AU SMALL FINANCE BANK

Registered Office: 19-A Dhuleshwar Garden, Jaipur, Rajasthan, India, 302001.
www.aubank.in

LOAN AGAINST GOLD - AUCTION NOTICE ON "AS IS WHERE IS" BASIS

The below mentioned borrower/s have been issued notices to pay their outstanding amounts towards the loan against gold facilities availed from AU Small Finance Bank Limited ("Bank"). Since the borrower/s has/have failed to repay his/their dues, we are constrained to conduct an auction of pledged gold items/articles on **10 November 2025** between **11:00 AM – 3:00 PM** (Time) at below mentioned branches according to the mode specified therein. In the case of deceased borrowers, all conditions will be applicable to legal heirs. Please note that in the event of failure of the above auction, the bank reserves its right to conduct another auction without prior intimation.

E-Auction Branch Details (E-auction will be conducted by using Weblink - https://gold.samil.in)

Ludhiana Sector 32A - L9001090145464033 | **Mansa** - L9001090143325634 | **Nakodar** - L9001090140971831 |

Note: The auction is subject to certain terms and conditions mentioned in the bid form, which is made available before the commencement of auction.

Sd/-
Manager
AU Small Finance Bank Limited

GRIHUM HOUSING FINANCE LIMITED
(FORMERLY KNOWN AS POONAWALLA HOUSING FINANCE LTD)

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 Branch Off Unit: Second Floor, SCO 145, Feroz Gandhi Market, Ludhiana, Punjab -140001

E-AUCTION - SALE NOTICE
Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to **Grihum Housing Finance Limited (formerly known as Poonawalla Housing Finance Limited as the name Poonawalla Housing Finance Limited changed to Grihum Housing Finance Limited with effect from 17 Nov 2023 (Previously known as Magma Housing Finance Limited and originally incorporated with name of GE Money Housing Finance Public Unlimited Company)** (hereinafter referred to as the "Secured Creditor" as per the Act) , the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets **will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 09/11/2025 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://www.bankeauctions.com. For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihumhousing.com**

Sl. No.	Proposal No. Customer Name {A}	Demand Notice Date and Outstanding Amount {B}	Nature of Possession {C}	Description of Property {D}	Reserve Price {E}	EMD (10% of RP) {F}	EMD Submission date {G}	Incremental Bid {H}	Property Inspection Date & Time {I}	Date and time of Auction {J}	Known encumbrances/ Court cases if any {K}
1	Loan No. HL00625100000005021451 MUKESH KUMAR NIRBAN (Borrower) TANIYA VIDYA SAGAL (Co Borrower)	Notice date: 09/07/2025 Total Dues: Rs. 1265676/- (Rupees Twelve Lakh SixtyFive Thousand Six Hundred SeventySix Only) payable as on 09/07/2025 along with interest @15.35% p.a. till the realization.	Symbolic	All That Piece And Parcel Of The House Bearing M.C. No. B-14-1086/2b, Measuring 26 Sq. Yards, Situated At Taraf Saidan, Locality Known As Islam Ganj, Tehsil & Distt. Ludhiana. (Punjab) Boundaries As Per Provided Copy Of Sale Deed East-Vishnu West-Passege North-Passege South- Neighbour	Rs. 1137591/- (Rupees Eleven Lakh Thirty Seven Thousand Five Hundred Ninety One Only)	Rs 113759.1/- (Rupees One Lakh Thirteen Thousand Seven Hundred Fifty Nine and Ten Paise Only)	29/10/2025 Before 5 PM	10,000/-	22/10/2025 (11AM – 4PM)	09/11/2025 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.

