

GRIHUM HOUSING FINANCE LIMITED
 REGISTERED OFFICE: 6TH FLOOR, B BUILDING, GANGA TRUENO, LOHEGAON, PUNE, MAHARASHTRA 411014
 BRANCH OFF UNIT: SCO-13, 1ST FLOOR, PUDA COMPLEX, LADOWALI ROAD, JALANDHAR, PUNJAB - 144 004

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 (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(2) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>.

For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihuhousing.com

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 IF ANY (K)
LOAN NO. HF0041H21100137 RUPINDER PARMAR (BORROWER) CHANDNI WO RUPINDER PARMAR (CO BORROWER)	Notice date: 11-11-2025 Total Dues: Rs. 1343647/- (Rupees Thirteen Lakh Forty Three Thousand Six Hundred Forty Seven Only) payable as on 11-11-2025 along with interest @11.4% p.a. till the realization.	Physical	All That Piece And Parcel Of The Khalsa No 142 9-7, 144 7-12, 150 2-19, 1864/73 3-18, 1887/1537-1538 13-19, 1888/152 4-0, 1889/152 8-16, 2105/131, 2106/131, 2107/149, 2108/149, 2525/147, 2527/148, 2580/92, 2581/130, 2582/130, 2679/2579, 2811/145/1 As Per Jamabandi Year 2012-13 Situated At Wakiya Village Bahadurpur Tehsil & Distt Hoshiarpur Hoshiarpur Punjab 146001 India Boundaries: East-Other Owner, West-Passage, North-Passage, South-Other Owner	Rs. 1249675/- (Rupees Twelve Lacs Forty Nine Thousand Six Hundred Seventy Five Only)	Rs. 124967.50/- (Rupees One Lacs Twenty Four Thousand Nine Hundred Sixty Seven and Fifty Paises Only)	06-06-2026 Before 5 PM	10,000/-	01-06-2026 (11 AM 4 PM)	08-06-2026 (11 AM 2 PM)	NIL
LOAN NO. HL00213 0000000500091 KIRANDEEP SINGH (BORROWER) PARVEEN KAUR (CO BORROWER)	Notice date: 11-11-2025 Total Dues: Rs. 1916257/- (Rupees Nineteen Lakh Sixteen Thousand Two Hundred Fifty Seven Only) payable as on 11-11-2025 along with interest @12.85% p.a. till the realization.	Physical	All That Piece And Parcel Of The One Kothi Total Measuring 3 Marlas I.E. 3/276 Share Out Of 13 Kanal 16 Marlas, Being Khatani No 423/868, 422/867 Khasra Num 1367(8-0), 1371(5-16), 1275(0-9), 1278(8-0), 1281(2-10) Situated At Village Dolo Nangal Tehsil Baba Bakala, District Amritsar. Boundaries Not Mentioned.	Rs. 1579332/- (Rupees Fifteen Lacs Seventy Nine Thousand Three Hundred Thirty Two Only)	Rs. 157933.20/- (Rupees One Lacs Fifty Seven Thousand Three Hundred Thirty Three and Twenty Paises Only)	06-06-2026 Before 5 PM	10,000/-	01-06-2026 (11 AM 4 PM)	08-06-2026 (11 AM 2 PM)	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 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@bankauctions.com. Contact Person Dharni P, Email id-dharni.p@c1india.com Contact No- 9948162222. 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 bank of NEFT/RTGS/ID in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank: ICICI BANK LTD. Account No-091551000028 and IFSC Code- ICICI000915, ICICI Bank Ltd, Panchsri Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar 411014 drawn on any nationalized or scheduled Bank on or before 06-06-2026 and register their name at <https://www.bankauctions.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 send self-attested hard copy at Address: 1st Floor, Plot No. 3, House No. 1207, Lawrence Road, Amritsar: 143001, Punjab Mobile no. +91 8281138143 e-mail id p.dhiti@grihuhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> and www.grihuhousing.com to take part in e-auction. This notice should also be considered as 30 DAYS (THIRTY) notice to Borrower/Co-Borrower/Mortgagor(s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rules-2002 PLACE: HOSHIARPUR, AMRITSAR, PUNJAB DATE: 07.05.2026

