

### ART HOUSING FINANCE (INDIA) LIMITED

Regd. Office: 107, First Floor, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi - 110034  
Branch Office: 49, Udayog Vihar Phase 4, Gurugram, Haryana - 122015

#### PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale of immovable property mortgaged under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 ("the Act") read with proviso to Rule 8 (6) of the Security Interest Act, 2002. Notice is hereby given to the public in general and to the Borrower/Mortgagors/Guarantors in particular that the Authorised Officer of ART Housing Finance (India) Limited had taken physical possession of the following property(ies) mentioned pursuant to demand raised issued under Sec 13(2) of the Act in the loan account No. LXDELO5000-00000120 with right to sell on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for realization of Company's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the Act read with Rule 8 of the said Rules purposes to realize the Company's dues by the sale of the said property. The sale of the below mentioned property shall be conducted by way of E- Auctions through web portal: <https://www.bankauctions.com>

Name of the Account Holders	Details of Immovable property	Amount as per FCL & Demand Notice Date	Reserve Price		Date and Time of E-auction	Last Date of Bid Submission
			EMD Bid Increase Amount	EMD Bid Increase Amount		
a) SHYAM KUMAR (Borrower)	All that piece and parcels of land Property Being C-12/336, First Floor Without Roof Rights, At Block No C 12 Yamuna Vihar, New Delhi.	Demand Notice 30.06.2021	Rs. 46,00,000/-	From upto	26.10.2023	25.10.2023
b) REKHA (Co-Borrower)		Rs. 52,58,400/- as on 02.03.2022 (Interest + expenses exclusive)	Rs. 4,60,000/-		11:00 AM to 02:00 PM	05:00 pm

**Name and Contact details of Authorized Officer - Mr. Manoj Kumar Pal, Mobile No. 8130908211, Email Id: manoj.pal@arthfc.com**

**TERMS & CONDITIONS:** 1. The interested bidders shall submit their EMD through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT/RTGS in the following account: 5020049383517, IFSC Code: HDFC0000273, latest by 05:00 pm on or before date mentioned in the table above. Please note Cheques shall not be accepted as EMD amount. 2. Company shall however not be responsible for any outstanding dues / encumbrances tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property(ies) & to inspect & satisfy themselves. Property can be inspected strictly as per the date & time given by Authorized Officer. 3. The intended bidders who have deposited the EMD and require assistance in creating login ID & password, upload data, submitting bid, training on e-bidding process etc., may contact our service provider M/s C1 India Private Limited Helpline Numbers : 124-4302020/212223, 7291981124 / 1125 / 1126, Mr. Vinod Chauhan Email : [delhi@c1india.com](mailto:delhi@c1india.com), Contact No. +919813887931 and for any other project related query may contact Authorized Officer as mentioned above in the office hours during working days (10 AM to 5 PM). 4. The highest bid shall be subject to approval of the Authorized Officer. Authorized Officer reserves the right to accept/reject any or all offer/s/bids so received without assigning any reason whatsoever. His decision shall be final & binding. 5. For detailed term and condition refer <https://www.bankauctions.com>

**STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

The borrower/guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date : 11.10.2023 Place : Delhi Authorised Officer ART Housing Finance (India) Limited

### CAN FIN HOMES LTD.

59-60, First Floor, Neelam Bata Road, NIT, Faridabad - 121001 Ph: 0129-2436596, 2436527 Mob.: 7625079140 Email: [faridabad@canfinhomes.com](mailto:faridabad@canfinhomes.com) CIN: L85110KA198PLC008699

#### DEMAND NOTICE

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (Rules).

Whereas the undersigned being the Authorised Officer of Can Fin Homes Ltd., under SARFAESI Act and in exercise of powers conferred under Section 13(2) read with Rule 3, issued Demand Notice under Section 13(2) of the said Act, calling upon the Borrowers/ guarantors listed hereunder (hereinafter referred to as the "said Borrowers"), to repay the amounts mentioned in the Notice, within 60 days from the date of receipt of Notice, as per details given below.