The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id – Support@bankeauctions.com. **Contact Person –Dharni P, Email id- dharani.p@c1india.com Contact No- 9948182222..** Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank-ICICI BANK LTD. Account No-091551000028 and IFSC Code- ICIC0000915 , ICICI Bank Ltd, Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank **on or before 29/10/2025 and register their name at https://www.bankeauctions.com and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address: Second Floor, SCO 145, Feroz Gandhi Market, Ludhiana, Punjab -140001 Mobile no. +91 9567626050 e-mail ID rahul.r1@grihumhousing.com For further details on terms and conditions please visit https://www.bankeauctions.com & www.grihumhousing.com to take part in e-auction.**

This notice should also be considered as 30 days' notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Business Standard shall be prevail

Date: 09.10.2025 Place: PUNJAB **Sd/- Authorised Officer, Grihum Housing Finance Limited (Formerly Known as Poonawalla Housing finance Ltd)**

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL BENCH AT CHENNAI
CP (CAA)/68/CHE/2025
IN
CA (CAA)/48/CHE/2025

In the matter of the Companies Act, 2013 And In the matter of Section 230 to 232 and other applicable provisions of the Companies Act, 2013 And
In the matter of Scheme of Absorption of ILP 3 India 11 Private Limited ("1st Transferor Company / "1st Petitioner") and ILP 3 India 12 Private Limited ("2nd Transferor Company / "2nd Petitioner") with ILP 3 India 13 Private Limited ("Transferee Company / "3rd Petitioner") and their respective Shareholders.

ILP 3 India 11 Private Limited
CIN: U45209TN2019FTC180184,
A company incorporated under the Companies Act, 2013, having its registered office at RMZ Millenia Business Park, Campus 1A, No. 143, Dr. M.G.R. Road, (North Veeranam Salai), Perungudi, Saidapet, Kanchipuram, Tamil Nadu, India 600096. within aforesaid jurisdiction.
...1st Transferor Company / "1st Petitioner

ILP 3 India 12 Private Limited
CIN: U45202TN2019FTC180183,
A company incorporated under the Companies Act, 2013, having its registered office at RMZ Millenia Business Park, Campus 1A, No. 143, Dr. M.G.R. Road, (North Veeranam Salai), Perungudi, Saidapet, Kanchipuram, Tamil Nadu, India 600096. within aforesaid jurisdiction.
... 2nd Transferor Company / "2nd Petitioner

ILP 3 India 13 Private Limited
CIN: U45500TN2019FTC180181,
A company incorporated under the Companies Act, 2013, having its registered office at RMZ Millenia Business Park, Campus 1A, No. 143, Dr. M.G.R. Road, (North Veeranam Salai), Perungudi, Saidapet, Kanchipuram, Tamil Nadu, India 600096. within aforesaid jurisdiction.
... Transferee Company / "3rd Petitioner

NOTICE

Notice is hereby given that by an order dated 30th day of September 2025, the Chennai Bench of the National Company Law Tribunal has fixed the date of hearing of the Company Petition filed by the Petitioner Companies under Section 230 to 232 of the Companies Act, 2013 for the sanction of Scheme of Absorption of ILP 3 India 11 Private Limited ("1st Transferor Company / "1st Petitioner") and ILP 3 India 12 Private Limited ("2nd Transferor Company / "2nd Petitioner") with ILP 3 India 13 Private Limited ("Transferee Company / "3rd Petitioner") and their respective Shareholders, on the 12th day of November 2025. Any person desirous of supporting or opposing the said Petition should send to the Petitioner's Advocates, notice of his intention, signed by him or his Advocate, with his name and address, so as to reach the Petitioner's Advocates not later than two days before the date fixed for hearing of the Petition. Where he seeks to oppose the Petition, the grounds of opposition or a copy of his affidavit shall be furnished with such notice. A copy of the Petition will be furnished by the undersigned to any person requiring the same on payment of the prescribed charges for the same.