Authorised Officer
Grihum Housing Finance Limited

Utkarsh Small Finance Bank
 Registered & Corp. office – Utkarsh Tower, NH-31(Airport Road) Sehmalpur, Kazi Sarai, Harhua Varanasi – Uttar Pradesh 221105

"APPENDIX-IV-A"
 [See proviso to rule 8 (6) & 9 (1)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of UTKARSH SMALL FINANCE BANK LIMITED, (herein after known as "the Secured Creditor"), will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-auction for recovery of amount mentioned in table below along with further interest, charges, cost and expenses being due to secured creditor. It is hereby informed to you that we are going to conduct public E-auction through the Web Portal of M/S. C1 India Pvt. Ltd. <https://www.bankauctions.com>.

Name of the Account and Loan Amount	Date & amount under Demand Notice U/S 13(2) & Date of symbolic physical possession, Amount	Reserve price, Earnest Money & Bid Incremental Amount (Rs.)	E-auction date & Time, EMD Submission last date & Place of submission of bids, Documents and Date of Inspection
1508050000006147 & 1508050000006160. MR SURINDER SINGH S/O MR. SART SINGH (BORROWER/MORTGAGER) MRS. GURPREET KAUR W/O MR. SURINDER SINGH(CO-BORROWER)	Date – 03/November/2025 Amount as per Demand Notice U/s 13(2) – Rs. 12,47,720/- & Rs.2,64,630/- Date of Symbolic Possession – 28-01-2026 Amount as on date –04-05-2026 Rs.13,32,453/- & Rs.2,85,968/-	Reserve Price- Rs.16,15,200/- EMD- Rs.1,61,520/- Bid Incremental Amount of Rs. 10000/-	E- Auction Date- 16 June 2026 Time- 11:00 AM to 1:00PM (with unlimited extension of five minutes) EMD Submission Last Date – 15 June 2026 Place of Submission of Bids- Utkarsh Small Finance Bank Ltd., Branch Office Address – at Utkarsh Small Finance Bank Ltd., Branch Office - Address: at SCO-6P, Sector 10, Panchkula, Haryana-134109. EMAIL:-sharvanu.dutta@utkarsh.bank& Sharvanu Dutta - 9810621311 Inspection Date – 08 and 09 – June 2026

Description of properties: All the part and parcel of the residential Property admeasuring 48 sq yards 1 e 0 kanal 1-3/5 marla comprised in Khata no. 1107/1204, khasra no. 35/181/2(0-18) share to the extent of 4/45 L e 0 kanal 1-3/5 marla situated in Ranjit Nagar, Kharar Hadabst no. 184 Tehsil Kharar District SAS Nagar. Property bounded by: East - Other Property, West-Rasta 11 feet. North: Other Property, South: Other Property

All interested participants/bidders are requested to visit <https://www.bankauctions.com> and <https://www.utkarsh.bank.in> for further details including term & conditions, to take part in e-auction proceeding and also advised to contact Mr.Sharvanu Dutta – 9810621311.

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) & 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.
STATUTORY 30 DAYS SALE NOTICE TO THE BORROWER(S)/MORTGAGOR AND GUARANTOR (S)

Encumbrances known to the Bank	Litigation against Property mentioned in the Description
Nil	Nil

Term & Conditions

- The E-auction of secured assets is on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis for and on behalf of the secured creditor and to the best of knowledge and information of the Authorised Officer, there is no encumbrance on said properties. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
- For participating in e-auction sale, Bid documents, copies of PAN card, Board resolution in case of company, photo ID and address proof are required to be submitted along with EMD which is payable through NEFT/RTGS in name of "Authorised officer Utkarsh Small Finance Bank Limited" Current Account No 1375200000000003 IFSC UTKARSH001375 Address UTKARSH SMALL FINANCE BANK LIMITED, D37/37 Badadew, Spice KCM Varanasi-221002, BRANCH GODWALIA. Once an online bid is submitted, same cannot be withdrawn. Further, any EMD submitted by bidder will be required to send the UTR/Ref. No. of the RTGS/NEFT with a copy of cancelled cheque on Sharvanu Dutta - 9810621311, Email- sharvanu.dutta@utkarsh.bank
- Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the e-auction process.