The said Notices have been returned undelivered by the postal authorities / have not been duly acknowledged by the borrowers. Hence the Company by way of abundant caution is effecting this publication of the demand notice [as per the provisions of Rule 3 (1)]. The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrowers, as per the said Act.

As security for due repayment of the loan, the following assets have been mortgaged to the Company by the respective parties as detailed below.

Sr. No.	Name of Borrowers/Guarantors with address	Amount claimed as per Demand Notice*	Description of the Secured Asset	Date of NPA
1.	1. MR. DUSHYANT S/O MR. MAHESH KAPOOR (BORROWER) 2. MR. GAGAN KAPOOR S/O MR. MAHESH KAPOOR (CO-BORROWER) HOUSE NO.689, 27 FT ROAD, NEAR ARYA SAMAJ MANDIR DABUA COLONY, N.I.T FARIDABAD	Rs. 19,26,234/- as on 03.10.2023	PROPERTY FORMING PART OF RECT-18 KILA NO-14,15,16 PLOT NO.42 AREA MEASURING 50 SQ YARD SITUATED AT MAUJA NANGLA GAUJJARAN TEHSIL BARKHAL DISTT. FARIDABAD HARYANA-121001	28.09.2023
2.	1. MRS. ANITA VERMA W/O MR. VIJAY KUMAR VERMA (BORROWER) 2. MR. NITIN VERMA S/O MR. VIJAY KUMAR VERMA (CO-BORROWER) PLOT NO 4330, FF( REAR SIDE) T.P SCHEME-II, SECTOR 49, SAINIK COLONY FARIDABAD, HARYANA 121001	Rs. 33,22,949/- as on 03.10.2023	PLOT NO. 4330, FIRST FLOOR (REAR SIDE) T.P SCHEME II, SECTOR 49 SAINIK COLONY, FARIDABAD HARYANA 121001	28.09.2023
3.	1. MRS. ANITA KUMARI W/O MR. ABDHESH SINGH (BORROWER) 2. MR. ABDHESH SINGH S/O MR. ARVIND SINGH (CO-BORROWER) HOUSE NO. 2347/1 GALI NO. 30 SANJAY COLONY SECTOR 23 FARIDABAD 121005 3. MR. ARVIND SINGH S/O MR. SURAJ PAL SINGH (GUARANTOR) HOUSE NO. 8 TALAB ROAD GONCHHI SARURPUR FARIDABAD HARYANA 121004	Rs. 9,32,968/- as on 03.10.2023	ALL THAT PART AND PARCEL OF THE PROPERTY BEARING HOUSE NO. 2347/1, SANJAY COLONY NEAR SECTOR 23 FARIDABAD, TAHSIL BALLABAGARH DISTRICT FARIDABAD MUJJA GUCCHI KHASRA NO. 32/18/3 PLOT NO.39 A AREA 42 SQ YARD FARIDABAD HARYANA 121004	28.09.2023

\* Payable with further interest at contractual rates as agreed from the date mentioned above till date of payment.

You are hereby called upon to pay the above said amount with contracted rate of interest thereof within 60 days from the date of publication of this notice, failing which the undersigned will be constrained to initiate action under SARFAESI Act to enforce the aforesaid security. Further, the attention of borrowers / guarantors is invited to provisions of Section 13 (8) of the Act, in respect of time available to them to redeem the secured assets

**Date: 10.10.2023, Place: Faridabad**

**Sd/., Authorised Officer, Can Fin Homes Ltd.**

### यूनियन बैंक Union Bank of India

Regional Office: 13, MG Road, Agra E-AUCTION SALE NOTICE

#### Sale Notice for Sale of Immovable Properties

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 provision 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/charge to the Secured Creditor, the Constructive/Symbolic/Physical possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is What is and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder.

