/-, (Rs. Six lakh Twenty Five Thousand Only)	Rs. 5396402/-, (Rs. Fifty Three lakh Ninety Six Thousand Four Hundred Twenty Only)
Loan Code No.: 19000000336, Ghaziabad (Branch), Mohd Parwez (Borrower), Rubina Khatoon (Co Borrower 1)	Dt: 04-11-2022, Rs. 837096/-, (Rs. Eight lakh Thirty Seven Thousand Ninety Six Only)	All the piece and Parcel of the Property having an extent:- Flat No- 228-C, 3rd Floor Na Kanna, Sector-3, Kanna, Sector-1, Vaishali Ghaziabad Uttar Pradesh IN 201010 Boundaries As :- North :-Hno.-227 C South :- Open East :- Passage/Thereafter 217C West :- Open	Rs. 1230000/-, (Rs. Twelve lakh Thirty Thousand Only)	Rs. 123000/-, (Rs. One lakh Twenty Three Thousand Only)	Rs. 1267582/-, (Rs. Twelve lakh Sixty Seven Thousand Five Hundred Eighty Two Only)
Loan Code No.: 27900000945, Noida - Sector 2 (Branch), Vikram Kumar (Borrower), Anupama Jha (Co Borrower 1)	Dt: 25-07-2024, Rs. 780356/-, (Rs. Seven lakh Eighty Thousand Three Hundred Fifty Six Only)	All the piece and Parcel of the Property having an extent :- Flat No-gf-3, Ground Floor (rear L.H.S) Plot No.-c- 3/11 Df Ankur Vihar, North, Ghaziabad Ghaziabad Uttar Pradesh :- 201001 Boundaries As :- North :- Common passage South :- Other East :- Plot No. C-3/10 West :- Flat No. GF-2	Rs. 720000/-, (Rs. Seven lakh Twenty Thousand Only)	Rs. 72000/-, (Rs. Seventy Two Thousand Only)	Rs. 929723/-, (Rs. Nine lakh Twenty Nine Thousand Seven Hundred Twenty Three Only)
Loan Code No.: 256000001015, Noida - Sector 2 (Branch), Sandeep Chaudhary (Borrower), Jyoti J (Co Borrower 1)	Dt: 27-12-2022, Rs. 1323341/-, (Rs. Thirteen lakh Twenty Three Thousand Three Hundred Forty One Only)	All the piece and Parcel of the Property having an extent :- Flat No. Tf-2, Tf, Rear Porch (rhs), Kh.no-1579 plot No. 8/1, Village-raipur Distt Ghaziabad Ghaziabad Uttar Pradesh :- 201001 Boundaries As :- North:- Plot No-7 South :- Entry East :- Flat No. Tf-1 West :- Other Property	Rs. 1080000/-, (Rs. Ten lakh Eighty Thousand Only)	Rs. 108000/-, (Rs. One lakh Eight Thousand Only)	Rs. 1894939/-, (Rs. Eighteen lakh Ninety Four Thousand Nine Hundred Thirty Nine Only)
Loan Code No.: 20000042468, Noida - Sector 2 (Branch), Rajender Singh (Borrower), Dhama (Co Borrower 1)	Dt: 03-01-2024, Rs. 699548/-, (Rs. Six lakh Ninety Nine Thousand Five Hundred Forty Eight Only)	All the piece and Parcel of the Property having an extent:- Flat No. Ugf - 02, Ugf Rear Side Na Plot No-a-70, Kh No - 1212 Flat Plot No-a-70, Kh No - 1212/Hat Enclave, Noida Ghaziabad Uttar Pradesh IN 201001 Boundaries As :- North :- Plot No-A-43 South :- Road 30 Feet East :- Plot No-A-69 West :- Plot No-A-71	Rs. 780000/-, (Rs. Seven lakh Eighty Thousand Only)	Rs. 78000/-, (Rs. Seventy Eight Thousand Only)	Rs. 909709/-, (Rs. Nine lakh Nine Thousand Seven Hundred Nine Only)
