

**UNITY SMALL FINANCE BANK LIMITED**
Registered Office: Basant Lok, Vasant Vihar, New Delhi-110057, Corporate Office: Centrum House, Vidyanagar, Marg, Kalina, Santacruz (E), Mumbai-400 098

DEMAND NOTICE
U/s. 13 (2)

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("THE RULES")

The undersigned being the Authorized Officer of Unity Small Finance Bank Limited ("Bank") under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following Borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. As some of the notice(s) are not served as per postal remarks, hence said notice(s) are being served upon the Borrower(s) by way of alternative mode of service i.e. through publication in News Papers.

S.No.	Loan Account Details	Secured Assets
1	Borrower(s) Name:- (1) SACHIN R (BORROWER & MORTGAGOR) (2) ASHA R (CO-BORROWER) (3) RAJENDER D (CO-BORROWER) Sanction Date: 23/05/2022 Loan Account No.: USFDELLOAN00000500989 Loan Amount: Rs. 21,34,186/- NPA Date: 03/04/2024 Demand Notice Date: 19/04/2024 (Sent on 22/04/2024) Demand Notice Amount: Rs. 17,08,826.17p (as on 15/04/2024) and interest & other charges	ALL THE PIECE AND PARCEL OF KHEWAT KHATA NO-240/252 MU NO. 10, KILL NO. 15 (8-0), TOTAL AREA 635 SQUARE YARDS, WAKA MAUJA PHULWARI, TALUKA PALWAL, HARYANA OWNED BY/BELONGING TO MR. SACHIN R. WHICH IS BEING BOUNDED AS UNDER- BOUNDARIES (AS PER MORTGAGE DOCUMENT) NORTH: AGRICULTURAL LAND OF BRHAMPAL; SOUTH: 33 FEET WIDE ROAD; EAST: PLOT OF JAGAT; WEST: PLOT OF DR. RAJU;

In case of failure to repay the aforesaid dues within a period of 60 (sixty) days, the undersigned shall be constrained to enforce the above Secured Assets under the provisions of the Act. Please note that as per section 13(13) of the Act, you are restrained from dealing with or transferring any of the secured assets referred to herewith, whether by way of sale, lease or otherwise. Any contravention of this provision is an offence and punishable under the Act.

The copy of demand notice is available with the undersigned and the Borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place: PALWAL, HARYANA **Date:** 09/05/2024 **Sd/-** Authorized Officer, Unity Small Finance Bank Limited

PUBLIC NOTICE
(Under section 102 of the IBC code 2016 & Regulation 7 of the (Insolvency Resolution Process for Personal Guarantors to Corporate Debtor) Regulations, 2019)

FOR THE ATTENTION OF THE CREDITORS OF SUNIL SHARMA PERSONAL GUARANTOR IN BENLON INDIA LIMITED

RELEVANT PARTICULARS	
1. Name of Corporate Debtor	SUNIL SHARMA
2. Name of Corporate Debtor for which Guarantees were given by personal Guarantor.	BENLON INDIA LTD
3. Details of order admitting the application	Hon'ble NCLT- New Delhi Bench admitted the Insolvency Resolution Process against Mr. Sunil Sharma, the Personal Guarantor of Benlon India Limited vide order dated 26th April 2024 in CP (IB)-872/ND/2020 IA-5805/2021.
4. Address of the personal guarantor	D-23 Bhagwan Das Nagar East Punjab Bagh New Delhi 110026
5. Insolvency commencement date in respect of personal Guarantor	26.04.2024 (Admitted on 26.04.2024 & detailed order uploaded on NCLT website on 07.05.2025)
6. Estimated Date of Closure of Insolvency Resolution Process	23.10.2024
7. Name and registration number of the Resolution Professional	Manish Gupta IBBI/IPA-001/IP-P01452/2018-19/12280
8. Address and e-mail of the Resolution Professional to be used for correspondence	G-37 2nd Floor SECTOR-3, NOIDA 201301. sunilsharmag01@gmail.com
9. Address and e-mail of the Resolution Professional Registered with the Board	331 Ganga Shopping Complex II Sector 29 Noida 201301 manegupta1@gmail.com
10. Last date for submission of the claim	30.05.2024
11. Relevant forms and details of authorized representative are available at :	(a) Web Link for downloading claim forms: www.ibbi.gov.in/downloads/forms.html (b) Correspondence Email Id: sunilsharmag01@gmail.com