Ajay Kumaran B
Fox Mandal & Associates LLP
Counsels for the Petitioners
FM House, 302, Anna Salai, Teynampet, Chennai –600006, Tamil Nadu
Dated this 09th day of October, 2025

Z MEDIA

ZEE MEDIA CORPORATION LIMITED

Regd. Office: 135, Continental Building, 2nd Floor, Dr. Annie Besant Road, Worli, Mumbai - 400 018, Maharashtra
Corp. Office: FC-9, Film City, Sector 16 A, Noida – 201 301, U.P.
E-mail: complianceofficer@zeemedia.com,
CIN: L92100MH1999PLC121506,
Website: www.zeemedia.In; Tel: 0120-2511064-73

Notice to Shareholders - 100 days campaign "Saksham Niveshak"

Subject- Update KYC and claim dividend transferred to IEPF and Special Window for re-lodgement of physical share transfer requests

Investor Education and Protection Fund Authority (IEPFA) in line with the objectives of the Niveshak Shivir, and its broader drive for investor education and facilitation, has launched a 100 Days' Campaign - "Saksham Niveshak" from 28th July, 2025 to 6th November, 2025, which aims to create awareness amongst investors and facilitate issues relating to unclaimed dividends and shares transferred to Investor Education and Protection Fund (IEPF), updation of KYC & nomination details and also enable investors to claim their rightful entitlements.

Shareholders whose dividends and shares are transferred to IEPF are requested to:

1. Visit the IEPF website (www.iepf.gov.in) for claim filing procedures.
2. Visit the Company's website (https://zeemedia.in/) under the Investor Information section for details of unclaimed dividend and shares transferred to IEPF.

The shareholders are requested to update their KYC particulars such as PAN, Bank account details, contact information, specimen signature and nomination with the company by following procedure given below:

Type of shareholders	Action Required
Physical shareholders (co-ordination with the company or its RTA viz MUFG India Intime Private Limited)	Download and submit the duly filled and signed Form ISR-1, Form ISR-2, Form SH-13, and Form ISR-3 from website of RTA viz https://in.mpms.mufg.com/
Demat account holders (co-ordination with respective Depository Participants)	Shareholders are requested to connect with their Depository Participants and update their KYC.

Further shareholders to note that pursuant to the SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 02, 2025, shareholders of the Company are hereby Informed that a **Special Window** has been opened for a period of six months from July 7, 2025 to January 6, 2026 for **re-lodgment of transfer deeds**, which were lodged prior to April 01, 2019 and rejected /returned/not attended to due to deficiency in the Documents/process /or otherwise.

Eligible shareholders may submit their transfer deeds along with requisite documents during period of Special Window i.e. July 07, 2025 till January 06, 2026 to the Company's Registrar and Share Transfer Agent (RTA) MUFG Intime India Private Limited (Formerly Link Intime India Private Limited). The shares that are re-lodged for transfer shall be issued only in demat mode post following due process for such transfer-cum-demat requests.

For further details' please write to the company at its designated email-id: complianceofficer@zeemedia.com or to Company's RTA at C-101, Embassy 247, LB.S. Marg, Vikhroli West, Mumbai- 400 083 Tel: +91 022 49186270, Fax: 022 49186060, E-mail mt.helpdesk@in.mpms.mufg.com

For **Zee Media Corporation Limited**
Sd/-
Ranjit Srivastava
Company Secretary & Compliance Officer
Membership No.: A18577

Place: Noida
Date: October 8, 2025

Precot

Precot Limited

(CIN: L17111TZ1962PLC001183)
Regd. Office : SF No.559/4, D-Block, 4th Floor, Hanudev Info Park, Nava India Road, Udaiyampalayam, Coimbatore - 641 028
Tel: 0422 - 4321100 E-mail: secretary@precot.com, Website: www.precot.com

