**FINANCIAL EXPRESS** 

23-12-2025 29-12-2025

(11AM - 4PM) (11 AM- 2PM)

Sd/- Authorised Officer, Grihum Housing Finance Limited

NIL

778262000300

underlying security interest.

73846000 Trust 166

63384600 Trust 166

8846000 | Trust 166 |

73846000 Trust 166

61184600 Trust 166

000072

61184600

000062

JCF

JCF

JCF

18846000 | Trust 166 |

23284600 Trust 166

not be sold/leased/transferred.

Date: 28.11.2025

01503

000514

11.04.2025 SAI AUTO (Borrower),

ANWAR ALI (Co Borrower)

MOHD. ALI (Co Borrower),

Borrower), MOHD. ASGAR ALI

SHAMEEM JAHAN (Co

(Co Borrower),

11.04.2025 HAJI COMMUNICATIONS

(Co Borrower),

AND ELECTRONICS

(Borrower), SALMAN KHAN

(Co Borrower), HAJI BANDU

**TRUST** 

ACRE Portfolio

Loan A/c

No.

00541 &

073LA402

02130001

001134

### PUBLIC NOTICE Registered Office: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara- 390007 AICICI Bank Corporate Office: ICICI Bank Towers, Bandra-Kurla Complex Mumbai 400051 GOLD E-AUCTION CUM INVITATION NOTICE The below mentioned borrowers have been issued notice to pay off their outstanding amount towards the facility against gold ornaments. ("Facility") availed by them from ICICI Bank Limited ("ICICI Bank"). We are constrained to conduct an E-Auction of pledged gold ornaments on December 08, 2025 as they have failed to repay the dues, ICICI Bank has the authority to remove account /change the E-Auction date without any prior notice. Auction will be held onlinehttps://jewel-auction.procuretiger.com between 12:30 pm to 3:30 pm. For detailed Terms and conditions, please log into given website. In case of deceased borrower, all conditions will be applicable to legal heirs. Loan A/C No. Customer Name Loan A/C No. Customer Name Loan A/C No. | Customer Name Branch Name: Greater Noida -Branch Name: Mirzapur Teliarganj Sector 16 081862005217 Shyamlal Nishad 723762000822 Ajay Mahajan 352862000691 Sunil Kumar Branch Name: Moradabad-Branch Name: Hapur Branch Name: Azamgarh 245857000052 Alark Krishan 051462003167 Usha Saini 051657000072 Nadeem Ahmad Goel Branch Name: Noida-Sector50 Khan Branch Name: Kanpur - Shyam Branch Name: Behat 628462020513 | litendra Kuma Nagar 321262002419 Nirupama 417857000024 Neeraj Jaiswal Branch Name: Ranhera Branch Name: Kanpur-Govindnagar Branch Name: Budoun 789262000119 Dalvir Singh Branch Name: Shankargarh 242862001944 Shiwani Sinah 032662012093 Mohd Aamir Branch Name: Kanpur-Naubasta 18862001583 Sumit Singh 320862001622 Himanshu Sinsh Branch Name: Sikandrabad Branch Name: Lakhimpur-Kheri 320862001832 Himanshu Sinsh 105462014061 Shiv Kumar Branch Name: Golabazar Branch Name: Varanasi - Chowk Branch Name: Lucknow-090762003093 Suneel Kumar Nadanmahalroad Gomtinagar Branch Name: Varanasi-Sigra 126262001848 Sayeedu 021462008238 Geti Hussain 031062013042 Rahul Yaday Branch Name: Gorakhpur-031062010892 Branch Name: Lucknow-Singh Gorakhnath Road Rajajipuram 126562002223 Vineeta Shukla Branch Name: Delhi Kalkaji 192062001815 Digambar Vishwakarma Branch Name: Lucknow 663105601428 Bhanu Pratap Sadarbazar Branch Name: Gorakhpur-126162001737 | Jitendra Yadav Rajendra Nagar **Branch Name: Khatima** Branch Name: Mainpuri 807462000056 Mohd Siddique Shashank 139162003218 Yogendra Mishra Shekhar Singh