Date- 07.05.2026 Place – Punjab Authorized officer, Utkarsh Small Finance Bank Ltd

Aadhar Housing Finance Ltd.
 Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072

Ambala Branch: 2nd Floor, Above Agarwal Trading Company, Krishna Nagar, Jagdhari Road, Mahesh Nagar, Ambala - 133001 (Haryana).

Kaithal Branch: 2nd Floor, Opp. Easy Day, Dhand Road, Kaithal - 136027, (HR).

Patiala Branch: B - 17423, 2nd Floor, Sethi Complex, Opp. Polo Ground, Modi College Chowk, Lower Mall Road, Patiala - 147001, (PB).

Khanna Branch: Shop No. 60, Sant Market, 2nd Floor, GT Road, Khanna - 141401, (Punjab)

Ludhiana Branch: 2nd Floor, Online'S Greenwood Plaza, 387, Miller Ganj, Gill Road, Ludhiana - 141001, (PB).

Bathinda Branch: No. - 96 Hr, 1st Floor, Monga Complex, Hajji Ratan Chowk, Guru Kanshi Marg, Bhatinda - 151001, (PB).

Panipat Branch: House No 1377, Khasra No. 3607(1-10), 3609(2-2), 3611(0-9), 3612(0-6), 3610(1-4), Geeta Colony, 2nd Floor, Near Lal Batti Chowk, GT Road, Near Naval Cinema, Dist: Panipat, Haryana.

Chandigarh Branch: SCO No- 4, 1st Floor, Chaura Bazar, Ambala-Chandigarh Road, Adjoining Royal Estate Market, Village Lohgarh, Derabassi, Dist. SAS Nagar (Mohali)

Gurdaspur Branch: 2nd floor Bhali Lalo chowk Tibri Road Gurdaspur 143521(PB).

Faridkot Branch: Ground Floor, Opposite Sadguru Hospital, Circular Road, Faridkot-151203, (PB).

Hisar Branch: Shop No. - 86, 2nd Floor, Commercial Urban Estate - II, Delhi Road, Hisar - 125001, (HR)