Loan Code No.: 25400000359, Delhi - Pitampura (Branch), Om Prakash Sharma (Borrower), Geeta Sharma (Co Borrower 1)	Dt: 16-01-2024, Rs. 1785107/-, (Rs. Seventeen lakh Eighty Five Thousand One Hundred Seven Only)	All the piece and Parcel of the Property having an extent :- Plot No-d-9/2 First Floor awasiya Colony, Df Ankur Vihar Village Sadullabad, Pargana Noida Ghaziabad Ghaziabad Uttar Pradesh :- 201010 Boundaries As :- North :- Other Plot South :- Road 9 Mtr Wide East :- Plot No-D-9/3 West:- Plot No-D-9/1	Rs. 1280000/-, (Rs. Twelve lakh Eighty Thousand Only)	Rs. 128000/-, (Rs. One lakh Twenty Eight Thousand Only)	Rs. 2191629/-, (Rs. Twenty One lakh Ninety One Thousand Six Hundred Twenty Nine Only)
Loan Code No.: M0010609, Noida (Branch), SHABER SHABER (Borrower), Ajmeri Khatoon (Co Borrower 1)	Dt: 27-03-2023, Rs. 1072500/-, (Rs. Ten lakh Seventy Two Thousand Five Hundred Only)	All the piece and Parcel of the Property having an extent:- Residential Vacant Plot Out Of Khassa No. - 1579 Paragana - Loni, Tehsil And Distt. - Ghaziabad, U.P Village - Behta Hazipur Ghaziabad Landmark : Near Behta Railway Station City : Ghaziabad Pin : 201102 State : Up Country : India	Rs. 1400000/-, (Rs. One lakh Forty Thousand Only)	Rs. 140000/-, (Rs. One lakh Forty Thousand Only)	Rs. 209652/-, (Rs. Two lakh Nineteen Thousand Six Hundred Fifty Two Only)
Loan Code No.: BLSA00007E15, Meerut (Branch), DAKSH KAUSHIK (Borrower), Jai Bhagwan Kaushik (Co Borrower 1) Anuradha Kaushik (Co Borrower 2) Aneesh (Guarantor 1)	Dt: 17-08-2024, Rs. 2114706.48/-, (Rs. Twenty one lakh Fourteen Thousand Seven Hundred Sixty Four and Forty Eight Paise)	All the piece and Parcel of the Property having an extent :- Plot On Khassa No 1175, Mohalla Kamal Wala Bagh, Pargana Muzaffarnagar Uttar Pradesh 251001 Boundaries As :- North :- Service Road South :- Property Of Other East :- Beer Shop West :- Property Of Other	Rs. 7660000/-, (Rs. Seventy Six lakh Sixty Thousand Only)	Rs. 766000/-, (Rs. Seven lakh Sixty Six Thousand Only)	Rs. 2702660/-, (Rs. Twenty Seven lakh Two Thousand Six Hundred Sixty Only)
Loan Code No.: Delhi - Pitampura (Branch), Rahul Sharma (Borrower), Krishan Pal Sharma (Co Borrower 1) Kusum Sharma (Co Borrower 2)	Dt: 12-05-2021, Rs. 2291784/-, (Rs. Twenty Two lakh Ninety One Thousand Seven Hundred Eighty Four Only)	All the piece and Parcel of the Property having an extent:- Plot No-50, Ground Floor, Rear Rhs/Block-B, SLF Ved Vihar, Hadbast Block-B, SLF Ved Vihar, Hadbast vill- Sadullabad, Pargana Ghaziabad Uttar Pradesh IN 201102.	Rs. 1660000/-, (Rs. Sixteen lakh Sixty Thousand Only)	Rs. 166000/-, (Rs. One lakh Sixty Six Thousand Only)	Rs. 4302698/-, (Rs. Forty Three lakh Two Thousand Six Hundred Ninety Eight Only)