139162003225 Yogendra Mishra

Branch Name: Malihabad

356662000607 Dishan Ali

Place: Kanpur Nagar, Azamgarh, Kheri, Lucknow, Prayagraj, Varanasi, Bulandshahr,

Hapur, Moradabad, Mirzapur, Saharanpur, Budaun, Bulandshahr, Gorakhpur, Mainpuri

Date of

**Assignment** 

-ACRE

Branch Name: New Delhi - Yusuf

731662000490 Deepanshi Bhati

**Assets Care & Reconstruction Enterprise Ltd** 

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

ACRE-ARC has acquired the entire Financial Assets along with underlying securities of the Borrower under the provisions of section 5 of the SARFAESI Act

from the Assignor. By virtue of the said Acquisition of debt, ACRE-ARC has acquired all the rights, title and interest in the outstanding debts of the Borrower

acting in its capacity as trustee by way of assignment of Financial Assets as per financial documents and the underlying securities, ACRE-ARC has stepped into

the shoes of Assignor being Secured Creditor to the Borrower and is entitled to recover outstanding dues in respect of the Loan facilities and enforce the

Name of Borrower,

Co-borrower

PRIVATE LIMITED (Borrower),

PAWAN KUMAR AGARWAL

(Co Borrower), KIRAN

(Co Borrower)

11.04.2025 SAI PHARMACEUTICALS

Borrower),

11.04.2025 LATIKA RAJA (Borrower),

(Co Borrower).

11.04.2025 BHAVYA AUTOMOBILES

(Borrower), MEHUL

AUTOMOBILES (Borrower),

MR. OM NARAYAN SINGH

(Co Borrower), ADITYA

KUMAR SINGH

ANJANI DEVI (Co Borrower),

RADIANCE GLOBAL

LATIKA THALIA (Co Borrower),

(Co Borrower), GEETA N RAJA

AGARWAL (Co Borrower).

RAKESH KUMAR AGRWAL

(Borrower), VINOD RAI (Co

Borrower), RENU RAI (Co

(Borrower), KUSH TIWARI

(Co Borrower), MANJU

TIWARI (Co Borrower)

11.04.2025 PAWAN INORGANICS

Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C 66, G Block, Bandra Kurla Complex,

Mumbai: 400 051

Date & Amount of

**Demand Notice** 

Under Sec. 13(2)

07-Nov-2025 &

Rs.1,51,93,149

as on 07-Nov-2025

07-Nov-2025 &

Rs.97,61,891

as on 07-Nov-2025

Rs.2,49,68,900

as on 25-Oct-2025

10-Nov-2025 &

Rs.1,02,10,204

28-Oct-2025 &

Rs.6,15,76,901 &

Rs. 5,70,11,345

as on 25-Oct-2025

28-Oct-2025 &

Rs.7,30,50,415

as on 27-Oct-2025

10-Nov-2025 &

Rs.1,31,41,731

S/d Authorised Officer

Road, Kanpur.

City & Distt.Lucknow

**Description of Mortgaged** 

property

All The Pieces And Parcel Of The Part Of Premises

No.59/54 A, Entire Third Floor, Fourth Floor And

Terrace Having Covered Area About155.86 Sq.

Mtrs.along- With Land Share 100 Sq. Mtrs,birhana

Commercial Shop No.7B/2 On Secound Floor Multi

Storey House Bearing Nagar Nigma No.110/3-

4,110/4kh & 110/22 Measuring12.80 Sq.mtr,

Situated At Naya Gaon East, Ward Shivaji Marg,

Property No. 1 Residential House/plot No. 5/147

Admeasuring 112.50 Sq. Mtr. Viram Khand, Gomti

Nagar Yojana, Rajeev Gandhi Nagar, Lucknow

Owned By Mars Enterprises Through Its Propreitor

Sh. Kush Tiwari Property No. (2): Whole Of The

Current Assets Of The Borrower's Stocks Of Raw

Material, Semi-finished And Finished Goods, Stores

And Spares Including Relating To Plant And

Machinery (consumable Stores And Spares), Bills

Receivables And Book Debts And All Other

Receivables And Moveables (both Present And

Future) Whether Lying Or Stored In Or About Or

Shall Hereinafter From Time To Time During Of The

Security Of These Presents Be Brought Into Or

Upon Or Be Stored Or Be In Or About Of The

Borrower's Factories, Premises And Godowns

Situate Anywhere And As The Same Maybe Or Be

Held By Any Party To The Order Or Disposition Of

The Borrower Or In The Course Of Transit Or On

High Seas Or On Order Or Delivery, Howsoever Or

Wheresoever In The Possession And/or Control Of

The Borrower And Either By Way Of Substitution Or

Addition. And All The Book Debts And Receivables

(both Present And Future) Of The Borrower

Including Outstanding Monies Receivable Claims

And Bills Which Are Now Due And Owing Or Which

May At Any Time Hereafter During The Continuance

Of This Security Become Due And Owing To The Borrower In The Course Of Its Business By Any