NOTICE TO SHAREHOLDERS

Special Window for re-lodgement of transfer requests of physical shares:
Pursuant to the Securities Exchange Board of India (SEBI) No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated 2nd July 2025, a Special Window has been opened for re-lodgement of transfer deeds, which were lodged prior to the deadline of 1st April 2019 and rejected/ returned / not attended due to deficiency in the documents / process or otherwise, for a period of six months from 7th July 2025 till 6th January 2026. The securities that are re-lodged during this period for transfer shall be issued only in demat mode. Shareholders who have missed the earlier deadline of 31st March 2021 are encouraged to use this opportunity by furnishing the necessary documents to the Company's RTA i.e. MUFG Intime India Private Limited, (formerly known as Link Intime India Private Limited), Surya 35, Mayflower Avenue, Behind Senthil Nagar, Sowripalayam Road, Coimbatore - 641 028. Ph : 0422 2314792, 4958995.

100 Days Campaign - 'Saksham Niveshak'

100 Days Campaign - 'Saksham Niveshak' for KYC and other related updates and shareholders engagement to prevent transfer of Unpaid/Unclaimed dividends to IEPF.
Pursuant to Investor Education and Protection Fund Authority (IEPFA) letter dated 16th July, 2025, your Company has started a 100 Days campaign "Saksham Niveshak' starting from 28th July, 2025 to 6th November, 2025. During this campaign all the shareholders who have not claimed their dividend for Financial Years 2021-22 and 2023-24 or have not updated their KYC or any issues related to unclaimed dividends and shares may write to the Companies Registrar and Transfer Agent (RTA) i.e. MUFG Intime India Private Limited (Formerly Link Intime India Private limited) "Surya" 35, Mayflower Avenue, Behind Senthil Nagar, Sowripalayam Road, Coimbatore 641028. Ph : + 91 422 2314792, 2539835 / 836, 4958995. E-mail: investor.helpdesk@in.mpms.mufg.com.
The shareholders may further note that this campaign has been started specifically to reach out to the shareholders to update their KYC, bank mandates, Nominee and contact information. The Shareholders may also claim their dividend for the Financial Years in order to prevent their dividend and shares from being transferred to Investor Education and Protection Fund Authority (IEPF). The shareholders who hold shares in demat form are requested to approach their Depository Participants where they maintain their demat accounts for updating their KYC requirements.

For Precot Limited
S. Kavitha
Company Secretary

Coimbatore
8.10.2025

ADITYA BIRLA UltraTech

UltraTech Cement Limited

Registered Office: 'B' Wing, Ahura Centre, 2nd Floor, Mahakali Caves Road, Andheri (East), Mumbai 400 093
Tel No.: 022-66917800 / 29267800, **Website**: www.ultratechcement.com, **CIN:** L26940MH2000PLC128420

100 Days Campaign – "Saksham Niveshak": 28th July, 2025 to 6th November, 2025
Update Your Details and Claim Your Dividends

The Investor's Education and Protection Fund Authority ("IEPFA"), Ministry of Corporate Affairs ("MCA") has by circular dated 16th July, 2025 requested companies to launch a 100 days Campaign - "Saksham Niveshak", to reach out to shareholders whose dividend remain unpaid/unclaimed.

The Company is accordingly rolling out the Campaign to enable shareholders claim unpaid / unclaimed dividend.

- **Purpose of the campaign:** To create awareness among shareholders to update their details and claim any unpaid or unclaimed dividends before they get transferred to the Investor Education and Protection Fund ("IEPF").
- **Benefit to shareholders:** It's important for you to update PAN; Nomination details, Contact information (postal address, mobile number), Bank account details, Specimen signature with the Company or the Registrar & Transfer Agent, KFin Technologies Limited ("KFin").

Since dividend on shares is only payable in electronic mode, dividend will only be credited in shareholder's bank account AFTER updating the above information / documents.

Information / documents to be submitted:

- Form ISR-1: Filled and signed, with self-attested KYC documents
- Form ISR-2: Filled and signed, with banker's attestation of your signature + original cancelled cheque (with your name printed) or self-attested bank passbook/statement
- Form SH-13: For adding a nominee
- Form ISR-3: If you wish to opt out of nomination.

