

Mahindra FINANCE
MAHINDRA & MAHINDRA FINANCIAL SERVICES LTD.
 Registered Office at: Gateway Building, Apollo Bunder, Mumbai-400 001.
 Corporate Office at: B Wing, 3rd Floor, Agastya Corporate Park,
 Piramal Amli Building, Kamani Junction, Kurfa West Mumbai-400 070.

POSSESSION NOTICE
(For Immovable Property) Rule 8-(1) of SARFAESI Act & Rules

Whereas, the undersigned being Authorized Officer of Mahindra and Mahindra Financial Services Ltd. 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 a Demand Notice dated 15th October 2025 calling upon **Joni Mobiles, Mr. Arvind Kumar, Mr. Harshvardhan & Mrs. Pooja Agarwal** to repay the amount mentioned in the notice being for of being **Rs.44,26,068/- (Rupees Forty-Four Lakh Twenty-Six Thousand and Sixty-Eight Only)** within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 9 of the said rules on this date of **27th December, 2025**.

The Borrowers in particular and the public in general are hereby cautioned not to deal with the property (Secured Asset) mentioned herein and any dealings with the such property will be subject to the charge of Mahindra and Mahindra Financial Services Limited for an amount of being **Rs.44,26,068/- (Rupees Forty-Four Lakh Twenty-Six Thousand and Sixty-Eight Only)** as mentioned herein under 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.

DESCRIPTION OF THE IMMOVABLE PROPERTY
ITEM NO-1 – All the pieces and parcel of Residential Property bearing Khatwat No. 559, Khatoni No. 573, Musti No. 68, Kila No. 1/3 (3-9) measuring 3 Kanal 9 Maria its 22/261th Share i.e. 0 Kanal 5 Maria 8 Sarsai i.e. 176 Sq. Ydr. Situated at Sumar Colony, Village Kosli, Tehsil Kosli, District Rewari, Haryana. **Bounded as follow: On or Towards East by - Rasta 11ft wide- 22'-0". On or Towards West by - Property of BACDB Bank- 22'-0". On or Towards North by - Remaining land of Seller- 71'9". On or Towards South by - Property of Girish- 71'9"**

Sd/-
 Date: 01.01.2026 Authorised Signatory
 Place: Rewari, Haryana. Mahindra and Mahindra Financial Services Ltd

UMMEED HOUSING FINANCE PVT. LTD
 Registered Office at: Unit 209-14, 20th Floor, Magnum Global Park,
 Golf Course Extension Road, Sec-58, Gurugram (Haryana)-122011
 CIN: U64990HR2016PTC057984

APPENDIX IV [See rule 8(1)] POSSESSION NOTICE

Whereas, The undersigned being the authorized officer of the UMMEED HOUSING FINANCE PVT. LTD under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the security interest (Enforcement) Rules, 2002, issued demand notices to the Borrower/s as details herein under, calling upon the respective Borrowers to repay the amount mentioned in the notice with all costs, charges and expenses till actual date of payment within 60 days from the date of the receipt of the said notice.

The said Borrower/Co-borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the borrower/Co-borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of the powers conferred on him under sub-section (4) of section 13 of the said act read with rule 8 of the security interest Enforcement Rules, 2002 on this date.

The Borrower/Co-borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and dealings with the property will be subject to the charge of the UMMEED HOUSING FINANCE PVT. LTD. For the amount specified therein with further interest, costs and Chagares from respective dates thereon until full payment.

The Borrower's attention is invited to provision of sub section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:-

S. N.	Name And Address Of The Borrower, Co-Borrower Guarantor Loan Account No. And Loan Amount	Demand Notice Date	Physical Possession Date
1.	Saikul Khan S/o Sahabuddin (Borrower) 2. Shahid - W/o Sahabuddin (Co-Borrower) 3. Sahabuddin S/o Rujdar (Co-Borrower) 4. Subani W/o Sahabuddin (Co-Borrower) All Above Residing At Dharyia Mohalla Village Pali, Faridabad, Haryana-121004. Also At - House No-8, Jargali, Ferozepur, Jaika, Jargali (63) , Mewat, Haryana-122108 Loan No. LXLAK2924-25004228 Loan Agreement Date-27-Sep-2024 Loan Amt. Of Rs. 27,50,000/-	09-OCT-25	30-DEC-2025