Person, Firm, Company Or Body Corporate Or By

The Government Department Or Office Or Any Municipal Or Local Or Public Or Semi Government

Item No.1 - All That Piece And Parcel Of The Flat No

Tf-1, Built Up Over Part Of Premises No.7/81 Tilak

100.8 Sq.mts. Alongwith Undivided Land Share

35.28 Sq.mts Alongwith Roof Admeasuring 100.8

Sq.mts, Situated In Tilak Nagar Kanpur Nagar, Uttar

Pradesh- 208002. Item No.2 - All That Piece And

Parcel Of The Flat No Tf-2, Built Up Over Part Of

Premises No.7/81 Tilak Nagar, Kanpur Nagar, Having Its Covered Area Of 100.8 Sq.mts. Alongwith Undivided Land Share 35.28 Sq.mts Alongwith Roof

Admeasuring 100.8 Sq.mts, Situated In Tilak Nagar

Property No. 1 - Flat No. 4/204, Type Malhar Deluxe

Admeasuring 109.52 Sq. Mtr. On 2nd Floor, Block-4,

Situated At Sahara Grace, Village-madiyaon, Tehsil-

bakshi Ka Talab, Paragana-mahona, Distt-lucknow

Owned By Om Narayan Singh S/o Sh. K.n. Singh

Property No. 2 - Plot No.8, Khasra No. 26,

Admeasuring 1123 Sq.mtr., Situated At Village

Gudamba, Paragana-mahona, Tehsil Bakshi Ka Talab, Lucknow Owned By Aditya Kumar Singh S/o

Late Sh. Kalicharan Singh Property No. (3): - Whole

Of The Current Assets Of The Borrower's Stocks Of

Raw Material, Semi-finished And Finished Goods, Stores And Spares Including Relating To Plant And Machinery (consumable Stores And Spares), Bills Receivables And Book Debts And All Other Receivables And Moveables (both Present And Future) Whether Lying Or Stored In Or About Or Shall Hereinafter From Time To Time During Of The Security Of These Presents Be Brought Into Or Upon Or Be Stored Or Be In Or About Of The Borrower's Factories, Premises And Godowns Situate Anywhere And As The Same Maybe Or Be Held By Any Party To The Order Or Disposition Of The Borrower Or In The Course Of Transit Or On High Seas Or On Order Or Delivery, Howsoever Or Wheresoever In The Possession And/or Control Of The Borrower And Either By Way Of Substitution O Addition. And Whole Of The Moveable Fixed Assets Of The Borrower's Including Plant And Machinery Of M/s Bhavya Automobiles Located At Lucknow And Anywhere In India (both Present And Future) Or Shall Hereinafter From Time To Time During Of The Security Of These Presents Brought Into To The Order Or Disposition Of The Borrower Or In The Course Of Transit Or On High Seas Or On Order Or Delivery, Howsoever Or Wheresoever In The Possession Of The Borrower And Either By Way Of Substitution Or Addition. And All The Book Debts And Receivables (both Present And Future) Of The Borrower Including Outstanding Monies Receivable Claims And Bills Which Are Now Due And Owing Or Which May At Any Time Hereafter During The Continuance Of This Security Become Due And Owing To The Borrower In The Course Of Its Business By Any Person, Firm, Company Or Body Corporate Or By The Government Department Or Office Or Any Municipal Or Local Or Public Or Semi

Kanpur Nagar, Uttar Pradesh-208002.

Body Or Any Body Corporate.

as on 10-Nov-2025 Nagar, Kanpur Nagar, Having Its Covered Area Of

**GRIHUM HOUSING FINANCE LIMITED** 

Total Dues: Rs. 2298726/-

Hundred FourtySix Only) payable as

on 08-08-2025 along with interest

@15.6% p.a. till the realization.

