

MANIBHAVNAM HOME FINANCE INDIA PRIVATE LIMITED

POSSESSION NOTICE [Appendix IV Rule 8(3)]

Whereas the Authorized Officer of Manibhavnam Home Finance India Pvt. Ltd., a firm referred to as "MBHF", which has been authorized by the Central Government, vide a notification dated 17.06.2021, to be treated as a Financial Institution, for the purposes of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, having its registered office at 2nd Floor, N-2, South Extension, Part-I, New Delhi-110049, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (hereinafter referred to as "Act") and in exercise of the powers conferred under section 13(2) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 20.04.2022 calling upon, 1. Jitendra Yadav S/o Harpal Singh Yadav, 2. Ms. Sunita Yadav, Both at: Plot No. 55 & 5F Sector-1, Vasundhara Ghaziabad-201012, Also at: Dairy Farm, Swadeshi Palyete, Jai Nagar, Sani Temple, Ghaziabad-201002, Also at: Flat No SF-4, 2nd Floor, (Rear R/H) S/O West Portion, Panday Nagar, Plot No. 140 and 141, Khasra No. 305, Nr. New Era School, Ghaziabad, Uttar Pradesh-201001, Also at: Flat No. SF-2, Plot No.140, Mehrauli, Pargana-Dasna, Ghaziabad, Uttar Pradesh-201001, to repay the amount due to the lender, i.e., Rs. 23,02,548.19 (Rupees Twenty Three Lakh Two Thousand Five Hundred Forty Eight and Nineteen Paise Only) as on 04.04.2022 along with the applicable interest and other charges within Sixty (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 the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 02 day of March, 2023. 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 MBHF for an amount Rs. 23,02,548.19 (Rupees Twenty Three Lakh Two Thousand Five Hundred Forty Eight and Nineteen Paise Only) as on 04.04.2022 along with the applicable interest and other charges. The attention of the Borrower is invited to sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

Description of Immovable Property / Secured Asset is as under:

All That Piece Of Parcel Of Residential Unit No. SF-4, On 2nd Floor, Admeasuring 62.71 Sq. Mtrs. On Plot Bearing No. 140 Khasra No. 305, Situated At Mehrauli/Pargana Dasna Tehsil And Distt. Ghaziabad, Uttar Pradesh-201001, Bounded By: North: Plot No. 154, South: Road 7.35 Meter Wide, East: Plot No. 141, West: Plot No. 139. Authorized Officer Place: Ghaziabad, Date: 02.03.2023. Manibhavnam Home Finance India Pvt. Ltd.

NOTICE FOR ASSIGNMENT/ TRANSFER OF ASSETS OF M/S QUTAB REALCON PRIVATE LIMITED (IN LIQUIDATION)

(CIN - U74899DL1994PT0063193)

(Assignment) transfer under Insolvency and Bankruptcy Code, 2016 ("IBC")

The assets of the Corporate Debtor are being offered for assignment on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS".

Offers are invited from investors for assignment/ transfer of Not Readily Realizable Assets, under regulation 37A of IBC/Insolvency Process Regulations, 2016.

The details of the assets offered for the assignment are as under:

- Assignment/ transfer of all rights and interests, including the right of litigation, for advances receivables, outstanding for more than 5 years.

Interested parties may submit their offers to the undersigned Liquidator, latest by 31/03/2023. The assignment will be subject to the provisions of I & B Code, the regulations made thereunder, and the Process Information Document.

Interested parties may visit the office of the undersigned Liquidator with prior intimation, with their financial offer in writing, at the address given below, from 20/03/2023 to 28/03/2023 (between Monday to Friday and within working hrs. i.e., 11.00 AM to 04.00 PM).

For any clarification, please write to circ.qutabrealcon@cadvgupta.com.

