



FORM NO. 14 [See Regulation 33(2)]

OFFICE OF THE RECOVERY OFFICER-I/II

DEBTS RECOVERY TRIBUNAL DELHI (DRT 1)

4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

TRC/2853/2022

09.12.2025

UNION BANK OF INDIA

Versus

NITIN GOSWAMI AND ORS.

To,

(CD1)NITIN GOSWAMI S/O L. P. GIRI GOSWAMI

R/O A-323, GOVINDPURAM, GHAZIABAD – 201001, U.P.

(CD2) PRIYA GOSWAMI W/O NITIN GOSWAMI, R/O A-323, GOVINDPURAM, GHAZIABAD – 201001, U.P.

(CD3)M/S REALTECH PVT. LTD.

THROUGH ITS DIRECTOR/AUTHORIZED REPRESENTATIVES, REGD. OFFICE AT: B-1/46, LANE NO. 3, NEW ASHOK NAGAR, DELHI – 110096

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL DELHI (DRT 2) in an amount of Rs 36,25,123.88 along with pendente lite and future interest @9% w.e.f. 30/06/2017 till realization and costs of Rs 27,000.00 has become due against you (Jointly and severally/ Fully Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 29.12.2025 at 10:30 a.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:

(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.

(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.


Given under my hand and the seal of the Tribunal, on this date: 09.12.2025

Sd/-

NIRANJAN SHARMA

RECOVERY OFFICER-II,

DEBTS RECOVERY TRIBUNAL DELHI (DRT-1)



TRUHOME FINANCE LIMITED

(Formerly Known As Shirram Housing Finance Limited)

Regd. Off.: Srinivasa Tower, 1st Floor, Door No. 11,

2nd Lane, Canatha Road, Alwarpet, Teynampet, Chennai-600018

Head Office: Level 3, Wockhardt Towers, East Wing C-2 , G Block,

Bandra Kurla Complex, Bandra (East), Mumbai-400051

Website: <http://www.truhomefinance.in>

POSSESSION NOTICE

Whereas, The undersigned being the authorised officer of Truhome Finance Limited (Formerly Known as Shirram Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued demand notice to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

[The Borrowers 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 15-Dec-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 Truhome Finance Limited (Formerly Known as Shirram Housing Finance Limited) for an amount as mentioned herein below 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.]

Borrower's Name and Address
Mr. Maqsood Ali S/o Mr. Shoukat Ali House No. V-17/7, Gali No.15, Near-Shiv Sadhana Mandir, Vijay Park, Moujpur, Garhi Mendu, North East, Delhi-110053.
Mr. Matloob Ali S/o Mr. Shoukat Ali House No. V-17/7, Gali No.15, Near-Shiv Sadhana Mandir, Yamuna Vihar, North East, Delhi-110053.
Mrs. Rihana W/o Mr. Maqsood Ali House No. V-17/7, Gali No.15, Band Wali, Near-Shiv Sadhana Mandir, Vijay Park, Moujpur, North East, Delhi-110053.
Mrs. Shaiza W/o Mr. Matloob Ali House No. V-17/7, Gali No.15, Near-Shiv Sadhana Mandir, Yamuna Vihar, North East, Delhi-110053.
Amount due as per Demand Notice
Rs. 45,53,946/- (Rupees Forty Five Lakh Fifty Three Thousand Nine Hundred Forty Six Only) in respect of Loan Account No. SHLHDLH0001623 as on 07-Aug-2025
Date of Demand Notice – 08-Aug-2025, Date of physical possession – 15-Dec-2025
Date of NPA – 03-Aug-2025
Description of Mortgaged Property
All that part and parcel of the properties bearing No. 165 Old & New No. 5, With Roof Terrace Rights, Area Admeasuring 94 Sq. Yards, Out of Rect No.4, Killa No. 29, Situated in the Abadi Of Old Anarakil, Village-Khureji Khas, Illaga-Shahdara, Delhi-110051.Bounded By:-East:- Road, West:- Other's Property No. 139, North:- Other's Property No. 164, South:- Other's Property
Place: Delhi
Date : 15-12-2025

Sd/-

Authorised Officer- Truhome Finance Limited

(Earlier Known as Shirram Housing Finance Limited)



INDIAN OVERSEAS BANK

Demond Notice

Najibabad Branch

NH-74, Moradabad Road,

Opp AIR, Najibabad, (U.P.)

NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

We have already issued detailed demand notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 by Speed Post / Registered post to you below metioned dated. You can collect the original notice/ cover addressed to you, returned by courier/postal authorities from the undersigned & to pay the balance outstanding amount with interest & costs etc. within 60 days from the date of notice referred to below to avoid future action under SARFESI Act-2002

We have indicated our intention for further action under sarfesi Act 2002 as per section 13(4) of the Act in case of your failure to pay the amount mentioned below within 60 days.

Sr. No.	Name of the Borrower /Guarantor	Detailed Of Mortgaged Property	Date of Demand Notice
1.	<b>BORROWER: Mr. Suraj Pal Singh S/o Mr. Rampal (Borrower &amp; Mortgagor)</b> Permanent Address: Village Tatarpur Lalu, B-8, Adarsh Nagar, Najibabad, U.P. PIN-246763 Communication Address: Village Tatarpur Lalu, B-8, Adarsh Nagar, Najibabad, U.P. PIN-246763	Mortgage: Residential building constructed on land measuring 100.37 sq meter situated at B-8, Adarsh Nagar, Tatarpur Lalu, Najibabad Par & Teh Najibabad Dist: Bijnor owned by Mr. Suraj Pal Singh, bounded by as per sale deed dated 19.10.2015. East: House of Gajendra Bhaskar, West: Raasta 10' Wide, North: Patti Arazi of Gajraj Kashyap, South: House of Gopal	Date of Demand Notice 24.11.2025 Date of Sent Demand Notice 26.11.2025 Total Dues as on 24.11.2025 Rs. 10,41,076.65 + undebited Interest from 14.11.2025
2.	<b>GURANTORS: 2. Mr. Gajraj Singh S/o Mr. Rampal Singh (Since deceased)</b> Permanent Address: B-8, Tatarpur Lalu, Adarsh Nagar, Tehsil Najibabad District: Bijnore U.P. PIN 246763 Communication Address: B-8, Tatarpur Lalu, Adarsh Nagar, Tehsil Najibabad District: Bijnore U.P. PIN 246763		
3.	<b>Mrs. Suman W/o Gajraj Singh (Legal heir of guarantor Late Gajraj Singh)</b>		
4.	<b>All Other legal heirs of guarantor Late Gajraj Singh</b>		

Date : 16.12.2025

Place : NAJIBABAD

Authorized Officer

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL

ALLAHABAD BENCH, PRAYAGRAJ

ORIGINAL COMPANY JURISDICTION

IN

COMPANY PETITION CP (CAA) NO. 34 / ALD / 2025

CONNECTED WITH

COMPANY APPLICATION CA (CAA) NO. 30 / ALD / 2025

[Under Section 230 and 232 of the Companies Act, 2013]

IN THE MATTER OF THE COMPANIES ACT, 2013

AND

IN THE MATTER OF SCHEME OF AMALGAMATION OF

TINTIN COMMERCE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at WSA 39, B-128, First Floor, Sector-2, Gautam Buddha Nagar, Noida – 201301 (Uttar Pradesh) having Corporate Identification Number U51909UP2012PTC069823 within the jurisdiction of this Tribunal.

Petitioner Transferee Company

WITH

DELHI NCR CONSULTING PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 512-513, City Centre, 63/2, The Mall, Kanpur – 208004 (Uttar Pradesh) having Corporate Identification Number U74900UP2004PTC049265 within the jurisdiction of this Tribunal.