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 Branch Off Unit: 2nd Floor, Jas Maa Complex, D 58/12, A-2, Gandhi Nagar, Sigra, Varanasi, Uttar Pradesh-221010

E-AUCTION - SALE NOTICE

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

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 29-12-2025 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. Proposal No. Nature of EMD Known Date and **Demand Notice Date and** encumbrances **Possession Customer Name Description of Property (D)** (10% of RP) Submission time of Inspection Outstanding Amount {B} Bid {H} Price {E} {C} date {G} Auction {J} {F} Date & Time {|} any {K} Loan No. HF00 Notice date: 08-08-2025 All That Piece And Parcel Of The Arazi No.4 Area 1360 Sq.Ft. Rs. 1428000/-Rs. 142800/-

"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)

Borrower) 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 Gurgaor 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 NEFT/RTGS /DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PRO-CEEDS 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 27-12-2025 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: 2nd Floor, Jas Maa Complex, D 58/12, A-2, Gandhi Nagar, Sigra, Varanasi, Uttar Pradesh-221010 Mobile no. +91 9567626050 e-mail ID rahul.r1@grihumhousing.comFor 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 (Thirty) 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 Financial Express shall be prevail

I.E. 126.39 Sq.Mtr Situated At Mauza Karwat, Pargana Ral-

hupur Tehsil P.D.D.U (Mughalsarai) District Chandauli. And

Boundaries Of The Plot East: Land Of Shriram & Others. West:

Kachcha Rasta 20 Ft. Wide. North: Rest Part Of Arazi. South:

Date: 28.11.2025 Place: VARANASI

55H21100554

**Abhishek Kumar** 

Yaday (Borrower)

Maina Devi (Co

## "IMPORTANT"

Whilst care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.

# CAN FIN HOMES LTD.

E-mail id: lucknow@canfinhomes.com, contact No. 0522-4065123/ 7625079125

Branch Address: B-3,UGF, Deekay Tower, Vibhuti Khand, Gomti Nagar, Lucknow-226010

APPENDIX- IV-A [See Proviso to Rule 8 (6)]

Sale Notice For Sale of Immovable Properties

Rupees One

Lacs Forty

Two Thou-

sand Eight

Hundred

27-12-2025

Before 5 PM

10,000/-

(Rupees Four-

teen Lacs

Twenty Eight

Thousand

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) of the Security Interest (Enforcement) Rules, 2002

NOTICE is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (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 Can Fin Homes Ltd., Lucknow Branch, will be sold by holding e-auction on "As is where is", "As is what is", and "Whatever there is on 17-12-2025 for recovery of Rs. 32,59,557/- due to Can Fin Homes Ltd. from Mr. Pawan Kumar (Borrower) and Mrs. Tulsi Kori (Co-Borrower), and Mr. Parvez Rizvi (Guarantor) as on 27-11-2025 together with further interest and other charges thereon. The reserve price will be Rs. 8,40,000/-(Rupees Eight lakhs Forty Thousand Only) and the earnest money deposit will be Rs.84,000/- (Rupees Eighty Four Thousand Only)

Schedule of The Mortgaged Property

Plot No. 3, Khasra No. 119 Ka Min, Village Saraiya, Pargana- Mohona Tehsil- Bakshi Ka Talab, Dist-Lucknow - 226201, measuring 111.2455 sq mtrs Boundaries-: East: Other Plot, West: 22'wide Road, North: Other Plot, South: Other Plot

The detailed terms and conditions of the sale are provided in the official website of Can Fin Homes Ltd. (https://www.canfinhomes.com/SearchAuction.aspx).

Link for participating in e-auction: www.bankeauctionwizard.com

Place: Lucknow

Date: 27.11.2025

Sd/-Authorised Officer, Can Fin Homes Ltd.