Notice is hereby given that the National Company Law Tribunal has ordered the commencement of Insolvency Resolution Process against **MR. SUNIL SHARMA**, Personal Guarantor in **M/s BENLON INDIA LIMITED** on 26.04.2024. (uploaded on NCLT website on 07.05.2024)

The Creditors of Mr. **Sunil Sharma** are hereby called upon to submit their claims with proof on or before 30.05.2024 to the resolution professional at the address mentioned against entry No.8.

The proof of claims is to be submitted by way of following specified form as per Regulation 7(1) of the (Insolvency Resolution Process for personal guarantor to corporate Debtor) Regulation 2019.

Forms B -- for claims by financial creditors by Electronic Means or through courier, Speed Post or Registered Letter.

Submission of false or misleading proofs of claim shall attract penalties.

Date: 09.05.2024
Place: Noida

Manish Gupta
Resolution Professional
IBBI/IPA-001/IP-P01452/2018-19/12280
AFA Certificate No. AA1/12280/02/130724/105906
AFA Valid upto 13.07.24

HIGHSTREET FILATEX LTD
REGD. OFFICE: B-17, IIND FLOOR, 22 GODAM INDUSTRIAL AREA, JAIPUR-302006 (RAJASTHAN)
Tel No: 0141-2214074, 4025431 Web Site: www.highstreetfilatex.in E-mail: highstreetfilatex@gmail.com
CIN: L18101RJ1994PLC008386

EXTRACTS OF THE AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2024 (Rs. in Lacs)

S. No.	Particulars	Quarter Ended		Year Ended	
		31.03.2024 (Audited)	31-12-2023 (Un-Audited)	31-03-2023 (Audited)	31.03.2024 (Audited)
1	Total Income from operations	121.10	24.59	0.08	145.69
2	Net Profit/(Loss) for the period (before Tax, Exceptional and/or Extraordinary items#)	15.75	0.18	(2.57)	6.44
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items#)	15.75	0.18	(2.57)	6.44
4	Net Profit/(Loss) for the period after tax (after Exceptional and/or Extraordinary items#)	15.75	0.18	(2.57)	6.44
5	Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income(after tax)]	15.75	0.18	(2.57)	6.44
6	Paid up Equity Share Capital, Equity shares of Face value Rs. 10/-each)	64.70	64.70	64.70	64.70
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	-	-	(207.78)
8	Earnings Per Share (of Rs. 10/-each)				
1)	Basic :	2.43	0.03	(0.40)	1.00
2)	Diluted:	2.43	0.03	(0.40)	1.00

1. The above is an extract of the detailed format of Audited Financial Results for the Quarter and Year ended on March 31, 2024 filed with the Stock Exchange(s) under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

2. The full format of the Audited Financial Results is available on the websites of the Stock Exchange(s) viz www.bseindia.com and the same is also available on the website of the Company viz www.highstreetfilatex.in. The above results were reviewed by the Audit Committee and were thereafter approved by the Board of Directors of the Company at their respective meetings held on 08.05.2024.

3. The Above extracts has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS), prescribed under section 133 of the

4. #-Exceptional and/or Extraordinary items adjusted in the Statement of Profit and Loss in accordance with Ind-AS Rules / AS Rules, whichever is applicable.

By the Order of the Board
For High Street Filatex Limited
Sd/- Bhagwan Singh
Whole-time Director
DIN:02305246

Dated : May 08, 2024
Place : Jaipur

**ADITYA BIRLA CAPITAL**
PROTECTING INVESTING FINANCING ADVISING

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

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

The undersigned being the Authorized officer of Aditya Birla Finance Limited (ABFL) under the Act and in exercise of powers conferred under Section 13(12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is / are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below.