DATE OF E-AUCTION: 03-02-2026, FROM 11.00 A.M. TO 1.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 02-02-2026, BEFORE 4.00 P.M.  
For detailed terms and conditions of the Sale, please refer to the link provided in [www.piramalfinance.com/e-Auction.html](http://www.piramalfinance.com/e-Auction.html) or email us on [piramal.auction@piramal.com](mailto:piramal.auction@piramal.com)

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR**  
The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.  
The Borrowers attention is drawn towards 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 in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.

Date : 01.01.2026 Place : Delhi Sd/- (Authorized Officer), Piramal Finance Limited

## E-AUCTION SALE NOTICE

### EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

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

The financial facilities of Assignor mentioned herein (hereinafter referred to as "Assignor/Original Lender") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, has taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.  
**Notice of 15 days for SI.No. 1 & 2 and 30 days for SI.No. 3** is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest, and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

#### DETAILS OF SECURED ASSET PUT FOR AUCTION:

Sl. No	Loan Account No/Name of the Selling Institution	Name of Borrower/Co Borrower	Trust name	Total Outstanding Dues INR as on 24-12-2025	Reserve Price (IN Rs)	Earnest Money Deposit (EMD) IN Rs	Date & Time of Auction	Type of Possession
1.	614634582/ HDFC BANK LTD	1. Pushpaksingh Chavan Dipaksingh (Borrower) 2. Sarojan Services Pvt.Ltd (Co-Borrower) 3. Virender Singh Upendra Singh (Co Borrower)	EARC TRUST- SC 469	Rs. 20864566.07	₹ 81,00,000/-	₹ 8,10,000/-	21-01-2026 at 11:30AM	Physical

**PROPERTY DESCRIPTION:** Flat Dpt- 243, Floor-2, Df Prime Towers, Okhla Phase-1, New Delhi.

**Note:-** The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

2.	626521969, 624221 170/ HDFC BANK LTD	1.DEV KAPIL (Borrower)/Legal Heir of Mrs Shashi) 2.SHASHI (Co borrower)	EARC TRUST- SC 469	Rs. 2206931.15/-	₹ 800000.00	₹ 80000.00	21-01-2026 at 1:30PM	Physical
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**Property Description:** House No. 4606, Grounf Floor, Lig, Housing Board Colony, Pocket-II, Sector-03, Faridabad, Tehsil Ballabhgarh, Distt. Faridabad, Haryana, Bounded As:- East: H. No. 4635/Gf West: Road North: H. No. 4607/Gf South: H. No. 4605/Gf  
**Note:-** The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

3.	LDL0HL0000070337 /EDELWEISS HOUSING FINANCE LIMITED,	1.RISHI PAL SHARMA ("Borrower") 2. MITHLESH DEVI SHARMA (Co-Borrower) 3. LIBRA SOLUTIONS (Co-Borrower)	EARC TRUST SC-447	Rs. 12628462.43	₹ 5650000.00/-	₹ 565000.00	03-02-2026 at 11:00AM	Symbolic
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**Property Description:** All that piece and parcel First Floor, right hand side, without roof rights, area measuring 111.48 sq. mtrs., (the said floor), Built on Northern Portion, area measuring 220 sq. yds. (the said portion) part of House No. 1/23, area measuring 637.16 sq mtrs. situated at Sector - 5, Rajendra Nagar, Tehsil and District, Ghaziabad, Uttar Pradesh Boundaries Of Plot No. 1/23 - East: Road 40' wide West: Plot No. 13 & 14 North: Plot No. 22 South: Road 60' wide

#### Important Information regarding Auction Process:

- All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai.
- EMD Payments made through RTGS shall be to: **Name of the Account No.:** EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT **Account No.:** 000405158602 **Name of the Bank:** ICICI BANK **IFSC Code:** IFSC ICIC0000004
- Last Date of Submission of EMD Received 1 day prior to the date of auction
- Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction) **E-Auction (<https://auction.edelweissarc.in>)**
- Contact details **Toll free no - 18002666540 Website - <https://auction.edelweissarc.in/>**
- Date & Time of Inspection of the Property As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>  
**Place: Delhi**  
**Date: 01-01-2026** Sd/- Authorized Officer For Edelweiss Asset Reconstruction Company Limited



## VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra. CIN No.: U65922MH2005PLC272501

### Demand Notice Under Section 13(2) of Securitisation Act of 2002

Whereas, Vastu Housing Finance Corporation Ltd through its head office Mumbai, Notice issued to the following borrowers / guarantors / mortgagors have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the VHFCL and said facilities have turned to be Non Performing Assets. The notices were issued to them under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of Borrower, Co-borrower and Loan A/c No.	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged property
DEEPAK GUPTA (Applicant), ANURADHA GUPTA (Co Borrower), VIJAY KUMAR GUPTA (Guarantor)	18/11/2025 Rs.992250/- & Rs. 992170/- as on 12/11/2025 with further Interest and charges thereon	Property i.e. Entire Third floor with roof rights, upto sky high, portion of built-up property bearing No. B-67, Land Area Measuring 140.00 sq. yds., (117.04 sq. mtrs.) Plot No. 12, out of Khassa No. 441 min, situated at Village Saleempur Maaza Madipur, Delhi Known as Rishi Nagar, Shakur Basti Delhi -110034 North-Other's Property, South-Other's Property, East- Gali, West-Other's Property
LP0000000018801 LP0000000007383		
NAIM KHAN (Applicant), NISHAT PARVEEN (Co Borrower), Rehan HUSSAIN (Guarantor)	04/11/2025 Rs.1242688/- as on 03/11/2025 with further Interest and charges thereon	Entire Third Floor, with roof rights (said floor)Built on Western portion of area measuring 60 sq. yds., (said portion) part of property bearing No. N-215, area measuring 100 sq. yds., out of Khassa No. 20/4, Situated in the area of Village Khayla, now colony known as Vishnu Gandem, North-Delhi-110027 North- Other Property, South - Passage 15 ft, East- Portion of Property, West- other property
HL0000000016325		
Sumit Kumar (Applicant), SUMAN VATI (Co Borrower), RAMESHWAR PRASAD SARASWAT (Co Borrower), Asha Saraswat (Co Borrower),	14/11/2025 Rs.1064508/- as on 12/11/2025 with further Interest and charges thereon	Plot Of Land Area Measuring 200 Sq. Yards I.e. 167.22 Sq. Meters, Situated In The Village Of Abdulnajibpur Bangar, (pratap Nagar) Ward No. 3, Tehsil & Pargana Mant, Distt. Mathura, (u.p.) (hereinafter Referred As The Said Property) 281001 North- Property of Banwarlal, South- Plot of other, East- Property of Kailash Baghel, West-Road 17 Ft
LP0000000111476		
Laifita Devi (Applicant), Kalua . (Co Borrower), Raj Kumar (Guarantor)	14/11/2025 Rs.671011/- as on 12/11/2025 with further Interest and charges thereon	Property Plot No. 03 Land Measuring Area 83.61 S.mts. Situated At In Kh No. 28m Sairam Colony Mauza-Bhikanpurbakalpur Tehsil Etmadpur And Distt Agra 283202 Admeasuring 84 Units: Sq.meter North- Rasta 15 ft, South- Other Land, East- Plot No. 04, West-Plot No. 02
MHL000000188545		
MUKESH . (Applicant), MAHADEV . (Co Borrower), LAKSHMAN . (Guarantor)	14/11/2025 Rs.680209/- as on 12/11/2025 with further Interest and charges thereon	Measuring area 167.22 sqm. Khassa no. 315 Mauza Shajadpur Tehsil Chhata & Dist. Mathura281401 North- Road 6 mtr below, South - Plot of Veerpal, East- Plot of Prempal, West-Plot of Hukampal
MLP000000228522		