S. N.	Borrower/Mortgagor/Guarantor Name & Address	Description of Properties	Type of Possession	Reserve Price EMD Bid Increment	Amount Due as per Demand Notice
<b>Branch: Dayalbagh, Agra, Contact: 9455136212</b>					
1.	Borrower: Shri Har Prasad S/o Ramji Lal	All that part and parcel of Residential property Plot No 74, Khasra No 485, Khusboo Residency, mauza Saimeri Agra. Area- 52.44 Sq. Mtr. Property in the name of Mr. Harprasad S/o Ram Ji Lal. Bounded as: East: Rasta 6mtr wide, West: plot no 71, North: plot no 75, South: plot no 73	Symbolic	10,81,000/- 1,08,100/- 10,810/-	05.10.2019 15,00,841.95 init. & Other Exp.
2.	Borrower: 1. Shri Jaswant Singh s/o Jayaram Singh, 2. Smt Alpiyari w/o Jaiaram Singh, Add. of Both- Khasra No. 1910, Chahuan Enclave, Near Nai Abadi, 100 ft. link Road, Eastern side, Mauza Narach, Teh. Etamadpur, Agra Area- 127.07 Sq. Mtr., Property in the name of Smt Alpiyari w/o Jayaram Singh, Bounded as: East- land of seller, West- plot of Preeti & Mittlesh, North- rasta 20ft wide, South- other land		Symbolic	26,50,000/- 26,500/-	05.09.2018 20,33,536/- interest thereon & Other Expenses
3.	Borrower: 1. Shri Amit Singh S/o Bhanwar Pal Singh 2. Smt Radha Devi W/o Amit Singh, Add. of Both- H. Plot no 13, Khasra No 291, Shyampur Colony, Lohamandi ward, Mauza Dehitora, Tehsil & Dist. Agra, Area- 39.11 Sq. Mtr., Property in the name of Smt Radha Devi W/o Amit Singh & Shri Amit Singh S/o Bhanwar Pal Singh, Bounded as: East- Plot No. 12, West- Plot No. 14, North- Rasta 20 ft. wide & Exit, South- Other Property		Symbolic	12,27,000/- 1,22,700/- 12,270/-	28.06.2018 11,35,743.09 interest thereon & Other Expenses
4.	Borrower: 1. Shri Pawan Verma S/o Motie Verma, 2. Shri Bobby Verma W/o Pawan Verma, Add. of both- Mpl No 11/139/A, Narach Basti, Mauza Narach, Tehsil Etamadpur, Dist. Agra		Symbolic	12,42,000/- 1,24,200/- 12,420/-	28.06.2018 22,56,080.10 interest thereon & Other Expenses
5.	Borrower: 1. Shri Vinod Kumar S/o Ratan Singh, 2. Smt Sunita W/o Vinod Kumar, Add. of both- Plot No 33, khasra 485, khusboo Residency, Mauza Saimeri, tehsil & Dist. Agra		Symbolic	9,74,000/- 97,400/- 9,740/-	28.06.2018 16,33,394/- interest thereon & Other Expenses
<b>Branch: ADA, Jaipur House, Agra, Contact: 8227796361</b>					
6.	Borrower: Kamal Babu S/o Kalyan Singh & Rupa Devi W/o Kamal Babu, Add.- 7789 A Nagla Teja Shahganj, Agra, Guarantor- Mr. Haseet Gautam, Add.- 66/686 Barwali Gali Nari Pura Agra	All That Part and Parcel of House No 602, Situated at Nai Abadi & Rupa Devi (Near Rajkamal Inter College), Shahganj Agra, Area- 66.05 Sq. Mtr. Property in the name of Kamal Babu S/o Kalyan Singh & Rupa Devi W/o Kamal Babu. Bounded as: East: Rasta 3Mtr Wide, West: Others Plot, North: Property of Ganga Prasad, South: Property of Kishan Lal	Symbolic	17,10,000/- 1,71,000/- 17,100/-	10.05.2021 14,12,977.74 interest thereon & Other Expenses