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

Sr No.	Name and Address of the Borrower(s)	Demand Notice Date & NPA Date	Description of Immovable property
1.	Mr. Anshul Gupta , Represented Through Legal Heir (I) Sunder Kumar(Father) & (II) Roshni Gupta (Mother) 2. Mrs. Roshni Gupta , W/o. Sunder Gupta ADD. 1 : 320, Ward No 13, Anaj Mandi, Kalayat, Rural 30, Kalithal, Haryana-136 117 • Mo. No. : 8708128808 / 8708180800 • E-mail ID :- guptanshu19@gmail.com ; ADD. 2 : Anaj Mandi, Kalayat Railway Road, Kalayat, Haryana-136117; ADD. 3 : Ward No. 13, Anaj Mandi, Kalayat, Rural 30, Kalithal, Haryana-136 117. • Mo. No. : 8708829030 / 9467146688 • E-mail ID :- anshulsingh3@gmail.com • LAN : ABNKSTS000000714745	22.04.2024 & 04.04.2024	All That Piece & Parcel in Respect of A Property / Plot Having Area Measuring 200 Square Yards ("49x36.8") = 6.61m Being 661/297900 Share in Land Measuring 148k-19m Comprised in Khawat No. 96 Khatori No. 146 Kitta 34 Situated At Police Station to Shohi Bank Kalayat Vide Jamabandi of Kalayat For The Year 2020-2021, Situated Within The Municipal Limits Of Kalayat Vide Regd. Sale Deed No. 496/1 Dated 02.06.2021 Entered In The Office Of Sub-Registrar Kalayat & Mutation No. 17163 Measured As Per Deed is Under - ♦Boundaries ♦North : 49 Ft. T-Point, Street; ♦South : 49 Ft. Property of Others; ♦East : 36 Ft. Property Of Others; ♦West : 37.6 Ft. Property Of Others.
1.	Mr. Sanjeev Kumar , S/o. Mr. Om Parkash 2. Mrs. Reena Devi , W/o. Sanjeev Kumar ADD. 1 : Dewal, Kalithal, Haryana-136 027. • Mo. No. : 9992569387 • E-mail ID :- kumarsanjeev61390@gmail.com ; ADD. 2 : Kaborot Chowk, Near Sbi Mandi, Kalithal, Haryana-136 027; ADD. 3 : 183, Dewal, Kalithal, Haryana-136 027. • Mo. No. : 7404539387 • E-mail ID :- sanjeevkumar890@gmail.com • LAN : ABNKSTS000000743854	22.04.2024 & 04.04.2024	In respect of commercial property / Shop No. 21, bearing a part of old MCK No.1032, 1033/17, New PPID No. 100126U119 having an area measuring 26.67 sq yards, situated at Old abadi, New Sabji Mandi Road to Railway Station Road, Kalithal within the M. C. Limit of Kalithal, Owned vide registered Sale Deed No. 672/1 dated 26.04.2021 entered in the office of Registrar Kalithal measured and bounded as under - ♦Boundaries ♦North : Joint Wall Tarsam Etc.; ♦South : Lal Chand, Satish Kumar; ♦East : Road; ♦West : Joint Wall Tarsam Etc.