[You can download these forms from **www.ultratechcement.com**]

Please fill in and deliver the forms to KFin, Selenium Tower-B, Plot No 31 & 32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad – 500032, Telangana.

Mode of dispatch:

- By post: Physical copies, self-attested and dated or;
- By email: From your registered email ID, with digitally signed documents (first joint holder must sign in case of joint holdings) to: **einward.ris@kfintech.com** or;
- Online: Upload via KFin's portal: **https://ris.kfintech.com**.

This campaign is all about making it easier for shareholders to update their details and claim what's rightfully theirs.

Those shareholders who are holding shares in electronic form and have not claimed their dividend, can claim the same by updating / modifying their details with their respective depository participants.

Don't miss out – please submit your documents before 6th November 2025!

If you need help or have any questions, please free to reach out to us.

Greetings to you and your family for the festive season ahead!

Yours sincerely,

For UltraTech Cement Limited

sd/-
Sanjeeb Kumar Chatterjee
Company Secretary

IDBI BANK
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PUBLIC NOTICE (TO BE ISSUED IN CASE OF NON SERVICE OF DEMAND NOTICE U/S 13(2) OF SARFAESI ACT)

IDBI BANK LIMITED, SCO 72-73, SECTOR 17-B, CHANDIGARH - 160017
NOTICE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (the SARFAESI Act)

Address:- (1) Sh. Vivek Gupta S/o Sh. Vijay Kumar Gupta (Borrower / Mortgagor) & **(2) Smt. Sarita Gupta** W/o Sh. Vivek Gupta (Co-Borrower), Flat No. 3168, 3rd Floor, Pink Rose, Sector 49-D, Chandigarh - 160047.
Notice is hereby given to the aforesaid Borrower(s), Co-Borrower(s) and Mortgagor(s) that the aforesaid Borrower was sanctioned financial assistance as mentioned below:-

Sr. No.	Loan Facility	Sanctioned Amt.
1.	Housing Loan (0054675100013730)	Rs. 33,00,000/- (Rupees Thirty Three Lakhs only)
2.	Housing Loan (0054675100013758)	Rs. 36,00,000/- (Rupees Thirty Six Lakhs only)

(collectively "the Financial Assistance") by **IDBI Bank Ltd. (IDBI Bank)**, by way of Term loan for Housing purpose. Pursuant to the sanction of the said financial assistance, necessary loan and security documents were executed by **IDBI Bank Ltd. (IDBI Bank)**. The said financial assistance has been secured, inter alia, by mortgage by deposit of title deeds of the properties mentioned below. As the aforesaid Borrower has defaulted in repayment of the said financial assistance in terms of the **Loan Agreement(s) Dated 13.12.2023**, the account of the Borrower has been classified as **Non-Performing Assets (NPA)** in the books of **IDBI Bank** on **08.06.2025** in terms of the guidelines issued by **Reserve Bank of India (RBI)** from time to time. In view of the defaults committed by the aforesaid Borrower, **IDBI Bank**, vide it's letter dated **12.06.2025**, has declared the financial assistance together with interest and other moneys aggregating **Rs. 61,85,201.24 (Rupees Sixty One Lakhs Eighty Five Thousand Two Hundred One and Paise Twenty Four only)** due as on **10.05.2025**, to have become immediately due and payable by the Borrower and called upon the Borrower to pay to **IDBI Bank** the said sums together with further interest thereon with effect from **10.05.2025** till payment or realization, at the contractual rate as stated in the said letter.
Necessary notices were issued for:-

Loan Facility	Amount
1. Housing Loan (0054675100013730)	Rs. 28,20,765/- (Rupees Twenty Eight Lakhs Twenty Thousand Seven Hundred and Sixty Five) as on 11.05.2025 and Rs. 1,02,999/- (Rupees One Lakh Two Thousand Nine Hundred and Ninety Nine only) as on 10.05.2025.
2. Housing Loan (0054675100013758)	Rs. 31,48,985/- (Rupees Thirty One Lakhs Forty Eight Thousand Nine Hundred and Eighty Five only) as on 11.05.2025 and Rs. 1,12,452/- (Rupees One Lakh Twelve Thousand Four Hundred and Fifty Two only) as on 10.05.2025.