Petitioner Transferee Company

(For the sake of brevity, Petitioner Transferee Company and Petitioner Transferee Company are hereinafter referred to as 'Petitioner Companies')

NOTICE OF PETITION

A Company Petition CP (CAA) No. 34 / ALD / 2025 ("Petition") connected with Company Application CA (CAA) No. 30 / ALD / 2025 under Section 230 to 232 of the Companies Act, 2013 for sanctioning the Scheme of Amalgamation between Tintin Commerce Private Limited (Petitioner Transferee Company) with Delhi NCR Consulting Private Limited (Petitioner Transferee Company) (collectively referred to as 'Petitioner Companies') was presented jointly by the Petitioner Companies and heard on 4th December, 2025 by the Hon'ble National Company Law Tribunal, Allahabad Bench ("Tribunal"). The said Petition is fixed for hearing before the Hon'ble Tribunal on 29th January, 2026 vide Tribunal's Order dated 4th December, 2025.

Any person desirous of supporting or opposing the said Petition should send to the concerned Petitioner Companies at their respective Registered offices, notice of his intention, signed by him or his counsel, with his name and address, so as to reach the Hon'ble Tribunal and the Petitioner Companies at their Registered Offices on or before the date of hearing fixed by the Hon'ble Tribunal i.e. the 29th January, 2026. Where such person seeks to oppose the Petition, the grounds of opposition supported by an affidavit shall be furnished with such notice.

A copy of the Petition will be furnished by the undersigned to any person requiring the same on payment of the prescribed charges for the same.

(Dr. ATUL AGARWAL)

Director

Date: 16th December, 2025

DIN: 00153186

Authorised Representative for the Petitioner Companies

BEFORE DEBTS RECOVERY TRIBUNAL - I, DELHI

4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

In the matter of OA No. 69/2025

Bank of Maharashtra

Versus

Mrs. Usha Bedi Prop. of M/s Bedi Trading Co. & Other

To,

1. Mrs Usha Bedi Proprietor of M/S Bedi Trading Co. W/o Late Indresh Bedi, Kh.No. 20/5, Pusta Road, Swaroop Nagar Extn., Samaypur Village, Delhi-110042, Also At: 25, Northex, Model Town-II, Upper Ground Floor, Near DAV School, Delhi-110009

2. Mr. Ish Bedi S/o Late Indresh Bedi 25, Northex, Model Town-II, Upper Ground Floor, Near DAV, School Delhi-110009

Whereas the above named applicant has instituted a case for recovery of Rs. 4,31,02,218/- (Rupees Four Crore Thirty One Lakh Two Thousand Two Hundred And Eighteen Only) against you and whereas it has been shown to the satisfaction of the Tribunal that it is not possible to serve you in ordinary way. Therefore, this notice is given by advertisement directing you to make appearance before Ld. Registrar on 19.03.2026 (For further details kindly visit DRT website [www.drt.gov.in](http://www.drt.gov.in) Phone No. 011-23748473). Take notice that in case of your failure to appear on the above mentioned day before this tribunal, the case will be heard and decided in your absence.

(i) All concerned may attend their cases by hybrid mode (by physical appearance in the Court or through CISCO WEBEX VC Link)

(ii) For online appearance through VC all the Advocates/Litigants shall download the Cisco Webex application/software;

(iii) Meeting ID and Password for the next date of hearing qua cases to be taken by the Hon'ble Presiding Officer/Registrar/Recovery Officer-/and Recovery Officer-II shall be available one day prior to the next date at DRT Official Portal i.e. [www.drt.gov.in](http://www.drt.gov.in) under the Public Notice Head.

(iv) In any exigency qua that, the Advocates/Litigants can contact the concerned official at Ph.No.23748473.

Given under my hand and seal of the Tribunal on this 26<sup>th</sup> November, 2025.