Details Of The Secured Asset - All That Part And Parcel Of Residential Plot Having Admeasuring Area 100 Sq. Yrds. Which is Jointly Parts Of 7/5 Sq.ft of Plot No.197 & 25 Sq.Yards, Of Plot No.196, Comised In Khasha No. 3/22(2-B), Situated In Waka Mouja Nangla Gujran, Tehsil & District: Faridabad, Haryana, **Bounded As East- Plot No - 214 & 215, West- Na, North- Na, South- Road Wide 15 Feet**

Sd/-
 Date: 01.01.2026 Authorized Officer, Mr. Gaurav Tripathi Mobile-9650055701
 Place: Gurugram, Haryana Ummeed Housing Finance Pvt. Ltd

FORM NO. 1
DEBTS RECOVERY TRIBUNAL, LUCKNOW
 (Area of Jurisdiction, Part of Uttar Pradesh)

600/1, University Road, Near Hanuman Setu Temple, Lucknow - 226007

DRC No. 35/2025

NOTICE UNDER RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961
READ WITH SECTION 29 OF RDDB & FI ACT, 1993

Punjab National Bank Vs M/s Atarson Overseas Pvt. Ltd. & Ors.
 Branch at Patel Chowk Bareilly To.

J.D.No. 1 **M/s. Atarson Overseas Pvt. Ltd.**, (Previously known as Shri Balaji Rohit Khand Rice Mills Pvt. Ltd.) Through its Director Shri Rahin Gupta and Seema Gupta Having its Registered Office at: C1 Industrial Area Growth Centre Village Jamour Tehsil Shahjahanpur, Uttar Pradesh-242226

J.D.No.2 **Shri Rachin Gupta**, Director of M/s. Atarson Overseas Pvt. Ltd., Son of Shri Naresh Chandra Gupta, R/o- C-67, Vaibhav Suncity Vistar, Bareilly, Uttar Pradesh-243001

J.D.No.3 **Smt. Seema Gupta**, Director of M/s. Atarson Overseas Pvt. Ltd., Wife of Shri Sunil Kumar Gupta, R/o- C-67, Vaibhav Suncity Vistar, Bareilly, Uttar Pradesh-243001

J.D.No.4 **Shri Sunil Kumar Gupta**, Son of Shri Ram Niwas Gupta, R/O- D-35, Royal Suncity Vistar, Bareilly, Uttar Pradesh-243001

J.D.No.5 **M/s. Balaji Food Grains Pvt. Ltd.** Through its Director Shri Rachin Gupta, R/O- D-35, Royal Suncity Vistar, Bareilly, Uttar Pradesh-243001

This is to notify that a sum of Rs.76,16,11,095.80 (Rupees Seventy Six Crore Sixteen Lacs Eleven Thousand Ninety Five and Eighty paise) together with pendente lite interest @11% per annum in Cash Credit loan Account and interest @ 9.00% in per annum Term Loan Account with monthly rest from the date of filing of the Original Application i.e. 23.10.2019 till the loan is fully liquidated and cost succeeds full realization jointly and severally has become due by you as per the certificate bearing no. 35/2025 LKO dated 17.07.2025 in O.A.No.1500/2019, passed against you by DRT, Lucknow.

1. You are hereby directed to pay the sum within 15 days of this Notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993.

2. You are hereby ordered to declare an Affidavit in particulars of assets on or before 17.01.2026.

3. You are hereby ordered to appear before the undersigned on 17.01.2026 at 11:00 A.M.

4. In addition to the sum aforesaid you will also be liable to pay:-

Details of Costs:

1. Application fee	Rs. 1,50,000/-
2. Advocate Fee	Not Claimed
3. Publication Charges	Not Claimed
4. Misc. Expenses	Not Claimed
5. Clerical Charges	Not Claimed

Give under my hand and Seal on this 17.11.2025.

RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL, LUCKNOW

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

DEMAND NOTICE -U/S 13(2) OF THE SARFAESI ACT, 2002

Notice is hereby given to named borrower, guarantor(s) & mortgage(s) who have defaulted in re-payment of the loan facility(ies) obtained by them from HDFC Bank Ltd. and whose loan account has been classified as Non-Performing Asset (NPA) on 30.04.2025. The notices were issued on 25.11.2025 to them u/s 13(2) of the Securitisation of Reconstruction of Financial Assets and Enforcement of the Security Interest Act, 2002 (SARFAESI Act, 2002) 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. Rasik Product Private Limited, 141km Delhi Agra Bypass, Near Alwar Rly Bridge, Krishna Nagar, Mathura, Uttar Pradesh. Also At: Factory- Unit 2, 178/63, Bye Pass Road Near Gokul Restaurant Nrh-2, Mathura, Uttar Pradesh-281003

Name of the Mortgagor & Guarantor:- 2. Rasik Export Private Limited, A J Chambers-4th Floor Room No 407 953-956 Street No 4, Naiwala, Karol Bagh, New Delhi - 110005 Also At: Plot No.- 1/1 Industrial Area Kosi Kotwan Extn-2, Kosi Kotwan, Mathura, Uttar Pradesh, India

Name of the Director & Guarantor:- 3. Mr. Giridhari Lal Khandelwal, S/o Mr. Ratan Lal Khandelwal House No-7, Madhav Kunj, Sunrakh Bangar, Vrindaban Mathura, Uttar Pradesh, India. 4. **Mr. Rasik Khandelwal** S/o Mr. Giridhari Khandelwal House No-7, Madhav Kunj, Sunrakh Bangar, Vrindaban Mathura, Uttar Pradesh, India. 5. **Mr. Gopal Khandelwal** S/o Mr. Giridhari Khandelwal House No-7, Madhav Kunj, Sunrakh Bangar, Vrindaban Mathura, Uttar Pradesh, India

Name of the Guarantor:- 6. Ms. Shashi Rani Khandelwal W/o Mr. Giridhari Khandelwal House No-7, Madhav Kunj, Sunrakh Bangar, Vrindaban Mathura, Uttar Pradesh, India. 7. **Rasik Gopal Export Trust**, Govind Deo Temple, Vrindaban, Mathura, Uttar Pradesh - 281121. 8. **Rasik Gopal Private Trust**, Govind Deo Temple, Vrindaban, Mathura, Uttar Pradesh-281121. 9. **Shashi Family Trust**, Govind Deo Temple, Vrindaban, Mathura, Uttar Pradesh-281121. 10. **Giridhari Family Trust**, Govind Deo Temple, Vrindaban, Mathura, Uttar Pradesh-281121

DESCRIPTION OF THE MOVABLE PROPERTIES

Description of property	Asset belonging to
Hypothecation by way of exclusive charge on all present and future stocks & book debts.	Rasik Products Private Limited

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Description of Property	Owned by
Plot No.-1/1, Industrial Area, Tehsil- Chhata, District- Mathura, Kosi Kotwan, Extension-11, Tehsil Chhata, Mathura, Uttar Pradesh- 281403. Area-28011.15 Sq. Mtr.	Rasik Export Private Limited

Amount Outstanding (As on 15.11.2025) : Rs. 4,31,03,876.57 (Rupees Four Crore Thirty One Lakh Three Thousand Eight Hundred Seventy Six and Paise Fifty Seven Only) and future interest as per contractual rate from 16.11.2025 is due and payable.

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.

Sd/-
 Date: 01.01.2026, Place : Delhi For HDFC Bank Ltd., Authorised Officer

SATYA Micro Housing Finance Private Ltd
 Regd. Office: 519, 5th Floor, DLF Prime Tower, Okhla Industrial Area, Phase -1, New Delhi - 110020
 Corporate Office: 7th Floor, Prius Heights, Sector 125, Noida - 201303

POSSESSION NOTICE (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of SATYA MICRO Housing Finance Private Limited (hereinafter referred to as "SMHFPL"), Having its registered office at DPT 519, 5th Floor, DLF Prime Tower, Block-F, Okhla Phase -1, New Delhi - 110020 under 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 Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice 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 borrower mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on me under sub section (4) of section 13 of the Act read with the Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the Charge of SATYA MICRO Housing Finance Private Limited (SMHFPL) 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.