Dharm Vir Gupta
Liquidator of Qutab Realcon Pvt. Ltd.
Reg. No. IBI/PA/001/IP/PO1492/2018-2019/12342
Correspondence Address: Garg Ashok & Company, A-283/1, First Floor, Derawal Nagar, Delhi-110009
Place: Delhi Email: circ.qutabrealcon@cadvgupta.com; dv Gupta@hotmail.com
Date: 06.03.2023 Mobile: 9871777133

shubham HOUSING DEVELOPMENT FINANCE CO. LTD.

CIN: U55242DL2010PLC192469 | Tel: +91 124 4212531 | www.shubham.co

Corporate Office: Shubham House, 425, Vijay Vihar, Phase IV, Gurugram-120015
Regd. Office: D-305, Ground Floor, Sarrodarya Enclave, New Delhi-110017

NOTICE

Notice is hereby given that the Branch office of the company Building, 190 Block-C Naraina Industrial Area Phase-I, New Delhi 110028, will be closed operationally w.e.f. the close of office hours on 7th June, 2023 for the want of some better opportunities. However, Company shall continue to render its services to its customers from our Branch 608-609, 6th Floor, Block-C, Ansal Imperial Tower, Community Centre, Naraina Vihar, New Delhi-110028, nearest to the location. Should any member of public has further query(ies) in the matter hereof, he/she may please contact us at our customer care, details whereof can be accessed at www.shubham.co

For and on behalf of the Shubham Housing Development Finance Company Ltd.
Sd/-
Sanjay Chaturvedi, CEO

Place :- Gurugram,
Date :- 07-03-2023

TIGER LOGISTICS (INDIA) LIMITED

CIN-L74899DL2000PLC105817

Regd. Office: D-174, Ground Floor, Okhla Industrial Area, Phase-I, New Delhi-110020.
Tel: 011-47351111 Fax: 011-26229671
Website: www.tigerlogistics.in, Email: csvishal@tigerlogistics.in

RESULT OF ELECTRONIC VOTING FOR EXTRAORDINARY GENERAL MEETING (EGM) OF COMPANY HELD ON 3RD MARCH, 2023 AT 01:00 PM (CONCLUDED AT 01:34 P.M.) THROUGH VIDEO CONFERRING ("VC")/OTHER AUDIO VISUAL MEANS ("OAVM")

The resolutions for the Special business as set out in item no.01 in the Notice of the EGM duly approved by the members with requisite majority. Essential details pertaining to EGM are hereunder.

| Sr. No. | Particulars | Details |
|---------|---|------------|
| 1 | Date of EGM | 03.03.2023 |
| 2 | Number of Shareholder as on record date | 6878 |
| 3 | No. of shareholder present in the meeting through VC. | 5 |
| | Promoters & Promoter Group: | 5 |
| | Public: | 45 |

Kindly note that the resolution was duly passed with requisite majority. Further shareholders are requested to refer www.tigerlogistics.in to get more details about result of EGM.

By the Order of board of directors
For Tiger Logistics (India) Limited
Sd/-
Harpreet Singh Malhotra
Managing Director
DIN: 00147977

Place: New Delhi
Date: 04.03.2023

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: 8 SANT NAGAR, NEW DELHI-110065.

E-AUCTION SALE NOTICE

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 Authorized 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

| 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 (K) |
|---|---|--------------------------|--|---|---|-------------------------|---------------------|-------------------------------------|------------------------------|------------------------|
| HL0399/17/10 0065 AND HM0245/16/10 0088 | Notice date: 20/11/2021 and 23/11/2021 Total Dues: Rs. 545,831/- (Rupees Five Lakh Fourty Five Thousand Eight Hundred Fifty One Only) payable as on 19/11/2021 along with interest @ 14.55% p.a. till the realization. And Rs.12,51,161/- (Rupees Twelve Lakh Fifty One Thousand One Hundred Sixty One Only) payable as on 20/11/2021 along with interest @ 15.05% p.a. till the realization. | Physical | ALL THAT PIECE AND PARCEL OF MORTGAGE PROPERTY OF KHASRA NO. 188, SITUATED AT VILLAGE NAGALA FIROZMOHANPUR, PARGANA, JALALABAD, TEHSIL & DISTT. GHAZIABAD PIN 201003 | Rs. 27,42,075/- (Rupees Twenty Seven Lakh Forty Two Thousand Seventy Five Only) | Rs. 2,74,207.5/- (Rupees Twenty Seven Thousand Two Hundred Seventy Five Paise Only) | 23-03-2023 Before 5 PM | 10,000/- | 17-03-2023 (11AM 4PM) | 24-03-2023 (11AM 2PM) | NIL |