7.	Borrower: Neeraj Kumar & Rajeshwari Upadhyay, Add.- 638/699B, New Janta Colony Mauza Sohalla Agra Cantt Agra	All that part and parcel of house no. 20 mpt. no. 63b/651p-20 situated at new janta colony, bearing khasra no.257, mauza sohalla Agra, Area- 102.47 Sq. Mtr., Property in the name of Rajeshwari Upadhyay W/o Neeraj Kumar, Bounded as: East: 18 Ft. Wide Road, West: Others House, North: Plot No.21, South: Plot No.19 Seema	Symbolic	29,78,000/- 2,97,800/- 29,780/-	10.05.2021 13,99,169.61 interest thereon & Other Expenses
8.	Borrower: Rajesh Yadav S/o Sipahi Yadav, 2. Malti Devi W/o Rajesh Yadav, Add.- 18A, Gayatri Colony, Sikandra Agra, Guarantor- Murali Lal S/o Raghuwari Singh, Add.- New Abadi Rahul Nagar K Pass, Ram Nagar Bodla Agra	All that part and parcel of part of plot No. 18A, Situated at Gayatri Vihar Colony, Mauza Sikandra Agra, Area- 83.49 Sq. Mtr., Property in the name of Malti Devi W/o Rajesh Yadav, Bounded as: East: Plot No. 18, West: Plot No. 18B, North: 9 mtr. wide Road, South: Plot No. 17	Symbolic	22,95,000/- 2,29,500/- 22,950/-	10.05.2021 11,70,480.83 interest thereon & Other Expenses
9.	Borrower: Bindu Dubey W/o Brijesh Kumar Dubey, Guarantor- Brijesh Kumar Dubey S/o Babu Lal, Add. of both- 34/D/32B, Durga Palace, Near Sainik Nagar, Tajganj, Agra	All that part and parcel of a residential house over plot No. 130 situated at defence enclave, bearing khasra No. 446, mauza semari tehsil and district Agra, Area- 74.32 Sq. Mtr., Property in the name of Bindu Dubey D/o Sachidanand, Bounded as: East: Rasta 6 Mtr. Wide, West: Plot No. 125, North: Plot No. 131, South: Plot No. 129	Symbolic	13,20,000/- 1,32,000/- 13,200/-	10.05.2021 5,15,350.75 interest thereon & Other Expenses
10.	Borrower: Mr. Satish Chand S/o Narsi Lal Chahar and Mrs Phoolan Devi W/o Satish Chand, Add.- MPL No. 12B/DN/1123/P-1 Om Nagar, Khasra No. 2995, Near Prakash Nagar Mauza Narach Tehsil Etamadpur, Agra	All That Part and Parcel of Residential House at MPL No. 12B/DN/1123/P-1 Om Nagar, Khasra No. 2995, Near Prakash Nagar Mauza Narach Tehsil Etamadpur, Agra, Area- 41.08 Sq. Mtr., Property in the name of Mr. Satish Chand S/o Narsi Lal Chahar, Bounded as: East- Road, West- Other's Land, North- Other's House, South- Other's House	Symbolic	10,87,000/- 1,08,700/- 10,870/-	06.06.2020 9,04,254.90 + interest & Other Expenses
11.	Borrower: Manish Jain S/o Mukesh Jain, Rinku Jain S/o Mukesh Jain, Add. of both- 37/4/H/19C, Madhu Nagar, Bindu Katra Agra	All that part and parcel of house over Plot No. 8, Situated at Khusboo Residency Extn., Bearing Khasra No. 485, Mauza Semri, Agra, Area- 62.20 Sq. Mtr., Property in the name of Manish Jain S/o Mukesh Jain & Rinku Jain S/o Mukesh Jain, Bounded as: East: Rasta 6.70 Mtr., West: House No. 14, North: House No. 7, South: House No. 9	Symbolic	11,05,000/- 1,10,500/- 11,050/-	10.05.2021 13,83,904.33 interest thereon & Other Expenses
12.	Borrower: Priti Bansal & Ashish Bansal, Add.- 15/272 Charsu Darwaza Ghatia Azamkhan Agra, Guarantor- Sanjay Bansal, Add.- 22/75 F Old Vijay Nagar Colony Agra	House property situated at property No 35A/51 1st floor Bhagwati Bhawan Indrapuri Jagannpur Hariparwat Ward Agra, Area- 68.25 Sq. Mtr., Property in the name of Mrs Priti Bansal W/o Mr Ashish Bansal, Bounded as: East- Open to Sky, West- Other Property, North- Rasta to Flat, South- Open to Sky	Symbolic	12,90,000/- 1,29,000/- 12,900/-	09.05.2022 9,17,870.80 interest thereon & Other Expenses