1.	Ms. Sunita Chauhan , W/o. Ms. Balveer Singh 2. Rakesh Chauhan , S/o. Tika Ram ADD. 1 : 2329, Jawahar Colony, Faridabad, Haryana-121 001. • Mo. No. : 9873318778. • E-mail ID :- sunitachauhan01979@gmail.com ; ADD. 2 : 2329, Jawahar Colony, Near Durga Mandir, Faridabad, Haryana-121 001. • Mo. No. : 8920222268 • LAN : ABNDSTS000000534150 & ABNDSTS0000000545836	26.04.2024 & 03.10.2023	All The Piece & Parcel of A House Bearing No. 2329/1, Area Measuring 75 Sq. Yards, i.e. Western Portion Built On Plot Bearing No. 05, Area Measuring 150 Sq. Yards, Out Of Khawat Khata No. 2581, Mustafi No. 34, Killa No. 217/0-6, Situated In The Area of Village Saran, Tehsil Badkhal, Dist. Faridabad, Haryana.
1.	Mr. Ajay Kumar , S/o. Mr. Ram Chander 2. Mrs. Babita Devi , W/o. Ajay Kumar ADD. 1 : O, Nakur Road, Birwi, Saharanpur, Uttar Pradesh-247 001. • Mobile : 9759835468; • E-mail ID :- ajaykumr1@gmail.com ; ADD. 2 : Nakur Road, Birwi, Saharanpur, Uttar Pradesh-247 232; ADD. 3 : Vill. Beedi, Saharanpur, Uttar Pradesh-247 001. • Mo. No. : 8954025396 • E-mail ID :- ajaykumr18@gmail.com • LAN : ABSAHS000000539426	23.04.2024 & 04.04.2024	All That Property Comprising of Residential House, Built on Plot Area 229.11 Sq. Yards Or 191.56 Sq. Meters ♦Measuring - ♦In East : 73 Feet 8 Inches; ♦In West : 73 Feet 8 Inches; ♦In North : 28 Feet ♦In South : 28 Feet Situated In Kharsa No. 358, Village Bidvi, Pargana Saraswa, Tehsil Nakur, District Saharanpur, Uttar Pradesh. ♦Bounded as - ♦In East : House Of Mr. Bijender; ♦In West : Passage 20 Feet Wide; ♦In North : Passage 18 Feet Wide; ♦In South : House of Mr. Surender
1.	JS Collection Through Its Proprietor Jitender Singh 2. Mr. Jitender Singh , S/o. Mr. Jagdish Singh 3. Mrs. Nisha Singh , W/o. Jitender Singh ADD. 1 : Shop-11, New Lalpat Rai Market, Delhi, Chandi Chowk, Delhi-110 006 ADD. 2 : H. No. A-58, Street No. 3, Shiv Vihar Phase-1, Karawal Nagar, Delhi-110 094; • Mo. No. : 9895151198; • E-mail ID :- jitenderpratap Singh0023@gmail.com • LAN : ABFLNDS00000120643	23.04.2024 & 04.04.2024	All That The One Shop Bearing No. 11-82, On Ground Floor With Roof Rights Built On Land Measuring 107.5, Sq. Ft. i.e. 10. Sq. Mtrs., Situated At Pleasure Garden, (Known As New Lalpat Rai Market), Chandi Chowk, Near Jander Nagar, Delhi-110 006, Which is ♦Bounded As Under - ♦East : Road; ♦West : Shop No. 32; ♦North : Passage; ♦South : Shop No. 10.
1.	Mr. Kartik Tyagi , S/o. Mr. Girish Tyagi 2. Mrs. Neeraj Tyagi ADD. 1 : D-63, Patel Nagar-2, Ghaziabad, Uttar Pradesh-201 001. • Mo. No. : 9650744855; • E-mail ID :- kartik.tyagi1171@gmail.com • LAN : ABNDSTS000000546503	26.04.2024 & 04.04.2024	Flat No. F-1, On First Floor, Measuring 102.23 Sq. Mtrs ("Said Floor") Built On Property Bearing No. 63, Block-D, G. M. P. Patel Nagar Colony, Sector-7, Ghaziabad, Hereinafter Referred To As "Said Property."