Sr. No.	Name of the Borrower(s)/ Co-Borrower (s)/ Loan A/c No. / Branch	Schedule of the Properties	Demand Notice Date & Amount	Date of Possession
1.	HLMLAPNH0001721 /Branch : NOIDA HO 1. BABALI BABALI 2. PITAM SINGH 3. AJAY KUMAR 4. SANJAY ADD1: Salempur Kayasth Bulandshahr, Sikandarabad, Bulandshahr, Sikandarabad S.O (Bulandshahr), Bulandshahr, Uttar Pradesh, Pincode-203205, India ADD2: Risal Daran Sikandarabad, Uttar Pradesh, Sikandarabad, Sikandarabad S.O (Bulandshahr), Bulandshahr, Uttar Pradesh, Pincode-203205, India ADD3: Property Situated at Khet No. 458, Village- Salempur Kayasth, Tehsil- Sikandarabad, District- Bulandshahr, Uttar Pradesh	All that part and parcel of the property bearing Property Address:- Property Situated at Khet No. 458, Village- Salempur Kayasth, Tehsil- Sikandarabad, District- Bulandshahr, Uttar Pradesh Boundaries:- North- Kasta 8FT.Wide , South- Land of Gram Sabha, East- Plot of Babil , West-Plot of JAGVEER	18/10/2025 & ₹ 3,17,831/-	29/12/2025
2.	HLMHFLMTHJ0002584 /Branch : Mathura 1. NEETU RANI 2. DURGESH ADD1: 12, Surya Nagar, Dholipiyav , Chhata , Mathura , Mathura, Mathura , 281001 , Mathura City S.O , Mathura , Uttar Pradesh , Pincode-281001, India ADD2: Sury Nagar , Narholi Mathura Mathura, Uttar Pradesh , Dampier Nagar S.O , Mathura , Uttar Pradesh , Pincode-281001, India ADD3: Residential House built over Part of Plot no. 12, On Khasha No. 575 Situated at , Ramkunj Colony, Near Kiaran Vatika, Mouza- Maholi, District-281004 Boundaries:- North- Road 18 Ft Wide , South- Kiaran Vatika Phase-1, East- Part of Plot No.12, West- Plot No.11	All that part and parcel of the property bearing Property Address:- Residential House built over Part of Plot no. 12, On Khasha No. 575 Situated at , Ramkunj Colony, Near Kiaran Vatika, Mouza- Maholi, District-281004 Boundaries:- North- Road 18 Ft Wide , South- Kiaran Vatika Phase-1, East- Part of Plot No.12, West- Plot No.11	18/10/2025 & ₹ 9,76,434/-	29/12/2025
3.	HLMLAPMTJ0003300 /Branch : Mathura 1. KIRAN DEVI 2. RAMAN LAL ADD1: Masum Nagar Mathura, Masum Nagar Mathura, Mathura, Maholi B.O2, Mathura, Uttar Pradesh, Pincode-281004, India ADD2: Residential House on Khasha No. 20 Situated at Mauza- Masum Nagar Tehsil and District- Mathura ADD3: Residential House built over Part of Plot no. 12, On Khasha No. 575 Situated at , Ramkunj Colony, Near Kiaran Vatika, Mouza- Maholi, District-281004	All that part and parcel of the property bearing Property Address:- Residential House on Khasha No. 20 Situated at Mauza- Masum Nagar Tehsil and District- Mathura Boundaries:- North- H/O Surajmal , South- H/O Bharto, East- Land of Gram Samaj , West- Road 12ft wide	18/10/2025 & ₹ 4,94,031/-	29/12/2025
4.	HLMLAPMBD0002249 /Branch : MORADABAD 1. GEETA RANI 2. PANKAJ RUHELA 3. RADHA ADD1: Gagan Tiraha, Pandit Nagla, Aanshik Moradabad, Lakri Fazalpur B.O, Moradabad, Uttar Pradesh, Pincode-244001, India ADD2: Gagan Tiraha Pandit Nagla Aanshik Moradabad , Gagan Tiraha , 0, Pandit Nagla Aanshik Moradabad , Lakri Fazalpur B.O, Moradabad, Uttar Pradesh, Pincode-244001, India ADD3: Gagan Tiraha Pandit Nagla, Gagan Tiraha , 0, Pandit Nagla Moradabad, Lakri Fazalpur B.O, Moradabad, Uttar Pradesh , Pincode-244001, India ADD4: Gata No- 432.440, A Residential property, Situated at Village- Mohammaddpur Bastaur Pargana & Tehsil Bilari Distt- Moradabad Uttar Pradesh 244001.	All that part and parcel of the property bearing Property Address:- Gata No- 432.440, A Residential property, Situated at Village- Mohammaddpur Bastaur Pargana & Tehsil Bilari Distt- Moradabad Uttar Pradesh 244001. Boundaries:- North- 7.318 mtr then House of Kamlesh , South- 7.318 mtr then 10 ft Wide Road, East- 9.14 mtr then House of Rajveer Singh , West- 10.06 mtr then House of Umesh Kumar	18/10/2025 & ₹ 15,28,106/-	29/12/2025