**Co** kotak

### **KOTAK MAHINDRA PRIME LIMITED**

POSSESSION NOTICE

[(Appendix IV) Rule 8(3)]
Whereas the undersigned being the Authorized officer of Kotak Mahindra Prime Limited.
under the provision of the Securitisation and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002 (54 0F 2002) having Registered Office at 27 Enforcement of Security Interest Act, 2002 (54 0F 2002) having Registered Office at 27 BKC, C 27, G Block, Bandra Kurla Complex Bandra (E), Mumbai – 400051, (hereinafter referred to as "KMPL") and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice dated 08.01.2025 calling upon 1. MAMATA YADAV FLAT NO. 402, SKYWAY HOMES DHAN GURU STORE SUBHASH NAGAR, JAFAR KHERA, MANAS NAGAR LUCKNOW - 226023. ALSO AT:- 22SF 01 PLOT NO. 16 SECTOR 5 RAJENDER NAGAR, SAHIBABAD, GHAZIABAD, UTTAR PRADESH – 201005. 2. AMAN YADAV 555, KA GA GANGA KHERA HARDOI, RING ROAD, LUCKNOW - 226011 UTTAR PRADESH INDIA. to repay the amount mentioned in the notice being Rs. 46,83,642.08/- (Rupees Forty-Six Lakh Eighty-Three Thousand Six Hundred Forty-Two and Eight Paisa Only)/- along with interest from 10.12.2024 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 under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) Rules, 2002 on this the 17th day of November 2025. this the 17th day of November 2025. 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 "KMPL" for an amount of Rs. 46,83,642.08/- (Rupees Forty-Six Lakh Eighty- Three Thousand Six Hundred Forty-Two and Eight Paisa Only) along with interest from 10.12.2024. "The attention of the Borrower is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

"PROPERTY NO. 1 HOUSE BEARING MUNICIPAL NO. 555- KA/G-110 BUILT ON PLOT NO. 02 OVER KHASRA NO. 1495 MIN, ADMEASURING 83.643 SQ. MTS SITUATED AT MOHALLA GANGA KHEDA, GRAM KANAUSI, WARD KESHRI KHEDA, TEHSIL & PROPERTY NO. 1404 NO. 1504 NO. DISTRICT LUCKNOW, BOUNDED AS TOWARDS EAST: HOUSE OF SMT. MAYA DEVI TOWARDS WEST: LÁND F SH. MAIKU LAL, TOWARDS NORTH: 10 FT WIDE ROAD TOWARDS SOUTH: HOUSE OF PYARE LAL PROPERTY NO, 2; HOUSE BUILT ON PLOT OVER KHASRA NO. 7 MIN, ADMEASURING 80.855 SQ. MTS, SITUATED AT GRAM - ALI NAGAR SUNAHARA, PARGANA BIJNOR, TEHSIL SAROJANI NAGAR & DISTRICT LUCKNOW, UTTAR PRADESH. BOUNDED AS TOWARDS EAST: REST PART OF THI PROPERTÝ, TOWARDS WEST: HOUSE OF SHRI RAMJAN, TOWARDS NORTH: ARAJI DIGAR, TOWARDS SOUTH: 25 FT WIDE ROAD."

Date: 17.11.2025, Place: Lucknow

Sd/- Authorized Officer, Kotak Mahindra Prime Ltd.



## (For Immovable Property)

(Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002) Whereas the undersigned being the authorized officer of SMFG India Credit Company Limited,

Having its registered office at Commerzone IT Park, Tower B, 1st, Floor, No. 111, Mount Poonamalle Road, Porur, Chennai – 600116 and corporate office at 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai – 400051, under Secuntization 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 06/09/2024 calling upon the borrower(s) (1) RAM LAKHAN DWIVEDI, (2) BEETU RAM KHELAVAN SHUKLA under loan account number (s) # 214620911412117 to repay the amount mentioned in the notice Rs. 21,42,491/-[Rupees Twenty One Lakhs Forty Two Thousand Four Hundred Ninety One Only] as on 03-09-2024 within 60 days from the date of receipt of the said notice.

The borrower(s) having failed to repay the amount, notice is hereby given to the borrower(s) and the public in general that undersigned has taken Physical possession of the property described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 25 Day of Nov. in the year 2025. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of SMFG India Credit Company Limited (Formerly Fullerton India Credit Company Limited) for an Rs. 21,42,491/-[Rupees Twenty One Lakhs Forty Two Thousand Four Hundred Ninety One Only] as on 03-09-2024, 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.

SCHEDULE OF THE SECURED ASSET(S):

OWNER OF THE PROPERTY – SHRI RAM LAKHAN DWIVED!