For details and queries on purchase and sale, contact Mr. Iqbal Alam at +91 9958195453

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 theretofore 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 intending bidders/purchasers are required to mandatorily register themselves for e-bidding and avail online training on e-auction on above mentioned auction service provider's web portal/DisposalsHub.Com and obtain login ID and Password in advance. Ms. NexXen Solutions Private Limited - #203, 2nd Floor, Shree Shyam Palace, Sector: 4&5 Crossing, Railway Road, Gurugram 122006 (Contact no. +91 93100 29933/+91 98100 29926 / +91 124 4 233 933). Contact Client Service Delivery (CSD) Cell no. (M) +91 93100 29933/+91 98100 29926 (TEL) +91 124 4 233 933. Email id:- CSD@DisposalsHub.Com. The intending bidder/purchaser is required to submit amount of Earnest Money Deposit (EMD) by way of NEFT/RTGS/DD in favour of "Poonawalla Housing Finance Limited", ICICI BANK LTD. Account No.:000651000460;IFSC Code: ICICI0000066, 20, R.N. Mukherjee Road, Kolkata-700011 under any nationalized or scheduled Bank by 23/03/2023. After web portal registration, intending bidder/purchaser is required to get copies of the bid documents uploaded, e-mailed and send self-attested copy to Authorized Officer, Mr. Brander Singh, Address-8Sant Nagar, New Delhi-110065 Mobile no. +919643514836, e-mail ID brander.singh@poonawallahousing.com.

PLACE: GHAZIABAD, U.P.
DATE: 07.03.2023

Authorized Officer Poonawalla Housing Finance Limited (Formerly Known as Magma Housing Finance Ltd)

Central Bank of India

REGIONAL OFFICE: 37/2/A Sanjay Place, Agra- 282002

POSSESSION NOTICE Appendix-IV [Rule 8(1)] (For Immovable Properties)

Whereas the undersigned being the Authorized Officer of Central Bank of India, under the Securitisation and Reconstruction of Financial Assets and Enforcement Security Interest Act 2002 (Act 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 calling upon the borrower(s)/guarantor(s)/mortgagor(s) mentioned in the schedule below to repay the amount mentioned in the demand notice within 60 days from the date of receipt of the said notices.

The borrower(s)/guarantor(s)/mortgagor(s) having failed to repay the amounts, notice is hereby given to borrower(s)/guarantor(s)/mortgagor(s) 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 said rules on the date mentioned in the (first) schedule below.

The borrower(s)/guarantor(s)/mortgagor(s) 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 Central Bank of India for the amount mentioned in the schedule. The borrower/s/guarantor/s/mortgagor/s attention is invited to the provision of Sub Section (8) of Section 13 of the Act, in respect time available to redeem the secured assets.