13.	Borrower: Mr. Rajkumar & Mrs. Babita Devi, Add.- Vilas Ganj Kalwari Agra, Guarantor- Mr. Vedprakash, Add.- 66 Vilas Ganj Kalwari Agra	All that part and parcel of A residential house situated at Kalwari, bearing khasra no 166K, Mauza kalwari teh distt Agra, Area- 83.61 Sq. Mtr., Property in the name of Rajkumar and Babita Devi, Bounded as: East: others property, West: 15 ft wide road, North: house of jaiy singh, South: others land	Symbolic	16,47,000/- 1,64,700/- 16,470/-	28.05.2021 6,77,786/- interest thereon & Other Expenses
14.	Borrower: Smt Ramdulari Devi W/o Girraj Kishore Singh, Shri Ravinder Kumar Singh S/o Girraj Kishore Singh, Guarantor- Mr. Girraj Kishore Singh S/o Mr. Ramjeet Singh, Mr. Shyamendra Pratap Singh S/o Mr. Girraj Kishor Singh, Add. of All- House No. 11-D/M-23, Mahaveer Nagar, Nagla Ram Bal, Narach, Agra	All that part and parcel of Residential Building Plot No. 38A, Khasra No. 2345, House No. 11-D/M-23, Mahaveer Nagar Nagla Ram Bal Mauja Narach Tehsil Etamadpur, Agra, Area- 148.63 Sq. Mtr., Property in the name of Smt. Ram Dulari W/o Shri Girraj Kishor, Bounded as: East- Road 25 Ft Wide, West- Other's Plot, North- Other's Plot, South- Other's House	Symbolic	24,60,000/- 2,46,000/- 24,600/-	24.09.2019 13,96,792.81 interest thereon & Other Expenses
15.	Borrower: Rahul Jain S/o Pradeep Kumar Jain, Add.- 37, D.R. Estate, Mauza Magtai, Bodla Bichpuri Road, Agra, Guarantor- Pradeep Kumar Jain S/o Kallash Chand Jain, Add.- 11, Ram Nagar, Bodla Agra	All that part and parcel of a residential house over plot No. 37 situated at D.R. Estate, bearing Khasra No. 219 Mauza Magtai, Bodla Bichpuri Road, Agra, Area- 61.93 Sq. Mtr., Property in the name of Rahul Jain S/o Pradeep Kumar Jain, Bounded as: East: Plot No. 3, West: Plot No. 38, North: Plot No. 40 & 41, South: Road 15 ft. wide	Symbolic	15,49,000/- 1,54,900/- 15,490/-	10.05.2021 13,35,640.77 interest thereon & Other Expenses
16.	Borrower: 1. Shri Digamber Singh, 2. Smt. Meena Devi W/o Digamber Singh, Add. of both- H. No. 3 Vilas Ganj, Nai Abadi, Agra	House No. 4, Khasra No. 151 Vilasganj Nai Abadi Mauza Kalwari, Teh. & Distt. Agra, Area- 125.41 Sq. Mtr., Property in the name of Shri Digamber Singh & Smt. Meena Devi, Bounded as: East- Mandir, West- Land of others, North- Rasta, South- Others Land	Symbolic	21,79,000/- 2,17,900/- 21,790/-	20.07.2020 9,98,933.00 + interest & Other Expenses
17.	Borrower: 1. Pradeep Vikram Gautam, 2. Neelam Gautam, Add. of both- Plot No 38 Khasra No 219 D.R. Estate Mauza Magtai Tehsil & District Agra	All that part and parcel of a residential property on part of plot no 38 khasra no M 219 D.R Estate Mauza Magtai Tehsil & District Agra, Area- 41.80 Sq. Mtr., Property in the name of, Bounded as: East- Other Plot, West- Road, North- Other Plot, South- Part of Plot	Symbolic	11,34,000/- 1,13,400/- 11,340/-	18.10.2021 2,96,469.58 interest thereon & Other Expenses