PROPERTY DESCRIPTION-HOUSE BUILT ON PLOT NO 1KA OVER KHASRA NO. 182 & 183 MIN, ADMEASURING 55.762 SQ MTS, SITUATED AT GRAM- BARAURA HUSSAIN, WARD-KANHAIYA MADHAVPUR, TEHSIL & DIST-LUCKNOW, BOUNDARIES: EAST: PLOT OF NOOR MOHAMMAD, WEST: 12FTS WIDE ROAD, NORTH: PLOT OF PREM CHANDRA SOUTH: AARAJI DIGAR

Date: 25/11/2025 Place: Lucknow (UP.)

Authorized Officer SMFG India Credit Company Limited

Date/

Time

e-Auction

Detail of the

encum-

brances

Name of the Branch

Name of the Account/

Name & Address of the



BRANCH OFFICE:- ARMB, Lucknow Near Kapurthala Chuaraha Aliganj Lucknow 226024 [Mob: NO. 7060027344 Email: cs8272@pnb.bank.in

A)Reserve Price

(Rs. in Lakh)

B)Outstanding Amount

# SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable/movable 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 Guarantor (s) that the below described immovable/movable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties. The borrower's /guarantor's /mortgagor'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. SCHEDULE OF SALE OF THE SECURED ASSETS

Description of the Immovable A)Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 Properties Mortgaged/

Owner's Name

	Borrowers/ Guarantors/	(mortgagers of property(les)  All that part and parcel of the property consisting of	C)Possession date (u/s 13(4) of SARFAESI Act 2002) D)Nature of Possession (Physical /Symbolic/ constructive)	B) EMD (last date of submission of EMD) c).Bid Increase amount	known to	the Secured Account Creditors
		Account No. 827200317118	The second secon		i Name	100
1	Branch:: Palia, Lakhimpur Account- M/s Talwar Diesel Service (Prop: Smt. Brij Talwar D/o Ram Dayal Kapoor) Borrower-M/s Talwar Diesel Service (Prop: Smt. Brij Talwar D/o Ram Dayal Kapoor), Address: Mohalla Ahiran2, Palia Kalan, Lakhimpur Kheri, U.P2629023 Prop. /Mortgagor:Smt. Brij Talwar D/o Ram Dayal Kapoor (W/o Narendra Kumar Talwar), Address: Mohalla Ahiran2, Palia Kalan, Lakhimpur Kheri, U.P262902 Guarantors:1. Shri Manjeet Singh S/o Shri Ujagar Singh, Address: Manjeet Medical Store, Nagar Palika Road, Palia Kala, District-Kheri, U.P262902 2. Shri Deepak Talwar S/o Shri Narendra Kumar Talwar Address: Palia Kalan Kheri, Palia, Lakhimpur Kheri, U.P	All that part and parcel of property Consisting of land and building situated within limit of Nagar Palika- Palia Kalan, Mohalla- Pathan2, Pargana- Palia, Tehsil-Nighasan, District-Lakhimpur Kheri, admeasuring 900 Sq. Ft owned by Smt. Brij Talwar W/o Narendra Kumar Talwar through Sale Deed registered in the office of Sub Registrar Nighasan, District-Kheri, U.P. at serial no. 2792 on dated 29.04.1989. Boundaries as per deed-East-Plot of Mohd. Ayub, West- Plot of Sunita Suri, Mamta Talwar, North-Kachcha Rasta 12 Ft, South-Road PWD	The second secon		30.12.2025, 11.00 AM to 04.00 PM	No Known Encumbrances
2	Branch: Civil Line, Ayodhya Account- Mrs. Usha Tiwari & Mr. Akhilesh Tiwari 4152009900000138,415200NC00201596 Borrower-1. Since Borrower Mrs. Usha Tiwari W/o Shri Krishna Nath Tiwari Deceased now represented by Legal Heirs: A. Sri Krishna Nath Tiwari (Husband), b. Sri Kamlesh Tiwari (Son), c. Sri Akhilesh Tiwari (Son), d. Sri Gunakesh Tiwari (Son), e. Sri Rishikesh Tiwari (Son), f. Ms. Ankanksha Tiwari (Daughter) 2. Sri Akhilesh Tiwari S/o Sri Krishna Nath Tiwari All ADD: MiG 831, Awash Vikah Colony, Amaniganj, Ayodhya (U.P.)-224001	from Palia to Sampoorna Nagar  All that Part and Parcel of land and building being House No.M-848, measuring Area- 224.62Sq.mtr, constructed House thereon being House No.4/16/722(Nagar Nigam) situated at Mohalla Awadhpuri Avasiya Yojna Beniganj, Pargana-Haveli Awadh, Tehsil-Sadar, DistAyodhya owned by Smt Usha Tiwari W/o Sri Krishna Nath Tiwari vide Regd. Sale Deed No.6657/2013 Dt. 09.10.2013. Bounded by As per Deed: East-House No.M-859 West- House No. M-847 & 7.50 Mtr wide Road North-House No. M-849 South- House No. M-863	A) 21.07.2025 (published in the newspaper on 11.08.2025) B) Rs. 28,45,453.54/- (as on 30.06.2025) +interest and other charges, less recovery if any, w.e.f. 01.07.2025. C)28.10.2025 D)Symbolic Possession	A) Rs. 64,85,000/- B) Rs. 6,48,500/- 29.12.2025 C)Rs. 10,000.00	30.12.2025, 11.00 AM to 04.00 PM	No Known Encumbrances
3	Branch: ARMB, Lucknow (Base Branch: M M Market, Barabanki [185800]) Account-M/S AVI Sajal Enterprises	Khasra No, 6 Village Palhari Pargana & Tehsil Nawabganj District Barabanki 225001 area 113.80 Sq. Mt. with the name of Ms Renu Srivastava D/O Late Mr Thakur Prasad Srivastava  Boundaries:- North; : Plot Mr Vibhor Srivastava South: Plot Ms Saheen Akhtar East: Land Other, West: Road 20 Ft.	A) 04.01.2025 (published in the newspaper on 10.01.2025) B) Rs. 34,13,291.46 due and outstanding as on 03.03.2024 along with further interest, costs and other expenses, less recovery if any w.e.f 01.03.2024 C)18.09.2025 D)Symbolic Possession	A) Rs. 52,78,500/- B) Rs. 5,27,850/- 29.12.2025 C)Rs. 10,000.00	30.12.2025, 11.00 AM to 04.00 PM	No Known Encumbrances