Place: Noida Sd/- Authorised Officer,
 Date: 29 / 12 / 2025 SATYA MICRO Housing Finance Private Limited

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-I, DELHI,
 4th FLOOR, JEEVAN TARA BUILDING, PARLIAMENT STREET, NEW DELHI – 110001

SALE PROCLAMATION

T RC/117/2022

PUNJAB AND SIND BANK Vs AJAY KUMAR ARUN & ORS.

PROCLAMATION OF SALE UNDER RULE 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961
READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993.

(CD1) AJAY KUMAR ARUN, S/O SH. KOMIL SINGH
 (CD2) KOMIL SINGH
 BOTH R/O D-409, SEC-71, AVANTIKA, ROHINI, DELHI
 ALSO AT: C/O VICKY COMMUNICATION, AT A-20/G-I, BLOCK, DILSHAD GARDEN, DELHI-110095
 ALSO AT: HOUSE No. 1/102 GROUND FLOOR, (REAR SIDE) DLF EXTENSION-II, BHOPURA, GHAZIABAD, UTTAR PRADESH
 (CD3) RAJESH KUMAR S/O HARI DEV, R/O G-205, SEC-16, ROHINI, DELHI

1. Whereas Transfer Recovery Certificate No. 117/2022 in OA No. 253/2014 drawn by the Presiding Officer, Debts Recovery Tribunal-I for the recovery of a sum of Rs. 1858696.00, together with costs and future interest @10% p.a. from the date of filing of O.A. i.e. 31/03/2014, till its realization and also to pay cost as per Certificate, from the debtors together with costs and charges as per recovery certificate.

2. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

3. And whereas there will be due there under a sum of Rs. 1858696.00, together with costs and future interest @10% p.a. from the date of filing of O.A. i.e. 31/03/2014, till its realization and also to pay cost as per Certificate, Notice is hereby given that in absence of any order of postponement, the property/properties as under shall be sold by e-auction and bidding shall take place through "Online Electronic Bidding" through the website <https://www.bankauctions.com> on 10/02/2026 between 12.00 pm and 01.00 pm with extensions of 5 minutes duration after 01.00 pm, if required.

4. The description of the property proposed to be e-auctioned as follows.

Sr. No.	Description of property	Reserve Price	EMD
1.	PROPERTY BEARING NO. 1/102, GROUND FLOOR (REAR SIDE), DLF EXTENSION-II, BHOPURA, GHAZIABAD, U.P.	Rs. 10.50 Lacs	Rs. 1.05 Lacs

5. The EMD shall be paid through Demand Draft/Pay Order in favour of Recovery Officer, DRT-I, Delhi-A/c T. R. C. No. 117/2022 along with self-attested copy of Identity (Voter I-card/Driving license/passport) which should contain the address for future communication and self-attested copy of PAN Card reaching to the Office of the Recovery Officer, DRT-I, Delhi latest by 06/02/2026 before 5.00 PM. The EMD received thereafter shall not be considered. The said deposit be adjusted in the case of successful bidders. The unsuccessful bidder shall take return of the EMD directly from the Registry, DRT-I, Delhi after receipt of such report from e-auction service provider/bank/financial institution on closure of the e-auction sale proceedings.

6. The envelope containing EMD should be super-scripted "T. R. C. No. 117/2022" along with the details of the sender i.e. address, e-mail ID and Mobile Number etc.

7. Intending bidders shall hold a valid Login Id and Password to participate in the E-Auction email address and PAN Number. For details with regard to Login Id & Password, please contact M/s C 1 INDIA PVT. LTD., PLOT NO. 68, 3RD FLOOR, SECTOR - 44, GURUGRAM - 122003, HARYANA, INDIA HELPLINE No. 7291981124/25/26, MITHALESH KUMAR, MOBILE No. 7080804466, P. DHARANJI KRISHNA, MOBILE No. 9948182222, website <https://www.bankauctions.com> and Email IDs: E-MAIL support@bankauctions.com; dhara.ni.pg@india.com

8. Prospective bidders are required to register themselves with the portal and obtain user ID/password well in advance, which is mandatory for bidding in above e-auction from M/s C-1 INDIA PVT. LTD.