By Order of the Tribunal

POSSESSION NOTICE

Whereas, the authorized officer of Jana Small Finance Bank Limited under the Securitization And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s) Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the date of receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.), as on	Date/ Time & Type of Possession
1	30730430001161	1) Mr. Beer Singh (Legal Heir of Deceased Borrower Late Hari Singh), 2) Mrs. Dharmo (Co-Borrower/ Legal Heir of Deceased Borrower Late Hari Singh)	11.09.2025 Rs.3,35,638.19 (Rupees Three Lac Thirty Five Thousand Six Hundred Thirty Eight and Nineteen Paise Only) as on 29-08-2025	Date: 15.12.2025 Time: 01:20 PM. Symbolic Possession

Description of the Property: Property Detail: All that part and parcel of the immovable property being a Residential House of admeasuring area 88.66 Sq.meters situated at Plot No.24, Gata No.33, Village Mohanpur Gujjar, Tehsil Rampur Maniharan, Saharanpur, Uttar Pradesh-247451. Jointly owned by Mr. Beer Singh, S/o. Late Hari Singh & Mrs. Dharmo, W/o. Hari Singh being the Legal Heirs of the Deceased Owner/ Mortgagor Mr. Hari Singh, S/o. Mr. Tunglah. Bounded as: On the North by: Road, On the South by: Road, On the East by: House of Rishpal, On the West by: House of Janeshwar.

Whereas the Borrower/s Co-Borrower/s Guarantor/s/ Mortgagor/s, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower/s mentioned herein above in particular and to the Public in general that the authorised officer of Jana Small Finance Bank Limited has taken possession of the properties/ secured assets described herein above in exercise of powers conferred on him under Section 13(4) of the said act read with Rule 8 of the said rules on the dates mentioned above. The Borrower/s Co-Borrower/s Guarantor/s/ Mortgagors mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured assets will be subject to the charge of Jana Small Finance Bank Limited.

Place: Saharanpur

Date: 17.12.2025

Sd/- Authorised Officer.

For Jana Small Finance Bank Limited

AVAX APPARELS AND ORNAMENTS LIMITED

Regd. Office: 611, 6th Floor, Jaina Tower, II, Distt Center, Janak Puri, New Delhi 110058 CIN: L14101DL2005PLC137127;

Website: [www.avaxapparels.com](http://www.avaxapparels.com)

E-mail: [Info@avaxapparels.com](mailto:Info@avaxapparels.com); Mobile: 9599497767

NOTICE OF THE 2ND EXTRA-ORDINARY GENERAL MEETING

Notice is hereby given that the 2<sup>nd</sup> Extra-Ordinary General Meeting ("EGM") of the members of Avax Apparels And Ornaments Limited ("the company") will be held through Video Conferencing ("VC") and/or Other Audio-Visual Means ("OAVM") on Monday, the 12th day of January 2026 at 03:30 pm IST to transact the business as mentioned in the Notice of EGM. In compliance with the Ministry of Corporate Affairs (MCA) Circular and SEBI Circular, the Notice calling the EGM has been sent in electronic mode only to those members whose email id are registered with company, RTA or their respective Depository Participant(s).

NOTICE OF THE 2ND EXTRA-ORDINARY GENERAL MEETING

Notice is hereby given that the 2<sup>nd</sup> Extra-Ordinary General Meeting ("EGM") of the members of Avax Apparels And Ornaments Limited ("the company") will be held through Video Conferencing ("VC") and/or Other Audio-Visual Means ("OAVM") on Monday, the 12th day of January 2026 at 03:30 pm IST to transact the business as mentioned in the Notice of EGM. In compliance with the Ministry of Corporate Affairs (MCA) Circular and SEBI Circular, the Notice calling the EGM has been sent in electronic mode only to those members whose email id are registered with company, RTA or their respective Depository Participant(s).

The details pursuant to provisions of the Companies Act, 2013 read Rule thereunder are as follows:

1. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and MCA Circulars dated April 08, 2020, April 13, 2020 and May 05, 2020 the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the EGM. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the EGM will be provided by Central Depository Services (India) Limited for facilitating voting through electronic means, as the authorized e-voting agency.