'he properties are being sold on "As is where is", "As is what is", and "Whatever there is" basis. 2. The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement of omission in this proclamation.3. The sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com. on above mentioned date. 4. For detailed terms & conditions of the sale, please refer https://baanknet.com\_& www.pnbindia.in.
STATUTORY SALE NOTICE UNDER RULE 8(6) & 9(1) OF THE SARFAESI ACT, 2002

Place: Lucknow, Ghaziabad 

The steps are being taken for substituted service of notice. The above borrowers, co-borrowers and/or their guarantors (where ever applicable) are advised to

make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days

Please be informed that the said notice is also under section 13(13) informing the borrowers/guarantors/ mortgagors that the said mortgaged property should

of the date of this notice as per the provision of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Authorized Officer, **Assets Care & Reconstruction Enterprise Ltd** 

Government Body Or Any Body Corporate.

Sarfarigani Ward Balakgani, Lucknow

as on 10-Nov-2025 Sq.mtrs. ,khasra No.23201 Min Ice Factory, Main

Uttarpradesh-201001.

Property No.1-Land With Building Bearing

Corporation No. 239/35, Measuring 1200 Sq.ft.

Situated At Katra Mir Jahangir Beg, Ward Chowk

Yahiaganj, Lucknow Property No. (2):- House No.

239/36, Measuring 100 Sq. Mtr., Situated At Katra

Mir Jahangir Beg, Ward Chowk Yahiagani, Lucknow Property No. (3):- House Constructed Over Khasra No. 22 & 23 Measuring 185.873 Sq. Mtr. Situated At

All That Piece And Parcel Plot/land Admeasuring

100 Sq.yds. Having An Extent Area Of 83.61

Delhi Saharanpur Road, Village Loni, Ghaziabad,

Date: 28.11.2025, Place Lucknow

Terms & Conditions: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. 1.

Authorised Officer, Punjab National Bank, Secured Creditor

Lucknow

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