| Sr. No. | Name of the Borrower(s)/Guarantor(s) & Address | Details of the Mortgaged Properties on which possession taken | Date of Demand Notice & Due Amount | Date of Possession |
|---------|--|--|--|--------------------|
| 1. | Borrower's 1. Mr. Kuldeep Varshney S/o Mr. Anupam Gupta, R/o H.No. 292, Jai Ganj, Lila Chowk, Koi, Aligarh | Equitable Mortgage of all that part and parcel of A Double Storey Residential Building in the Name of Mr. Kuldeep Varshney & Mrs. Reshu Varshney W/o Mr. Kuldeep Varshney, Situated at H. No.1A/154, Schema No. 09, Lodhi Vihar, Sasni Gate, Aligarh Admeasuring 40.75 Sq. Mtrs, Bounded by Details as per Sale /Title Deed & Actual:- North:-8.40 meters/ House no. 1A/155 of Mr. Radhey shyam Varshney, South:-8.40 meters/ House no. 1A/153 of Mr. Narendra Kumar, East:-4.85 meters/ Rasta 6 meters wide, West:-4.85 meters/ House no. 1A/148 of Others. | Rs. 19,21,888.00 (Nineteen Lakh Twenty One Thousand Eight Hundred Eighty Eight and Zero Paise Only) on 22.07.2022 with subsequent interest and expenses thereon (Less if any recoveries made). | 03.03.2023 |
| 2. | Borrower's 1. M/s Deepak Enterprises Prop. Mr. Deepak Gupta, Add:- H.No. 235 Jwalapuri Naurangabad, Koi, Aligarh-202001. | Equitable Mortgage of all that part and parcel of A Double Storey Residential Building in the Name of Mr. Girish Chandra Gupta S/o Late Mr. Pooranmal Gupta Situated at khasra H.No.105, Mauza Pala Sahibabad, Pargana & Tehsil Koi, Aligarh Admeasuring 100 Sq. Yards i.e. 83.61 sq. Mtrs. Bounded by Details as per Sale /Title Deed & Actual:-North:-50 feet/ Plot of Mr. Nem Singh Solanki, South 50 feet/Plot of Others, East:-18 feet/Rasta 20 feet wide, West:-18 feet/Plot of Others. | Rs. 30,54,300.05 (Thirty Lakh Fifty Four Thousand Four Hundred Thirty and five Paise Only) on 03.09.2022 with subsequent interest and expenses thereon (Less if any recoveries made). | 03.03.2023 |

Branch Office: Aligarh

Place: Aligarh

Authorized Officer

PUBLIC NOTICE BEFORE THE CENTRAL GOVERNMENT, REGISTRAR OF COMPANIES, DELHI & HARYANA

Advertisement for change of Registered Office of LLP as per Section 13(3) of the Limited Liability Partnership Act, 2008 and rule 17 of the Limited Liability Partnership Rules, 2009

In the matter of Indus CRE LLP (LLPIN: AA-8864) having its Registered Office at Plot No. S/01, Plot No. 15, Block-B, Sachdeva Arcade, Local Shopping Centre (LSC), Mayur Vihar Ph-II Delhi-110091

Notice is hereby given to the general public that Indus CRE LLP proposes to make an application to Registrar of Companies, Delhi & Haryana under section 13(3) of the Limited Liability Partnership Act, 2008 seeking permission to change its Registered office from the "National Capital Territory of Delhi" to the "State of Uttar Pradesh".

Any person whose interest is likely to be affected by the proposed change of the registered office of the LLP may deliver either on MCA-21 Portal (www.mca.gov.in) by filing interposed complaint form or cause to be delivered or send by registered post his/her objections supported by an affidavit stating the his/her interest and grounds of oppositions to the Registrar of Companies, Delhi & Haryana at 4th Floor, ICFI Tower, 61, Nehru Place, New Delhi-110019 within Twenty One days (21) from the date of publications of this notice with a copy to the petitioner LLP at its Registered Office at the address mentioned below - Office No. S/01, Plot No. 15, Block-B, Sachdeva Arcade, Local Shopping Centre (LSC), Mayur Vihar Ph-II Delhi-110091

For & On Behalf of the Indus CRE LLP
Sd/-
Madhur Malhotra (Designated Partner)
Date: 06.03.2023
Place: New Delhi
DIPIN : 02015340

SHIVALIK SMALL FINANCE BANK LTD.

Registered Office at: - Shivalik Small Finance Bank Ltd. 501, Salcon Aarum, Jasola district Centre, New Delhi, South Delhi, Delhi - 110025 & Branch Office at Shivalik Small Finance Bank Ltd, Sector 135, Noida Uttar Pradesh.