9. Details of concerned bank officers/Help line numbers etc. are as under:-

Name & Designation	Email & Phone Nos.
Sh. Prithivraj Meena (AGM)	Mobile No. 809433353
Sh. Proney Kumar Ghosh	Mobile No. 9310185381, Email: d0707@psb.bank.in

10. What is proposed to be sold are the rights to which the certificate debtors are entitled in respect of the properties. The properties will be sold along with liabilities, if any. The extent of the properties shown in the proclamation is as per the Recovery Certificate schedule. Recovery Officer shall not be responsible for any variation in the extent due to any reason. The properties will be sold on 'as is where is' and 'as is what is' condition.

11. The property can be inspected by prospective bidder(s) before the date of sale for which the above named officer of the bank may be contacted.

12. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

13. EMD of unsuccessful bidders will be received by such bidders from the Registry of DRT-I, on identification/production of identity proof viz., PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSUs. Unsuccessful bidders shall ensure return of their EMD and, if not received within a reasonable time, immediately contact the Recovery Officer, DRT-I, Delhi/ or the Bank.

14. The sale will be of the property of the above named CDs as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

15. The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

16. No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

17. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made there under and to the further following conditions: The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

18. The amount by which the biddings are to be increased shall in multiple of Rs. 5,000 (Rs. Five Thousand Only). In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.

19. The Successful/Highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

20. Successful/highest bidder shall have to prepare DD/Pay order for 25% of the sale proceeds favoring Recovery Officer, DRT-I, Delhi, A/C. T. R. C. No. 117/2022 within 24 hours after close of e-auction and after adjusting the earnest money (EMD) and sending/depositing the same in the office of the Recovery Officer so as to reach within 3 days from the close of e-auction failing which the earnest money (EMD) shall be forfeited.

21. The Successful/Highest Bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer, DRT-I, Delhi A/C T. R. C. No. 117/2022 the balance 75% of the sale proceeds before the Recovery Officer, DRT-I on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day along with the poundage fee @ 2% up to Rs 1,000 and @ 1% on the excess of such gross amount over Rs. 1000/- in favor of Registrar, DRT-I, Delhi. In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above.)

22. In case of default of payment within the prescribed period, the property shall be resold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold or forfeited.

SCHEDULE OF PROPERTY

Lot No.	Description of the property to be sold with the names of the co-owners where the property belongs to the defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and other known particulars bearing on its nature and value.
1.	PROPERTY BEARING NO. 1/102, GROUND FLOOR (REAR SIDE), DLF EXTENSION-II, BHOPURA, GHAZIABAD, U.P.			NO INFORMATION RECEIVED

Given under my hand and seal on 09/12/2025

NIRANJAN SHARMA, Recovery Officer-II,
Debts Recovery Tribunal-I, Delhi

AU SMALL FINANCE BANK LIMITED
 (A SCHEDULED COMMERCIAL BANK)
 Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:136911RJ1996PLC011381)

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

As the loan account became NPA therefore the Authorized officer under section 13(2) of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002" had issued 60 days demand notice to the borrowers/co-borrowers/ Mortgages/Guarantors collectively referred as "Borrowers" is given in the table. According to the notice if the borrowers do not deposit the entire amount within 60 days, the amount will be recovered from the mortgage properties/secured assets as given below. Thereafter the borrowers are informed that the amount along with future interest and expenses will be recovered within 60 days from the date of demand notice, otherwise under the provisions of 13(4) and 14 of the said Act, the Authorized officer is free to take possession for sale of the mortgage properties/Secured assets as given below.

Borrowers to note that after receipt of this notice, in terms of Section 13(13) of the Act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.

Borrowers attention are attracted towards Section 13(2) and Rule 3(5) of the Security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured asset upon the payment of the complete outstanding dues as mentioned below after the publication of auction notice, which thereafter shall cease to exist.