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount	Description of secured assets (immovable property)
10	(Loan Code No. 09600000190 / Panipat Branch) Mangtu Ram (Borrower) Jyoti Devi (Co-Borrower) Rakesh Ramehar (Guarantor)	14-04-2026 & ₹ 5,22,186/-	All that piece and parcel of the property bearing, Property Admeasuring Area 167 Sq. Yds. I.E. 5/12 Marla Being 11/36 Share Out Of 0 Kanal 18 Marla Comprised In Khawat No. 123 Khatoni No. 124 Min Khasra No.343(0-18) Situated At Village Chhatra Tehsil Gohana Distt. Sonapat. Boundaries : East -75 Feet 6 Inch House Of Rameshwar & Plot Of Rajender, West - 75 Feet 6 Inch House Of Vijay, North - 20 Feet Plot Of Dharam Dutt, South - 20 Feet Gali
11	(Loan Code No. 09600000361 / Panipat Branch) Saroj Devi (Borrower) Anil Saini (Co-Borrower) Sonu & Pardeep (Guarantor)	14-04-2026 & ₹ 9,84,665/-	All that piece and parcel of the property bearing, Property Measuring Area 2 Marla Being 2/120 Share Out Of 6 Kanal Comprised In Khawat No 1185, Khatoni No 1461 Rect No 122 Killa No 24/2(6-0) Situated At Kharkhoda Tehsil Kharkhoda Distt Sonapat. Boundaries : East -16 Feet Property Of Shakuntla, West - 16 Feet Property Of Shyam Lal And Rameshwar, North - 45 Feet Property Of Raj, South - 45 Feet Rasta 12 Feet Wide
12	(Loan Code No. 09600000543 / Panipat Branch) Late Neeraj Kumar (Represented Thr. The Legal Heir) (Borrower) Vasundhra D/o Rajender Prasad (Co-Borrower) Mukesh (Guarantor)	14-04-2026 & ₹ 1,23,218/-	All that piece and parcel of the property bearing, Property/House No.966, Measuring 120 Sq. Yds.(27X40) Situated At Barsat, Tehsil Gharuanda, Distt. Karnal. Boundaries : East -House Of Surender Sharma, West - Plot Of Surender Sharma, North - Street, South - House Of Dimple Jain
13	(Loan Code No. 10210000380 & 10210000655 / Patiala Branch) Ishwar Kumar & Rajni Rani (Borrowers) Rajni Rani & Ishwar Kumar (Co-Borrowers)	14-04-2026 & ₹ 10,81,626/-	All that piece and parcel of the property bearing, Property i.e. Plot situated at Village Khai, Tehsil Lehra and Distt. Sangrur, area measuring 9-3/13 Marlas i.e. 100 sq. yds, comprised in Khawat No. 116, Khatoni no. 291 to 341, Khasra Nos. 15/19/1min(1-7), 15/19/1min(1-0), 22/2min(7-0), 29/38/2(4-8), 14/7/min(5-0), 8min(6-0), 15/13(8-0), 28/25/2(2-3), 29/44/1(2-9), 30/11/2(3-0-2), 11/2(4-0-3), 11/27(0-14), 14/11/3(2min(2-10), 14/2min(1-0), 15/8/1(0-16), 9/1min(4-7), 12/2min(2-6), 18/1(0-8), 18/2(2-11), 18/4(2-11), 19/1min(3-11), 8/2(4-7), 18/3(2-10), 28/25/2min(0-8), 25/2(2(0-4), 27/21min(0-3), 29/5/1(0-8), 14/14/1(4-0), 13/1(4-0), 29/38/3(4-2), 29/36(1-0), 42/19(4-0), 44/8(0-10), 42/5(0-10), 29/4(0-8), 28/25(10-5), 29/42/2(0-3), 42/3(0-3), 12(0-7), 6(0-7), 11(0-3), 7/2(0-3), 8(0-3), 30/11/2(1-0-5), 11/2(2(0-5), 29/30/1(1-0-3), 32(0-10), 44/6(0-3), 44/7(0-4), 35(0-10), 31(0-3), 33(0-3), 37(0-6), 30/11/2(6(0-4), 29/10(0-4), 44/4(0-14), 42/1(6(0-17), 30/11/2(2(0-7), 29/44/3(0-10), 44/5(1-0), 42/4(0-10), 42/3(0-3), 30/2(0-6), 30/11/2(5(0-5), 29/44/2(0-10), 5/2(2-0), 7/1(0-3), 9(0-1), 14(0-3), 32(0(0-6), 32/12(0-4), 19/2(0-5), 5/11/7(0-18), 5/7(0-15), 63(0-14), 64(0-5), 14/6/1(0-3), 7min(0-19), 8min(3-7), 13/2min(3-10), 14/2(1-10), 15/2(8-0), 3(8-0), 4/1(4-4), 7/3(4-4), 10/1(1-18), 27/3(8-0), 8(8-0), 9(8-0), 30/11/2(1(1-12), 15/23(8-0), 27/2(8-0), Kite 91, total area 175 Kanals 2 Marlas out of which 10/10506 share i.e. 0 Kanal-3/13 Marlas i.e. 100 sq. yds in the name of Smt. Rajni Rani W/o Sh. Ishwar Kumar vide Sale deed no. 2021-22/132/1/120 dated 23.04.2021. Boundaries : East -Kahan Singh, Side 65'-5", West - Agri Land Side 65'-6", North - Street, Side 13'-9", South - Agri Land of Nisu Ram, Side 13'-9"