**Detail of encumbrances over the above properties, as known to the Bank - Not Known.**

**Date & Time of E-Auction: 27.10.2023, at 12:00 PM to 05:00 PM**  
**Last date of Submission of bid: On or before the commencement of E-Auction.**

For detailed terms and condition of the sale, please refer to the link provided herein below or Contact 0562-2251663, <https://www.unionbankofindia.com.in/english/TenderViewAllAuction.aspx>  
For Registration and Login and Bidding Rules visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

This may also be treated as **STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) & Rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002**, to the borrower/s and guarantor/s

Date : 11-10-2023 Place : Agra Authorised Officer, Union Bank of India

### केनरा बैंक Canara Bank

Regional Office: Civil Lines Moradabad POSSESSION NOTICE Under Section 13 (4) (For Immovable Property)

Whereas the undersigned being the Authorised officer of the CANARA BANK, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with Rule-3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date mentioned against account and stated herein calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower/ guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrower/guarantor 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 the CANARA BANK, for the amounts and interest thereon.

The borrowers attentions is invited to provisions of sub-section (8) of section 13 of the act, in respect of time available to redeem the secured asset. Details of properties where possession had been taken is as follows :

Sr. No.	Name & Address of the Borrower/Guarantor Name of Branch	Description of the Immovable Properties	Outstanding Amount u/s 13(2)	Date of Demand Notice Date of Possession
1.	Borrower : M/s M Z Handloom, Prop. Mr. Jarif S/o Mohd. Hanif R/o Mohalla Ansariyan, Tehsil Bilari and District Moradabad, Uttar Pradesh-202411 and its Guarantor Mrs. Nusrat Jahan W/o Mohd. Haif, R/o Mohalla Ansariyan, Tehsil Bilari and District Moradabad, Uttar Pradesh- 202411 Branch : Dharampur Kalan	Residential Plot/ House measuring 125.425 sq.mtr. Situated at Mohalla Abdulla Dakshini, Ward no. 11, Tehsil Bilari and District Moradabad, U.P.-202411, Registered on Bahi No. 1, Zild- 4714, Sale deed no. 8017 dated 27.08.2016, pages 1 to 24 at Sub-Registrar office, Bilari, Owned by Smt. Nusrat Jahan W/o Shri Mohd. Hanif, Bounded as : East : Naala, West : Rasta 12 Ft. Wide, North : Plot of Seller, South : Rasta 16 Ft. Wide	Rs. 10,84,928.98/- + int. & other charges	09.10.2023