along with further interest thereon from **10.05.2025** is due and payable immediately to **IDBI Bank**, along with further interest thereon at the contractual rate till payment / realization, was issued / served on **01.09.2025** by **IDBI Bank**. Under Section 13(2) of the SARFAESI Act at the respective addresses of the Borrower(s) / Mortgagor(s) by **"Registered post with Acknowledgement Due"** which was returned un-served with postal remarks as **"On Addressee Instruction"**. In view of the aforesaid, this public notice is issued in compliance with Proviso to Rule 3 (1) of the SARFAESI Rules.
Please note that you shall not transfer or otherwise (other than in the ordinary course of your business) any of the Secured Assets, without prior written consent of **IDBI Bank**, failing which you shall be liable for an offence punishable under section 29 of the SARFAESI Act.
We invite your attention to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.
In the circumstances, Borrower (s) / Mortgagor(s) is, once again, requested to pay the aforesaid amount within Sixty Days from the date hereof failing which **IDBI Bank**, as a secured creditor shall be entitled to enforce its security interest, under the provisions of the SARFAESI Act as also under any other law as available to **IDBI Bank** for realising its dues.

DETAILS OF THE PROPERTY:-

(1) All that piece and parcel of Flat No. B-207, 2BHK, Block-B, Fourth Floor having covered area 1050 Sq. Ft. comprised in Khewat Khatoni No. 260/306, Khasra No. 21//20/2(3-16), 21/3(3-6), Hadbast No. 33, Kitte-2 total land measuring 07 Kanal 02 Marla of which 3/568 share i.e. 0.75 Marla situated at Sukhmani Enclave, Sector 127, Village Chajjumajra, Tehsil Kharar, District SAS Nagar Mohali, Punjab in the name of Shri Vivek Gupta S/o Sh. Vijay Kumar Gupta registered 22.12.2023 Vide Document Number 2023-24/15/1/14716 together with all and singular the structures and erections thereon, both present and future. **(2)** All that piece and parcel of Flat No. B-208, 2BHK, Block-B, Fourth Floor having covered area 1050 Sq. Ft. comprised in Khewat Khatoni No. 260/306, Khasra No. 21//20/2(3-16), 21/1(3-6), Hadbast No. 33, Kitte-2 total land measuring 07 Kanal 02 Marla of which 3/568 share i.e. 0.75 Marla situated at Sukhmani Enclave, Sector 127, Village Chajjumajra, Tehsil Kharar, District SAS Nagar Mohali, Punjab in the name of Shri Vivek Gupta S/o Sh. Vijay Kumar Gupta registered 22.12.2023 Vide Document Number 2023-24/15/1/14715 together with all and singular the structures and erections thereon, both present and future.

Date: 08.10.2025 **Place:** Chandigarh **AUTHORISED OFFICER**, IDBI Bank Ltd.

TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Sco-20, 2nd Floor, Sector-26-A, Chandigarh 160012..