RAM RAJ (Applicant), HARAVATI (Co Borrower), POOJA (Co Borrower), BAAL KISHAN (Co Borrower), MUNDAR (Guarantor)	14/11/2025 Rs.974894/- as on 12/11/2025 with further Interest and charges thereon	Description Of The Mortgaged Properties:- To House, Area Measuring East-23.6 Feet, West-23.6 Feet, North-88 Feet, South-88 Feet, Total Area Measuring 230.74 Sq. Yards., I.e. 192.93 Sq. Mtrs., Situated At Khassa No. 65 Mauja Rankoli Tehsil Goverdhan District Mathura.; Wer/mortgagor(s), Herein, Is The Absolute Owner With Respect To The Borrower / Mortgagor(s), Herein, Is The Absolute Owner With Respect House, Area Measuring 230.74 Sq. Yards., I.e.192.93 Sq. Mtrs., Situated At Khassa No. 65 Mauja Rankoli Tehsil Goverdhan District Mathura, Uttar Pradesh. 281405 North- 88 Ft wide house of girraj, South - 88 Ft wide house of Likhiram, East- 23.6 Ft wide road less than 6 mtr, West-23.6 Ft wide house of virendra
MLP0000000241522		
Aneeta Pachauri (Applicant), Ambresh Pachauri (Co Borrower), Prashant Pachauri (Co Borrower), Rakesh Kumar (Guarantor)	18/11/2025 Rs.634969/- as on 12/11/2025 with further Interest and charges thereon	Property Plot Land Measuring Area 116.622 S.mts. Situated At In Kh. No. 168 Mauza-Vill: Nikau Tehsil Jasrana And Distt Agra-283203 North- Road 11 ft, South - House of Rampal Dhoi, East - Other Plot, West-OtherPlot
MHL000000176085		
Banti Kumar (Applicant), Vijay Devi (Co Borrower), KUNDAN LAL (Co Borrower), Ravi Sagar (Guarantor)	18/11/2025 Rs.728622/- as on 12/11/2025 with further Interest and charges thereon	House Built On Nagar Nigam No. 6/131/1. Area Measuring 100 Sq. Yards., I.e. 83.61 Sq. Mtrs., Situated At Prakash Nagar. Mauja Bhogipura, Loamandi Ward, Tehsil & Distt., Agra. U.P-282010 North-House of Puran Chand, South - House of Tittu, East- 6 Ft. Wide Road, West-House of Other
MLP000000220581		
RAJESH . (Applicant), Ajeet . (Co Borrower), RAMVEER (Guarantor)	18/11/2025 Rs.843986/- as on 17/11/2025 with further Interest and charges thereon	Measuring area 394.83 sqm. Khassa no. 328 Mauza Majohi Bangar Tehsil Chhata & Dist. Mathura, Uttar Pradesh, 281401 North- Road 6 mtr to below, South - Plot of Mohar Singh, East - Plot of Shabbo, West-Plot of Mohar Singh
MLP0000000235294		
SUSHILA (Since Deceased) to all legal heirs (Applicant), The known/unknown legal heirs, successors,representatives and assigns of SUSHILA, (Since Deceased), Rakesh Son of Late Mr/Mrs SUSHILA legal heir of SUSHILA (Since Deceased), Ramkishan Husband of Late Mr/Mrs SUSHILA legal heir of SUSHILA (Since Deceased), Ramkishan (Co Borrower), Rakesh (Co Borrower)	21/11/2025 Rs.559306/- as on 21/11/2025 with further Interest and charges thereon	all that Piece and parcel of Plot No.51 Khassa No 860, Shreeram Vihar Extension Mauza patholi, area of property 93 Sq.meter, District & Taluka Agra, state Uttar Pradesh, City Agra 282008, north- Plot No. 27, South - 6.09 mtrs. road & Opening, East -Plot No. 50, West-Plot No. 52
HL0000000073001		
BHARAT SINGH (Since Deceased) to all legal heirs (Applicant), The known/unknown legal heirs, successors, representatives and assigns of BHARAT SINGH, (Since Deceased), Seema Devi Wife of Late Mr/Mrs BHARAT SINGH legal heir of BHARAT SINGH (Since Deceased), Seema Devi (Co Borrower)	01/12/2025 Rs.655483/- as on 29/11/2025 with further Interest and charges thereon	Residential House Built Upon Part Of Khassa No.439/1. Area Measuring 50 So. Yards I.e. 41.80 Sq. Meters, Situated At Mauza- Kotli Bageechi (chak Soyam), Tehsil & District Agra Uttar Pradesh. 282001 North- Plot of Ganeshi Lal , South - Plot of Jacky Sunita, East - Rasta & Exit 10 Ft. Wide, West-House of Purchaser
LP0000000186365		