With further interest, additional Interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and / or realization. If the said Borrower's shall fail to make payment to ABFL as aforesaid, then ABFL shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Borrower's / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

The said Borrower's / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s) / Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of ABFL. That please note that this is a final notice under Sec. 13(2) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002). Needless to say, that ABFL shall be within its right to exercise any or all of the rights referred to above against the borrower(s) entirely at their risk, responsibility & costs.

Place : Kalithal, Faridabad, Haryana / Saharanpur, Uttar Pradesh / Delhi NCR
Date : 09.05.2024

Sd/-
Authorised Officer
ADITYA BIRLA FINANCE LIMITED

FORM A
PUBLIC ANNOUNCEMENT
[Under Regulation 6 of the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016]

FOR THE ATTENTION OF THE CREDITORS OF PASHCHATYA ENTERTAINMENT PRIVATE LIMITED

RELEVANT PARTICULARS	
1. Name of Corporate Debtor	PASHCHATYA ENTERTAINMENT PRIVATE LIMITED
2. Date of incorporation of Corporate Debtor	28th November 2002
3. Authority under which Corporate Debtor is incorporated / registered	Registrar of Companies, New Delhi
4. Corporate Identity No. / Limited Liability Identification No. of Corporate Debtor	U92199DL2002PTC117798
5. Address of the registered office and principal office (if any) of Corporate Debtor	Registered Office: 2533, Punjabi Basti, Old Subzi Mandi, New Delhi-110007 Also at : SCO 10-12, 1st Floor, Sector 17-B, Chandigarh-160017 07th May 2024
6. Insolvency commencement date in respect of Corporate Debtor	03rd November 2024
7. Estimated date of closure of insolvency resolution process	CA Navneet Gupta Reg. No.: IBBI/IPA-001/IP-P00361/2017-18/10619 AFA Valid upto : 06-12-2024 # 1598, First Floor, Sector 22-B, Chandigarh-160022 Email: navguptapca@gmail.com
8. Name and Registration number of the insolvency professional acting as Interim Resolution Professional	# 1598, First Floor, Sector 22-B, Chandigarh-160022 Email: cirp.pashchatya@gmail.com
9. Address & email of the interim resolution professional, as registered with the board	
10. Address and e-mail to be used for correspondence with the Interim Resolution Professional	
11. Last date for submission of claims	21st May 2024
12. Classes of creditors, if any, under clause (b) of sub-section (8A) of section 21, ascertained by the Interim Resolution Professional	Not Applicable
13. Names of insolvency professionals identified to act as authorised representative of creditors in a class (three names for each class)	Not Applicable
14. (a) Relevant forms and (b) Details of authorized representatives are available at :	(a) Web Link: https://ibbi.gov.in/home/downloads (b) Not applicable

Notice is hereby given that the National Company Law Tribunal, Chandigarh Bench, Chandigarh has ordered the commencement of a Corporate Insolvency Resolution Process against **PASHCHATYA ENTERTAINMENT PRIVATE LIMITED** on 7th May 2024.

The creditors of **PASHCHATYA ENTERTAINMENT PRIVATE LIMITED** are hereby called upon to submit their claims with proof on or before **21st May 2024** to the Interim Resolution Professional at the correspondence address mentioned against entry No. 10 only.

The Financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit claims with proof in person, by post or electronic means.

Submission of false or misleading proof of claims shall attract penalties.

Sd/-
CA Navneet Gupta
Date: 08.05.2024 Interim Resolution Professional for Pashchatya Entertainment Private Limited
Place: Chandigarh IBBI Reg. No.: IBBI/IPA-001/IP-P00361/2017-18/10619

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**PROTECTING INVESTING FINANCING ADVISING**
Aditya Birla Housing Finance Limited
Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited No N/17, 1st Floor, Vijaya Building Barakhamba Road New Delhi - 110001
1. ABHFL: Authorized Officer Mr. Amandeep Taneja Contact No- 9711246064, Mr. Mandeep Luthra Contact No- 9999009978, Sankalp Contact No- 8600164979, Chirag Lokhande: 919773758208.
2. Auction Service Provider (ASP): M/s. Globe Tech Infosystems Private Limited - Mr. Samir Chakravorty

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. Notice is hereby given to the public in general and in particular to the Borrowers and Co. Borrowers that e-auction of the following property for realization of the debts due to the Aditya Birla Housing Finance Limited will be held on "As is Where is" and "As is What is" Basis.