2.	Borrower : M/s Netaji and Sons Handloom House, Prop. Shri Parvez Alam S/o Ameer Husain, R/o Mohalla Thakuran Kari Kua, Tehsil Bilari and District Moradabad, Uttar Pradesh- 202411 and its Guarantor Shri. Shahid Husain S/o Shri Bhoora R/o Mohalla Thakuran, Tehsil Bilari and District Moradabad, Uttar Pradesh-202411 Branch : Dharampur Kalan	A Residential House measuring 130.77 Sq.Mtr. Survey Mr. Survey No. 908, situated at Mohalla Ansariyan Uttari, Ward No. 18, Tehsil Bilari and District Moradabad, U.P.-202411. Registered on Bahi No. 1, Zild- 5586, Sale deed no. 2459 dated 22.02.2019, Pages 1 to 54 at Sub Registrar office, Bilari. Owned by Shri Parvez Alam S/o Ameer Husain, Bounded as : East : Road 24 feet wide, West : Plot of Suleman, North : Plot of Yunus, South : Rasta 10 Feet Wide	Rs. 15,26,976.47/- + int. & other charges	27.06.2022 09.10.2023
3.	Borrower : M/s Naresh Cement Store, Prop. Shri Naresh Kumar, S/o Shri. Omkar Singh, R/o Village Dhakya Naru, Tehsil Bilari and District Moradabad, Uttar Pradesh-202411 and its Guarantor Shri Neetu, S/o Shri Harbhajan, R/o Village Hathipuri Bahaudin, Tehsil Bilari and District Moradabad, Uttar Pradesh-202411 Branch : Dhampur Kalan	Residential Commercial Property measuring area 83.59 sq.mtr. situated at Bilari-Sirsi Road, Near Hanuman Murti Chauraha, Village Dhakya Naru, Tehsil Bilari and District Moradabad, U.P.-202411, Sale Deed Registered on Bahi no. 1, Zild-4415, Serial no. 10584 dated 10.11.2015, pages 225 to 254 at Sub-Registrar office, Bilari, Owned by Shri Naresh Kumar S/o Shri Om Prakash, Bounded as : East : Property of Seller, West : Property of Seller, North : Property of Seller, South : Sirsi Road	Rs. 13,42,751.24/- + int. & other charges	21.07.2022 09.10.2023

Dated : 10.10.2023 Place : Moradabad Authorised Officer, Canara Bank

### POONAWALLA HOUSING FINANCE LTD.

(FORMERLY KNOWN AS MAGMA HOUSING FINANCE LTD.)  
REGISTERED OFFICE: 602, 6TH FLOOR, ZERO ONE IT PARK, SR. NO. 79/1, GHORPADI, MUNDHWA ROAD, PUNE 411036  
BRANCH OFF UNIT: 2ND FLOOR, FRIENDS PLAZA, 52/53, ISHWAR NAGAR, NEW DELHI - 110030.