14	(Loan Code No. 09410000267 / Chandigarh Branch) Bimla (Borrower) Babu Ram (Co-Borrower)	14-04-2026 & ₹ 7,15,296/-	All that piece and parcel of the property bearing, Property Vide Area Measuring 01 Marla Bearing Khawat/Khatoni No. 66/96 Comprising In Khasra No. 11/22(6-5), 23/12min(4-4), 14/3/1(3-10), 4/1(2-1), 7/1(1-7), 25(8-0), Kite 06 Area 25 Kanal 13 Marla Out Of Share I.E. 9/4617 Share Measuring 01 Marla Situated At Village Morhikri, Tehsil- Derabassi, Distt- Sas Nagar Mohali, Punjab.
15	(Loan Code No. 16210000157 / Gurdaspur Branch) Pawan Pritam (Borrower) Veena Kumari (Co-Borrower)	14-04-2026 & ₹ 13,83,850/-	All that piece and parcel of the property bearing, Plot Bearing No. B-24/66 Measuring 65 Sq Yard Situated At Mian Mohalla Batala Tehsil Batala And District Gurdaspur. Boundaries : East -Ownership Of Piaral Lal, West -Ownership Of Mohinder Pal, North - Ownership Of Kuldeep Raj, South - Rasta
16	(Loan Code No. 10210000899 / Patiala Branch) Parveen Rani (Borrower) Ashu Ashu (Guarantor)	14-04-2026 & ₹ 4,28,974/-	All that piece and parcel of the property bearing, Property I.E. House 3-C, Situated At Waka Street No. 4/3, Babu Singh Colony Sidhuwal, Tehsil & Dist. Patiala Punjab 147001, Area Measuring 100 Sq. Yds Comprised In Khawat No. 102, Khatoni No. 170, Khasra No. 1177 Min (0-2), Kite 1, Tedadi Rakha 2-0 Biswas I.E. 100 Sq. Yds In The Name Of Smt. Parveen Rani W/O Sh. Nanhe Ram Vide Transfer Deed No. 2024-25/11/10305 Dated 29.08.2024. Boundaries : East -Built Up House, Side 21', West - Passage 15, Side 21', North - Vacant Plot, Side 43', South - Built Up House, Side 43'
17	(Loan Code No. 32810000194 / Faridkot Branch) Remesh Singh Urf Mahesha (Borrower) Gurpreet Singh (Co-Borrower) Charanjeet Kaur (Guarantor)	14-04-2026 & ₹ 5,11,399/-	All that piece and parcel of the property bearing, Khawat No. 577 Khatoni No. 853-854 Murba No. 179 Khasra No. 7/23-0, 14/1/1-19 Kite 2, Area 4 Kanal 19 Marla 181/4950 Share 3.62 Marla Situated Village Jaito-1, Hadabst No. 1, White Area Jaito-1, Residential Area White Area New Hargobind Nagar Jaito-1, Distt. Faridkot. Boundaries : East -Bansals' Side Is 53', West - Ramadevi Hall, Rajeswar Das'S Side Is 53', North - Gali'S Side Is 18'-7", South - Swaran Kaur, Wife Of Hira Singh'S Side Is 18'-7".
18	(Loan Code No. 32810000205 / Faridkot Branch) Arshdeep Singh (Borrower) Charanjit Kaur (Co-Borrower)	14-04-2026 & ₹ 8,72,010/-	All that piece and parcel of the property bearing, 1st 1 Kanal 11 Marla Khevat No. 747 Khatani No. 1001 Plot-9 Total Area 49 Kanal 10 Marla 31/990 Share Of 1 Kanal 11 Marla Yr Of Deposit 2018-19, Situated At V. Guruharsahai Shamali Teh. Guruharsahai Distt. Ferozepur As Per Transfer Deed/Writing No. 2024-25/11/1961 Dated 01.01.2025 Registered In The Office Of Sub-Registrar, Guruharsahai. Boundaries : East -Road, West - Satnam Singh, North - Street, South - Street On The South And Jugraj Singh'S House
19	(Loan Code No. 09500000354 / Hisar Branch) Satnam Singh (Borrower) Pinki Rani, Mitthu Singh & Melo Devi (Co-Borrower) Vipin Kumar (Guarantor)	30-04-2026 & ₹ 7,07,057/-	All that piece and parcel of the property bearing, Property I.E. Plot No. 637 Part Of Bearing Khawat No: 1188 Khatoni No. 1514, Measuring 4M75 (144 Sq Yards) Situated At Ratia Tehsil Ratia Distt. Fatehabad. Boundaries : East -Danda 36',00' Gali, West - Danda 36'-00' House of other, North - Danda 36'-00' House of Sh. Bant Singh, South - Danda 36'-00' House of Sh. Pappi Saini