Appendix - IV-A [See Proviso to rule 8 (6)]

Open 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 Authorized Officer of Shivalik Small Finance Bank Ltd., the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 11th April 2023, for recovery of Rs. 4,37,871.24/- (Rupees Four Lakhs Thirty Seven Thousand Eight Hundred and Seventy One and Paise Twenty Four Only) as on 07-10-2016 plus interest & charges thereafter due to the Shivalik Small Finance Bank Ltd. secured creditor from 1. Mr. Kiranpal Singh (Borrower/Mortgagor) S/o Rampal Singh R/o H.No.31, Village Uncha Ameerpur NTPC, Vidyt Nagar, PS Dadr Near Electricity Plant, Tehsil Dadr Gautam Budh Nagar, U.P. 203207 2. Mrs. Rajan (Co-Borrower) W/o Mr. Kiranpal Singh R/o H.No. 31, Village Uncha Ameerpur, NTPC, Vidyt Nagar, PS Dadr Near Electricity Plant, Tehsil Dadr Gautam Budh Nagar, U.P. 203207 3. Mr. Vijaayal (Guarantor) S/o Phool Singh R/o H.No. 49, Village Uncha Ameerpur, NTPC, Vidyt Nagar, PS Dadr Near DPS School, Tehsil Dadr Gautam Budh Nagar, U.P. 203207 4. Mr. Parmanand (Guarantor) S/o Ramnivas Yadav, NTPC, Vidyt Nagar, PS Dadr Near Electricity Plant, Tehsil Dadr Gautam Budh Nagar, U.P. 203207

The reserve price will be Rs. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only) and the earnest money deposit will be 10% of Bid Amount i.e., Rs. 13,500/- (Rupees Thirteen Thousand Five Hundred Only) the latter amount to be deposited with the Bank on or before 11.04.2023 by 5 PM, particulars of which are given below:-

| Name of the Borrower(s) / Guarantor(s) | Demand Notice Date and Outstanding Amount as per Demand Notice | Description of the Immovable properties | Reserve Price | Earnest Money Deposit (EMD) |
|--|--|---|--|---|
| 1. Mr. Kiranpal Singh (Borrower/ Mortgagor) S/o Rampal Singh R/o H.No.31, Village Uncha Ameerpur NTPC, Vidyt Nagar, PS Dadr Near Electricity Plant, Tehsil Dadr Gautam Budh Nagar, U.P. 203207 | 07-10-2016 (Rupees 4,37,871.24/-) (Rupees Four Lakhs Thirty-Seven Thousand Eight Hundred and Seventy One and Paise Twenty Four Only) | All the piece and parcel of the immovable properties bearing address- Total measuring area 74.16 Sq. Yards Plot No. 33, Khasra No. 425 M/3, Village- Sidhipur, Pargana-Dasna, Tehsil-Dadr, District-Gazna, Budh Nagar, U.P. Registered in revenue records of Bahi No. 1, Jid No. 5497, Page No. 397 to 414, Serial No. 8844, Dated 27.04.2013 | Rs. 1,35,000/- (Rupees One Lakh Thirty-Five Thousand Only) | 10% of Reserve Price i.e. Rs. 13,500/- (Rupees Thirteen Thousand Five Hundred Only) |

Date of Inspection of Immovable properties: 7th April 2023..... 1100 hrs - 1500 hrs
Auction Date and time of opening of Bid: 11th April 2023 from 1100-1300 hrs
Last Date for Submission of Offers / EMD: 10th April 2023 till 5.00 pm.

For detailed terms and conditions of the sale, please refer to the link provided in Shivalik Small Finance Bank, the Secured Creditor's website https://shivalikbank.com/auction_of_bank_properties.php

Important Terms & Conditions of Sale:

- The property is being sold on "as is where is, whatever there is and without recourse basis as such sale is without any warranties and indemnities.
- The property/documents can be inspected on the above given date and time with the Authorized Officer of the Bank.
- Bid document/Form containing all the general terms and conditions of sale can be obtained from Authorized Officer on any working day during office hours at Bank's Branch Office mentioned herein above. The intending bidders should send their sealed bids on the prescribed Bid Form to Be Authorized Officer of Bank.
- Bid to be submitted in sealed envelope mentioning the Bid for Auction property and accompanied with EMD (being 10% of the Bid Amount) by Demand Draft drawn in favour of "Shivalik Small Finance Bank Ltd", payable at Noida on or before 11th April, 2023 till 5.00 p.m. at the above-mentioned Branch Office of Bank. Bids that are not filed up or Bids received beyond last date and time will be considered as invalid Bid and shall accordingly be rejected. No interest shall be paid on the EMD. Once the bid is submitted by the Bidder, the same cannot be withdrawn.
- The sealed bids will be opened on 11th April, 2023 at 11:00 hrs - 13:00 hrs at the above-mentioned Branch Office of Bank in the presence of the bidders present at that time and thereafter the eligible bidders may be given an opportunity at the discretion of the Authorized officer to participate in inter-se bidding to enhance the offer price.
- The bid price to be submitted shall be above the Reserve Price and the bidder shall further improve their offer in multiple of Rs.50,000/-. The property will not be sold below the Reserve Price set by the Authorized Officer.
- The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately not later than next working day by Demand Draft drawn in favour of Shivalik Small Finance Bank Ltd, payable at Noida and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Bank. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25%, whatever the case may be, shall be forfeited by the Bank, if the successful bidder fails to adhere to the terms of sale or commits any default.
- Bank does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e., outstanding water/electric dues, property tax, Municipal/ Panchayat taxes or other charges if any.
- The successful bidder shall bear all expenses including pending dues of any Development Authority if any/taxes/utility bills etc. to Municipal Corporation or any other authority/agency and fees payable for stamp duty/registration fee etc. for registration of the 'Sale Certificate'.
- The Authorized Officer reserves the absolute right and discretion to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice.
- Bids once made shall not be cancelled or withdrawn.
- To the best of its knowledge and information, the Bank is not aware of any encumbrances on the property to be sold except of Bank. Interested parties should make their own assessment of the property to their satisfaction. Bank does not in any way guarantee or makes any representation about the fitness/title of the aforesaid property. For any other information, the Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid property. The notice is hereby given to the Borrower (s) / Mortgagor(s)/ Guarantor(s), to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.
- The immovable property will be sold to the highest bidder. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary.
- Bank is not responsible for any liabilities upon the property which is not in the knowledge of the Bank.
- The Borrower (s) / Mortgagor(s) / Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT, published in Hindi / English Edition in Newspaper, to discharge the liability in full and pay the dues as mentioned above along with up-to-date interest and expenses within Thirty days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagors pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped. However, in such cases, Further interest will be charged as applicable, as per the Loan documents on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.
- The decision of the authorized officer is final binding and un-questionable. All bidders who submitted the bid shall be deemed to have read and understood the terms and condition of auction sale and be bound by them.
- For details, help, procedure and bidding prospective bidders may contact. Mr. Arun Kumar Yadav Contact No. 8826327927.

1. Please note that the secured creditor, the Bank is going to issue sale notice to all the Borrower/Co-Borrowers/Guarantors/Mortgagors by POST by their addresses. In case, the same is not received by any of the parties, then this publication of sale notice may be treated as substituted mode of service.

2. The Borrower/Co-Borrowers/Guarantors/Mortgagors are also hereby informed that they must take delivery of their household effects, lying inside the above premises/under the custody of the Bank, if any within 15 days of this publication, with prior permission, failing which the Bank shall have no liability/responsibility to the same and will dispose of at the Borrower/Co-Borrowers/Guarantors/Mortgagors risk and adjust the sale proceed towards dues.

3. If the Auction fails due to any reasons whatsoever, the Company would at liberty to sell the above mortgaged properties through private treaty as per provisions mandated under SARFAESI Act, 2002.

Date: 04-03-2023
Place: Noida
Sd/- Authorized Officer, Shivalik Small Finance Bank Ltd.

SHIVALIK SMALL FINANCE BANK LTD.