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to **Tata Capital Housing Finance Ltd. (TCHFL)**, the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **28-10-2025** on **"As is where is" & "As is what is" and "Whatever there is"** and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by **E- Auction at 2.00 P.M. on the said 28-10-2025**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before 27-10-2025 till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED**, Sco-20, 2nd Floor, Sector-26-A, Chandigarh 160012..
The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Outstanding as on
1.	TCHIN0307000100115523 & TCHHL0307000100113873	Mr. Pawan Kumar Singh S/o Mr. Naresh Kumar Mrs. Nirmala Rani W/o Mr. Naresh Kumar	Rs. 13,30,767/- is due and payable by you under **Loan Account No. TCHHL0307000100113873** and an amount of **Rs. 81,192/-** is due and payable by you under Loan Account No. **TCHIN0307000100115523**, i.e. totaling of **Rs. 14,11,959 /- & 16-08-2024**	**Rs. 14,20,000/-** (Rupees Fourteen Lakh Twenty Thousand Only) **Earnest Money Deposit (EMD):- Rs. 1,42,000/-** (Rupees One Lakh Forty Two Thousand Only) **Type of possession:-** Physical	**Rs. 150980/-** is due and payable by you under Agreement no. **TCHIN0307000100115523** and an amount of **Rs. 1594677/-** is due and payable by you under Agreement no. **TCHHL0307000100113873** totalling to **Rs. 1745657/- & 03-10-2025**
Description of the Immovable Property: All that piece and Parcel of Builtup Residential House, Admeasuring 03 Marlas i.e. 62.32 Sq. Yds., Being 3/389 share out of 19 Kanal – 09 Marlas, Comprised in in Khasra Nos. 2338/19-9, Khewat/Khata No. 1427/2052, Kitte – 01, As per Jamabandi 2015-16, Situated at Abadi Mohalla Preet Nagar, Kapurthala (West), Tehsil and District Kapurthala (Punjab). with all common amenities under sale deed. **Bounded:- East:-** Jasbir Singh (Side 37'), **West:-** Vacant Plot of Other Owners (Side 37'), **North:-** House of Other Owners (Side 15'-2"), **South:-**Road 15' Wide (Side 15'-2").					
2.	10310919 & 10346527	Mr. Sukhdev Singh S/o Mr. Mohinder Singh, Mrs. Kushhalpreet Kaur W/o Mr. Sukhdev Singh	**Rs. 5,10,024 /- is due and payable by you under the loan account 10310919 and an amount of Rs. 6,46,373 /- is due and payable under the loan account no 10346527 by you i.e. totaling to Rs. 11,56,397/- & 12-05-2023**	**Rs. 16,60,000/-** (Rupees Sixteen Lakh Sixty Thousand Only) **Earnest Money Deposit (EMD):- Rs. 1,66,000/-** (Rupees One Lakh Sixty Six Thousand Only) **Type of possession:-** Physical	**Rs. 692280/- is due and payable by you under Agreement no. 10310919 and an amount of Rs. 956910/- is due and payable by you under Agreement no. 10346527 totalling to Rs. 1649190/- & 03-10-2025**
Description of the Immovable Property: All that Piece & Parcels of Residential Open Plot (14'x35'), Admeasuring 00 – 2.75 Marlas i.e. 56 Sq. Yds. being 11/2112 share out of 26 Kanal – 8 Marlas, Comprised in Khasra no 3572/26-8, Khewat Khata No. 891/1406, Kitta 01, As per Jamabandi 2010-11, Situated at Rakba apurthala (West), Abadi Brahamkund, Hadbast No. 134, Tehsil and District Kapurthala (Punjab), with all common amenities mentioned in Sale Deed **Bounded:- East:-** Owner Self **West:-** Other Owners **North:-** Other Owners **South:-** Rasta					

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:
NOTE: The E-auction will take place through portal https://sarfaesi.auctiontiger.net on 28-10-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.
Terms and Condition:
1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL HOUSING FINANCE LTD."** Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7. Inspection of the Immovable Property can be done on 14-10-2025 between 11 AM to 5.00 PM. with prior appointment. 8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by **TATA CAPITAL HOUSING FINANCE LTD** and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, known to the **TATA CAPITAL HOUSING FINANCE LTD,** to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. **12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669**. **13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's website **https://surl.lu/zmtwrv** for the above details. **15.** Kindly also visit the link: **https://www.tatacapital.com/property-disposal.html**
Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: PUNJAB
Date: 09.10.2025

Sd/- Authorized Officer,
Tata Capital Housing Finance Ltd.