Loan A/c No./ Name of the Borrower/ Co-Borrower/ Mortgagor/ Guarantor	Date and Amount of Demand Notice Under Sec. 13(2)	Description of Mortgaged Property
A/c No.: 2306256455A17659 AIGC LOGISTICS PRIVATE LIMITED THROUGH IT'S DIRECTOR MR. SAHUN & MR. MOMIN KHAN (Borrower) MR. SAHUN S/O MR. ASMOMHAMMAD (Guarantor/Mortgagor) MR. MOMIN KHAN S/O MR. AAS MOHAMMAD (Guarantor)	20-12-2025 Rs. 1,66,48,092/- (Rupees One Crore Sixty Six Lakh Forty Eight Thousand Ninety Two Only) As on 20-12-2025	SCHEDULE OF HYPOTHECATION First and Exclusive Charge by Way of Hypothecation on Inventory, Book Debts, Other Current Assets & Movable Fixed Assets Both Present and Future. SCHEDULE OF IMMOVABLE PROPERTY MORTGAGED:- All That Part and Parcel, Along with Present and Future Structures of Property, Plot No. A-151, Area Measuring 120 Sq. Mtrs. In Block-A, Sector 69, Phase III, Transport Nagar, Noida, in the Layout Plan of New Okhla Industrial Development Area, District Gautam Budh Nagar, Uttar Pradesh. Owned by Mr. Sahun. Bounded as Under:- East-Road North-Plot No. A-150 West- Other Plot South- Plot No. A-152

Date : 31-12-2025 Place: Gautam Buddha Nagar, Uttar Pradesh Authorised Officer AU Small Finance Bank Limited

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 CIN: U67100T22014PTC020363
 Corporate Office : Kohinoor Square, 47th Floor, N.C Kalkar Marg, R.G. Gadkari Chowk, Dadar(W), Mumbai - 400028 Tel: 022- 6923 1111

POSSESSION NOTICE APPENDIX-IV (For Immovable property) Rule 8 (1)

Whereas, The undersigned being the Authorized Officer of Omkara Assets Reconstruction Pvt Ltd. (OARPL) a Company incorporated under the provisions of the Companies Act, 1956, and duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Section 3 of the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 (54 of 2002) ("The SARFAESI Act, 2002"), having CIN No. U67100T22014PTC020363 and its registered office at R. M. P Nagar, 1st Street, Kongu Nagar Extn, Tirupur - 641607 and Corporate office at Kohinoor Square, 47th Floor, N. C. Kalkar Marg, R. G. Gadkan Chowk, Dadar (West), Mumbai - 400028, acting in its capacity as trustee of Omkara PS26/2024-25 Trust has acquired all rights, titles & interest of the entire outstanding of TANYA COSMETICS AND GIFT CENTER, (Borrower/Mortgagor) and RAJESH KUMAR MEENA, VIMLESH MEENA (Co-applicant/Mortgagor/guarantors) along with the underlying securities from SBFC Finance Limited (hereinafter referred to as the assignor financial institution) under section 5 of Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest ACT, 2002 vide Assignment/Agreement dated 27.03.2025

And whereas, Authorised Officer of the assignor financial institution under the Securitisation and Reconstruction of Financial Asset 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 notice dated 24/07/2025 calling upon the Borrowers/mortgagors/co-borrowers/guarantors to repay the amount mentioned in the notice aggregating to Rs. 1551374/- (Rupees Fifteen lakh Fifty One Thousand Three Hundred Seventy Four Only) as on 30.06.2025 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of receipt of the said notice.

The Borrower / Co-borrowers/ Guarantors having failed to repay the amount, & pursuant to the assignment agreement OARPL has stepped into the shoes of assignor financial institution and has become entitled to recover entire outstanding dues and enforce the security. The Authorized Officer of Omkara Assets Reconstruction Private Limited, duly appointment under sub section (12) of section 13 of the Sarfaesi ACT 2002 has taken Possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 30th day of December of the year 2025.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with such property will be subject to the charge of the Omkara Assets Reconstruction Pvt Ltd acting in its capacity as trustee of Omkara PS26/2024-25 Trust, having corporate office at Kohinoor Square, 47th Floor, N. C. Kalkar Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai - 400028 for an amount of Rs. Rs. 1551374/- (Rupees Fifteen lakh Fifty One Thousand Three Hundred Seventy Four Only) as on 30.06.2025 plus accrued interest/unrealized interest thereon, at the contractual rate(s) together with incidental expenses, costs, charges, etc.

The borrower's /co-borrower's/ guarantors/mortgagors' attention is invited to the provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

The details of the assets/ properties hypothecated/assigned/charged/mortgaged to OARPL in the above account & whose possession has taken given hereunder:-

DESCRIPTION OF THE IMMOVABLE PROPERTY

Shop No. 17, area measuring 17 Sq. Yards, Bho