If the said Borrowers shall fail to make payment to AHFL as aforesaid, AHFL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences. The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of AHFL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/ Authorised Officer
For : Aadhar Housing Finance Limited
 Date : 07.05.2026

Karnataka Bank Ltd.
 Your Family Bank. Across India.

Asset Recovery Management Branch
 8-B, First Floor, Rajendra Park, Pusa Road, New Delhi-110 060

Phone : 011-40591567(Ext-231)
E-Mail : delhiarm@ktbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

APPENDIX IV [Rule 8(1)]
POSSESSION NOTICE (For Immovable Property)

Whereas, undersigned being the Authorised Officer of KARNATAKA BANK LIMITED, 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 10.02.2026 calling upon the borrower/ mortgagor/ guarantors: (1) M/s P & B Construction Co., Represented by its Partners, (a) Mr. Bhupinder Singh (b) Mr. Parmjeet Singh, Registered Address: 1475, Sector 13-17, HUDA, Near Anand Garden, Panipat-132103, (2) Mr. Bhupinder Singh S/o Mr. Gurpreet Singh, (3) Mr. Parmjeet Singh S/o Mr. Gurpreet Singh, (4) Mr. Gurpreet Singh S/o Late Mr. Dayal Singh, All No. (2) to (4) are residing at House No. 1475-1476, Near Gurdwara Amaradas, Sector 13-17, Panipat-132103, to repay the amount mentioned in the notice being Rs.97,52,592.79 (Rupees Ninety Seven Lacks Fifty Two Thousand Five Hundred Ninety Two and Paise Seventy Nine Only) under PS Overdraft A/c No. 611700060015401 along with future interest from 01.02.2026, within 60 days from the date of receipt of the said notice. The borrowers, mortgagors and the guarantors having failed to repay the amount, notice is hereby given to the borrowers, mortgagors, guarantors and the public in general that the undersigned has taken the Possession of the properties described herein below in exercise of the powers conferred on him under Sub-Section (4) of Section 13 of Act read with Rule 8 and 9 of the Security Interest Enforcement, Rules 2002 on the 06th Day of May of the year 2026.

The borrowers, the mortgagors and the guarantors in particular and the public in general is hereby cautioned not to deal with the property mentioned herein below and any dealings with the property will be subject to the charge of Karnataka Bank Limited, Panipat Branch for an amount of Rs.92,66,297.61 (Rupees Ninety Two Lacks Sixty Six Thousand Two Hundred Ninety Seven and Paise Sixty One Only) under PS Overdraft A/c No. 611700060015401 along with future interest from 01.05.2026, plus Costs.

[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

All that part and Parcel of Residential Property bearing House No. 1475 & 1476, admeasuring total 199.72 Sq. Mts or 238.86 Sq. Yards, situated in Vaka Sector 13-17, Huda, Panipat, Tehsil & Dist. Panipat, within the limits of Municipal Corporation, Panipat, along with the building / floors constructed thereon, belonging to Mrs. Bhupinder Singh & Mr. Gurpreet Singh. Boundaries: East: 13.14 Mt. House No. 1461 & 1462. West: 13.014 Mt. Road North: 15.20 Mt. Prop. Of Sh. Balvinder Singh South: 15.20 Mt. House No. 1473

Place : Panipat **Sd/ For Karnataka Bank Ltd**
Date : 06.05.2026 **Chief Manager & Authorised Officer**

DEMAND NOTICE

UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 3 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

The undersigned is the Authorised Officer of Aadhar Housing Finance Ltd. (AHFL) under Securitisation And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to AHFL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to AHFL by the said Borrower(s) respectively.