#### E-AUCTION SALE NOTICE SALE OF SECURED IMMOVABLE ASSET UNDER SARFAESI ACT

Notice is hereby given to the public in general and to the Borrowers/Co-Borrowers/Guarantors in particular, that under mentioned properties mortgaged to Magma Housing Finance Ltd has now been renamed as Poonawalla Housing Finance Ltd ("PHFL") vide Certificate of Incorporation, the possession of which had been taken by PHFL's Authorised Officer under Sec 13(4)/14 of SARFAESI Act; will be sold through e-auction as per terms mentioned below for recovery of PHFL's outstanding dues with applicable interest, charges, and costs etc. The property described below will be sold on "AS IS, WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" under Rule 8 & 9 of Security Interest (Enforcement) Rules. For detailed T & Cs of sale, please refer to link provided in PHFL's/Secured Creditor's website i.e. [www.poonawallahousing.com](http://www.poonawallahousing.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)	KNOW ENGLISH BANCESCOURT CASES IF ANY (K)
LOAN NO: HF/0399/H/20/100234 AMIT MAHESH (BORROWER) SUNEESH VERMA (CO BORROWER) GULAB DEVI (CO BORROWER)	Notice date: 14/02/2023 Rs. 572151.51/- (Rupees Five Lacs Seventy Two Thousand One Hundred Fifty One and Fifty One Paisas Only) payable as on 14/02/2023 along with interest @ 15.25 p.a. till the realization.	Physical	ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING PLOT NO. 2 & PART OF PLOT NO. 1, KHASRA NO. 202, MEASURING AREA 100 SQ YARDS SITUATED AT MAHAVIR NAGAR, MAUJA SIKANDARPUR MUSTQIL, TEHSIL & DIST. AGRA.	Rs. 6,99,375/- (Rupees Six Lakh Sixty Nine Thousand Nine Hundred Thirty Seven and Fifty Paisas Only)	Rs. 66,937.5/- (Rupees Sixty Six Thousand Nine Hundred Thirty Seven and Fifty Paisas Only)	16-11-2023 Before 5 PM	10,000/-	09-11-2023 (11AM 4PM)	17-11-2023 (11AM 2PM)	NIL
LOAN NO: HL/0254/H/19/100115 PANKAJ KUMAR (BORROWER), HAR PRASAD (CO BORROWER) URMILA DEVI (CO BORROWER)	Notice date: 10/07/2023 Rs. 594963.48/- (Rupees Five Lacs Ninety Four Thousand Nine Hundred Sixty Three and Forty Eight Paisas Only) payable as on 10/07/2023 along with interest @ 17 p.a. till the realization.	Physical	ALL THE PIECE AND PARCEL FREEHOLD RESIDENTIAL PLOT ADMEASURING AREA 50 SQ. YD. (41.80 SQ. MTR.) (OUT OF TOTAL AREA 100 SQ. YD.) FALLING UNDER KHASRA NO. 621 SITUATED AT MAYUR KUNJ BLOCK-D IN VILLAGE KUNJARGARGANA DADRI TEHSIL & DISTT. GAUTAM BUDDH NAGAR (U.P.). "THE SAID PROPERTY"	Rs. 5,99,324/- (Rupees Five Lakh Ninety Thousand Six Hundred Twenty Five Only)	Rs. 59,932.4/- (Rupees Fifty Nine Thousand Six Hundred Twenty Five Only)	16-11-2023 Before 5 PM	10,000/-	09-11-2023 (11AM 4PM)	17-11-2023 (11AM 2PM)	NIL
LOAN NO: HF/0399/H/20/100616AD HF/0399/H/20/100702 DEEPAK KUMAR (BORROWER) SEEMA (CO-BORROWER)	Notice date: 17/04/2023 Rs. 3108357.99/- (Rupees Thirty One Lacs Eight Thousand Three Hundred Fifty Seven and Ninety Nine Paisas Only) payable as on 17/04/2023 along with interest @ 12.5 p.a. till the realization. & Rs. 211993.42/- (Rupees Two Lacs Eleven Thousand Nine Hundred Ninety Three and Forty Two Paisas Only) payable as on 17/04/2023 along with interest @ 14 p.a. till the realization.	Physical	ALL THAT PIECE AND PARCEL OF THE FLAT NO. UGF-03, UPPER GROUND FLOOR, BACK SIDE , AREA MEASURING 60 SQ. YDS, PLOT NO. 1/75/1 SECTOR-1, VASUNDHARA GHAZIABAD HEREIN AFTER CALLED 'SAID PROPERTY'	Rs. 25,39,624/- (Rupees Twenty Five Lakh Thirty Nine Thousand Three Hundred Thirty Three and Forty Four Only)	Rs. 25,39,624/- (Rupees Twenty Five Lakh Thirty Nine Thousand Three Hundred Thirty Three and Forty Four Only)	27-10-2023 Before 5 PM	10,000/-	20-10-2023 (11AM 4PM)	28-10-2023 (11AM 2PM)	NIL

The intending bidders/purchasers are advised to visit PHFL 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 Vinod Chauhan, Email id- [delhi@c1india.com](mailto:delhi@c1india.com) Contact No- 9813887931. Please note that Prospective bidders may avail online training on e-auction from their own. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by NEFT/RTGS/ DD in the account of "Poonawalla Housing Finance Ltd", Bank-ICICI BANK LTD. Account No-0006510