Registered Office at: - Shivalik Small Finance Bank Ltd. 501, Salcon Aarum, Jasola district Centre, New Delhi, South Delhi, Delhi - 110025 & Branch Office at Shivalik Small Finance Bank Ltd, Raison Shopping Centre, Plot # 3, Mall Rd, Ahinsa Khand 2, Indrapuram, Ghaziabad, Uttar Pradesh 201014

Appendix - IV-A [See Proviso to rule 8 (6)]

Open 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 physical possession of which has been taken by the Authorized Officer of Shivalik Small Finance Bank Ltd., the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 11th April 2023, for recovery of Rs. 19,48,845/- (Rupees Nineteen Lakhs Forty Eight Thousand Eight Hundred Forty Five Only) as on 18.07.2022 plus interest & charges thereafter due to the Shivalik Small Finance Bank Ltd. secured creditor from 1. Mrs. Nirmala (Borrower/ Mortgagor) W/o Pradeep Kumar R/o Third Floor (North Side Flat), Flat No. 6, Plot No. 117 & 118, Block-A, Vishnu Enclave Village, Ghaziabad, U.P. 201001 2. Mr. Pradeep Kumar (Co-Borrower) R/o Third Floor (North Side Flat) Flat No. 6, Plot No. 117 & 118, Block-A, Vishnu Enclave Village, Ghaziabad, U.P. 201001 3. Mr. Deepak Singh (Guarantor) S/o Subhash Singh R/o B-37, Keshav Kunj, Govindpuram Ghaziabad, U.P. 201001

The reserve price will be Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only) and the earnest money deposit will be 10% of Bid Amount i.e., Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only) the latter amount to be deposited with the Bank on or before 11.04.2023 by 5 PM, particulars of which are given below:-

| Name of the Borrower(s) / Guarantor(s) | Demand Notice Date and Outstanding Amount as per Demand Notice | Description of the Immovable properties | Reserve Price | Earnest Money Deposit (EMD) |
|--|--|---|--|--|
| 1. Mrs. Nirmala (Borrower/ Mortgagor) W/o Pradeep Kumar R/o Third Floor (North Side Flat), Flat No. 6, Plot No. 117 & 118, Block-A, Vishnu Enclave Village, Ghaziabad, U.P. 201001 | 18-07-2022 (Rupees 19,48,845/-) (Rupees Nineteen Lakhs Forty-Eight Thousand Eight Hundred Forty Five Only) | All the piece and parcel of the immovable properties bearing address- Residential Flat, Total Measuring 60.199Sq. Mtr. Flat No. 6, 3rd Floor (with roof right) Block-A, Vishnu Enclave, built on Khasra No. - 572, Plot No. 117 & 118, Block-A, Vishnu Enclave Village, Ghaziabad, U.P. registered in revenue records of Ghaziabad as Bahi No. 1, Jid No-13298, Page No. 69 to 138, Serial No. 6735, Dated 19.10.2015. In the name of Mrs. Nirmala W/o Pradeep Kumar. | Rs. 11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only) | 10% of Reserve Price i.e. Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only) |

Date of Inspection of Immovable properties: 7th April 2023..... 1100 hrs - 1500 hrs
Auction Date and time of opening of Bid: 11th April 2023 from 1100-1300 hrs
Last Date for Submission of Offers / EMD: 10th April, 2023 till 5.00 pm.

For detailed terms and conditions of the sale, please refer to the link provided in Shivalik Small Finance Bank, the Secured Creditor's website https://shivalikbank.com/auction_of_bank_properties.php

Important Terms & Conditions of Sale:

- The property is being sold on "as is where is, whatever there is and without recourse basis as such sale is without any warranties and indemnities.
- The property/documents can be inspected on the above given date and time with the Authorized Officer of the Bank.
- Bid document/Form containing all the general terms and conditions of sale can be obtained from Authorized Officer on any working day during office hours at Bank's Branch Office mentioned herein above. The intending bidders should send their sealed bids on the prescribed Bid Form to Be Authorized Officer of Bank.
- Bid to be submitted in sealed envelope mentioning the Bid for Auction property and accompanied with EMD (being 10% of the Bid Amount) by Demand Draft drawn in favour of "Shivalik Small Finance Bank Ltd", payable at Indrapuram on or before 11th April, 2023 till 5.00 p.m. at the above-mentioned Branch Office of Bank. Bids that are not filed up or Bids received beyond last date and time will be considered as invalid Bid and shall accordingly be rejected. No interest shall be paid on the EMD. Once the bid is submitted by the Bidder, the same cannot be withdrawn.
- The sealed bids will be opened on 11th April, 2023 at 11:00 hrs - 13:00 hrs at the above-mentioned Branch Office of Bank in the presence of the bidders present at that time and thereafter the eligible bidders may be given an opportunity at the discretion of the Authorized officer to participate in inter-se bidding to enhance the offer price.
- The bid price to be submitted shall be above the Reserve Price and the bidder shall further improve their offer in multiple of Rs.50,000/-. The property will not be sold below the Reserve Price set by the Authorized Officer.
- The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately not later than next working day by Demand Draft drawn in favour of Shivalik Small Finance Bank Ltd, payable at Indrapuram and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by Bank. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 25%, whatever the case may be, shall be forfeited by the Bank, if the successful bidder fails to adhere to the terms of sale or commits any default.
- Bank does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e., outstanding water/electric dues, property tax, Municipal/ Panchayat taxes or other charges if any.
- The successful bidder shall bear all expenses including pending dues of any Development Authority if any/taxes/utility bills etc. to Municipal Corporation or any other authority/agency and fees payable for stamp duty/registration fee etc. for registration of the 'Sale Certificate'.
- The Authorized Officer reserves the absolute right and discretion to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice.
- Bids once made shall not be cancelled or withdrawn.
- To the best of its knowledge and information, the Bank is not aware of any encumbrances on the property to be sold except of Bank. Interested parties should make their own assessment of the property to their satisfaction. Bank does not in any way guarantee or makes any representation about the fitness/title of the aforesaid property. For any other information, the Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid property. The notice is hereby given to the Borrower (s) / Mortgagor(s)/ Guarantor(s), to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.
- The immovable property will be sold to the highest bidder. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary.
- Bank is not responsible for any liabilities upon the property which is not in the knowledge of the Bank.
- The Borrower (s) / Mortgagor(s) / Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT, published in Hindi / English Edition in Newspaper, to discharge the liability in full and pay the dues as mentioned above along with up-to-date interest and expenses within Thirty days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagors pay the amount due to Bank, in full before the date of sale, auction is liable to be stopped. However, in such cases, Further interest will be charged as applicable, as per the Loan documents on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.
- The decision of the authorized officer is final binding and un-questionable. All bidders who submitted the bid shall be deemed to have read and understood the terms and condition of auction sale and be bound by them.
- For details, help, procedure and bidding prospective bidders may contact. Mr. Sunny Gupta Contact No. 9211632343.

1. Please note that the secured creditor, the Bank is going to issue sale notice to all the Borrower/Co-Borrowers/Guarantors/Mortgagors by POST by their addresses. In case, the same is not received by any of the parties, then this publication of sale notice may be treated as substituted mode of service.

2. The Borrower/Co-Borrowers/Guarantors/Mortgagors are also hereby informed that they must take delivery of their household effects, lying inside the above premises/under the custody of the Bank, if any within 15 days of this publication, with prior permission, failing which the Bank shall have no liability/responsibility to the same and will dispose of at the Borrower/Co-Borrowers/Guarantors/Mortgagors risk and adjust the sale proceed towards dues.

3. If the Auction fails due to any reasons whatsoever, the Company would at liberty to sell the above mortgaged properties through private treaty as per provisions mandated under SARFAESI Act, 2002.

Date: 04-03-2023
Place: Indrapuram
Sd/- Authorized Officer, Shivalik Small Finance Bank Ltd.

RUBBERBANDD COMMUNICATIONS LLP

LLPIN AAT-8928
B 302 Urban Square Sector 62 Gurgaon HR 122002

Pursuant TO APPLICABLE PROVISIONS: SECTION