Sr No.	Name of the Borrowers & Co. Borrowers	Description of Properties/ Secured Assets	Amount as per Demand Notice	Reserve Price	EMD	Last EMD Date	Inspection Date and Time	Date of E-Auction
1.	Rajesh Jain , Archana Jain, J. Tech Computers Private Limited.	"All that is part and parcel of Flat No. I-2201, 22nd Floor, Cloud-9, Vaishali, Area Measurement Super Area 2300 Sq. Ft. at Plot No. RC-1/2, Sector-1, Vaishali Ghaziabad, UP	Rs. 1,25,20,778.72/- (Rupees One Crore Twenty Five Lacs Twenty Thousand Seven Hundred Seventy Eight and Seventy Two Paise Only) as On 31.08.2022	INR 95,09,063/- (Rupees Ninety Five Lacs Nine Thousand and Sixty Three Only)	INR 9,50,906/- (Rupees Nine Lacs Fifty Thousand Nine Hundred Six only).	28-05-2024	27-05-2024 between 11:00 am to 04:00 pm.	29-05-2024
2.	Yogesh Chandra, Vidhya Thapliyal	All That Piece And Parcel Of Second Floor Without Roof Rights Out Of Property No. 178-A, Land Area Measuring 75 Sq. Yds., Falling Under Kharsa No. 25/17, Situated In The Area Of Village Razapur Khurd Delhi, State: Delhi, Colony Known As Mohan Garden In Block-p, Uttam Nagar, New Delhi-110059, With Common Staircase, Passage And Entrance Leading From Ground Floor To Top Floor, With One Small Car Parking At Parking Floor And With The Proportionate Free Hold Rights Of The Land Underneath And Bounded As: East: Others Plot West: Others Plot North: Others Plot South: Road 20 Ft	Rs. 1,25,85,194/- (Rupees Nineteen Lacs Fifty Thousand Eight Hundred Fifty One and Ninety Four Paise Only) as On 09.08.2023	INR 17,55,270/- (Rupees Seventeen Lacs Fifty Five Thousand Two Hundred and Seventy Only)	INR 1,75,527/- (Rupees One Lac Seventy Five Thousand Five Hundred and Twenty Seven only)	28-05-2024	27-05-2024 between 11:00 am to 04:00 pm	29-05-2024

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act> or <https://BestAuctionDeal.com>

Date: 09-05-2024
Place: DELHI

Authorized Officer,
Aditya Birla Housing Finance Limited

**AU SMALL FINANCE BANK LIMITED**
(A SCHEDULED COMMERCIAL BANK)
Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) 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 notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:

Name of Borrower/Co-Borrower/ Mortgagee/Guarantor / Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(A/c No.) L9001060133765222 Rajendra Bedu (Borrower) , Kuldeep Kasana (Co-Borrower)	13-Oct-23 Rs. 743196/- Rs. Seven Lac Forty-Three Thousand One Hundred Ninety-Six Only as on 10-Oct-23	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At: Out Of Kharsa No 50 Documents No 5747, Village Garhi Kalanjarji, Tehsil Khekra Shiv Mandir, Dist- Bagpat, Uttar Pradesh Admeasuring 185 Sq.Yds	04-May-24
(A/c No.) L9001060130671599 Jasveer Rajwa (Borrower) , Bhagwati (Co-Borrower), Karmaveer Bhati (Co-Borrower)	17-Nov-23 Rs. 1609061/- Rs. Sixteen Lac Eighty Thousand Sixty-One as on 15-Nov-23	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At: Gata No. 166, Village Of Badhpura Pargana, Tehsil- Dadri, Dist- Gautam Budh Nagar, Uttar Pradesh Admeasuring 952.16 Sq.Yds	04-May-24
(A/c No.) L9001060125954764 Sachin Khari (Borrower) , Smt. Pooja Khari (Co-Borrower)	12-Feb-24 Rs. 1069526/- Rs. Ten Lac Sixty-Nine Thousand Five Hundred Twenty-Six Only as on 12-Feb-24	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At: Gata No. 1505, Mohalla Heera Colony, Te.- Sikandrabad, Dist.- Bulandshahr, Uttar Pradesh - 203205, Admeasuring 114 SQ. YRD., Bounded as East - PLOT OF SONU, WEST- KHET RANJEET AND OTHERS, NORTH-PLOT OF OTHER'S, SOUTH-Road	04-May-24
(A/c No.) L9001061124294505 Baby Mishra (Borrower) , Satyendra Kumar (Co-Borrower)	09-Nov-23 Rs. 156528/- Rs. One Lac Fifty-Six Thousand Five Hundred Twenty-Eight Only as on 07-Nov-23	All that part and parcel of residential/commercial property Land/ Building/ Structure and fixtures Property Situated At: Kharsa No 643, Third Floor, Khewat Khatori No 22 29, Indira Park Palam Colony, Bearing No Rz 19 E In Gali No 9, Nasirpur, New Delhi. Delhi Admeasuring 57 Sq.Yds	04-May-24

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said Act (Act-2002) read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets." The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.

Place: DELHI **Date:** 08-May-2024 **Authorised Officer AU Small Finance Bank Limited**