S. No.	Name of the Borrower / Co-Borrower & Guarantor	Demand Notice Date & Amount	Description of secured assets (immovable property)
1	(Loan Code No. 10100000167 / Ambala Branch) Jasvir Pal (Borrower) Suresh Rani (Co-Borrower)	14-04-2026 & ₹ 4,25,578/-	All that piece and parcel of the property bearing, Residential Plot/House Tadadi 4.5 Marla, Vaka Rakha Mouja Chatan, Hadabst No 260 Tehsil Naringarh As Per Jamabandi Of The Year 2014-15, Khawat No. 107 Khatoni No.112 Khasra No 54,94 Tadadi 1 Kanal 7 Marla 1/6 Part Bakdar 4.5 Marlatetehsil Naringarh Distt Ambala. Boundaries : East -47 feet and House of Shyam Lal, West - 47 feet and House of Jay Chand, North - 26 feet house Of Gyan Chand, South - 26 feet And gali 7 feet wide.
2	(Loan Code No. 30800000018 / Kaithal Branch) Kuldeep Gill (Borrower) Murti (Co-Borrower)	14-04-2026 & ₹ 5,02,067/-	All that piece and parcel of the property bearing, Property/House, Measuring 0K-5.5M (168 Sq. Yards) Situated At Inside Lal Dora, Village Payoda Tehsil & District Kaithal. Vide Registered Transfer Deed No. 3786 Dated 21/08/2018). Boundaries : East -House Of Rajender S/O Sh. Kali Ram, West - House Of Ramchander S/O Sh. Harchand., North - Street, Bhuja 1.5 Inch, South - Bhuja 19 Ft 3 Inch
3	(Loan Code No. 10200000143 / Patiala Branch) Kesar Singh (Borrower) Surinder Kaur (Co-Borrower) Gurcharan Singh (Guarantor)	14-04-2026 & ₹ 5,80,977/-	All that piece and parcel of the property bearing, Property I.E. House Situated At Village Bhaidpura, Hadabst No 52, Tehsil And Distt. Patiala, Area Measuring 9-1/3 Biswas I.E. 460 Sq. Yds, Comprised In Khawat No. 217/213, Khatoni No. 339 To 342, Khasra No. 789Min(3-13), 1378/787(8-0 - 10.00), 1450/788(3-12-10.00), 789Min(6-0), 1347/548(1-0), 1348/548(0-5) Total Area 22 Bighas 11 Biswas Out Of Which 0-9-1/3 Biswas I.E. 460 Sq. Yds In The Name Of Sh. Kesar Singh S/O Sh. Mohinder Singh Vide Transfer Deed No. 3795 Dated 21.06.2017. Boundaries : East -Land Of Surjit Singh, Side 46', West - Vacant Land Of Owner And Road, North - Passage, South - Land Of Kesar Singh, Side 90'
4	(Loan Code No. 10200000166 / Patiala Branch) Krishan Kumar (Borrower) Mukesh Krishan Kumar (Co-Borrower)	14-04-2026 & ₹ 5,99,729/-	All that piece and parcel of the property bearing, Free Hold Property A Residential House, Measuring 75 Sq. Yards I.E. 2.1 Marlas Being 5/4002 Share Of Total Land Measuring 100 Kanal 1 Marlas, Comprised In Khawat No. 1095, Kittas 28, Situated At Vaka Dharam Singh Colony, Tehsil Narwana, Distt. Jind In The Name Of Mrs. Mukesh Devi W/O Mr. Krishan Kumar Vide Sale Deed No. 6386 Dated 21.12.2015. Boundaries : East -House Of Hawa Singh 39'-6", West - Plot Of Manu 39'-6", North - House Of Ishwar 17', South - Street 20' Wide
5	(Loan Code No. 15800000161 / Khanna Branch) Surinderpal Singh (Borrower) Baljinder Kaur (Co-Borrower)	14-04-2026 & ₹ 7,66,652/-	All that piece and parcel of the property bearing, Land Area 0-1M2, Two Shops, Behundi And Permuda, Khawat No. 89/85 Khatoni No. 105 Khasra No. 143 (0-10) In The Occupation 1, The Land Of The Extent Of 0K-1M, The Extent Of 1/10 Share, The Extent Of 0K-10M, The Assessment Year 2015-2016, The Actual Area, The Village Of Ikolaha, The Boundary Number 236, The Tehsil Of Khanna, The District Of Ludhiana, Land Deed No. 2962 Dated 18-12-2001. Boundaries : East - Chanan Khan, 14-9", West - Shop Towards Kirpal Singh, 14-9", North - Sukhjitt Kaur, 19-0", South - Malerkotla Road, 19-0'.
6	(Loan Code No.		