2. The remote e-Voting will commence on Friday, 09th January 2026 (09:00 AM IST) and will end on Sunday, 11th January 2026 (05:00 PM IST) both days inclusive.

3. The Members whose names appear in the register of Members / Beneficial Owners as on the record date (cut-off date) i.e. Monday, 05th January 2026 may cast their vote electronically.

4. Any person, who acquires shares of the Company and become member of the Company after dispatch of the notice and holding shares as on the cut-off date i.e Monday, 05th January 2026, may obtain the login id and password by sending a request at the helpdesk [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).

5. The remote e-voting shall not be allowed beyond the said date and time i.e Friday, 09th January 2026 (09:00 AM IST) and will end on Sunday, 11th January 2026 (05:00 PM IST).

6. Only those shareholders, who are present in the EGM through VCO/AVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the EGM.

7. A member may participate in the general meeting even after exercising his right to vote through remote e-voting but shall not be allowed to vote again in the meeting.

8. A person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e. Monday, 05th January 2026 only shall be entitled to avail the facility of remote e-voting as well as voting in the general meeting.

9. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, Circular No. 20/2020 dated May 05, 2020 and January 13, 2021 & 28 December, 2022 and Circular No. 09/2023 dated September 25, 2023 Circular No. 09/2024 dated 19th September 2024; Circular No. 03/2025 dated 22nd September 2025 and any amendments/modifications thereof, the Notice calling the EGM has been uploaded on the website of the Company at [www.avaxapparels.com](http://www.avaxapparels.com). The Notice can also be accessed from the websites of the Stock Exchange i.e. BSE Limited i.e. [www.bseindia.com](http://www.bseindia.com) and on the website of Central Depository Services (India) Limited (agency for providing the Remote e-Voting facility and e-voting system during the EGM) i.e. [www.evotingindia.com](http://www.evotingindia.com) and on the website of Skyline Financial Services Private Limited, the Registrar and Transfer Agent (RTA) of the Company <https://www.skylinertm.com/>.

10. If anyone have any queries or issues regarding attending EGM & e-voting from the CDSL e-voting System, you can write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or contact at toll free no. 1800 21 09911.

11. All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dahi, Sr. Manager, (CDSL), (Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futrex, Malafal Mill Compounds, N N Joshi Marg, Lower Panel (East), Mumbai - 400013 or send an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or call toll free no. 1800 21 09911.

Registered Office: 611, 6th Floor, Jaina Tower II, Distt Center, Janak Puri, New Delhi-110058

Date: 17.12.2025

By Order of the Board

Avax Apparels And Ornaments Limited

Sd/-

Shruti Jain (Company Secretary and Compliance Officer) M. No.: A52018

TRADEWELL HOLDINGS LIMITED

CIN: L74110DL1995PLC064237

Regd. Off: S-8 & S-2, DDA SHOPPING COMPLEX, OPP. POCKET-I, MAYUR VIHAR-I, DELHI - 110091

Tel.: 011-22755819

Email Id: [info@brandrealty.in](mailto:info@brandrealty.in), Website: <https://www.brandrealty.in>

NOTICE TO SHAREHOLDERS

OPENING OF SPECIAL WINDOW FOR RE-LODGE MENT OF TRANSFER REQUESTS OF PHYSICAL SHARES

Notice is hereby given that in terms of SEBI Circular No. SEBI/HO/ MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025, a special window has been opened only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 1, 2019 and rejected / returned / not attended, due to deficiency in the documents / process or otherwise. The re-lodgement window shall remain open for a period of six months i.e. from July 7, 2025 till January 6, 2026.

Eligible shareholders are requested to contact the Company's Registrar and Transfer Agent (RTA) within the above-mentioned period at the following address:

MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited)

Noble Heights, 1st Floor, Plot No. NH-2

C-1 Block, LSC, Near Savitri Market, Janakpuri, New Delhi -110058

Ph No. 91-11-49411000

Fax No. 91-11-41410591

E-Mail : [swappan@in.mpmis.mufg.com](mailto:swappan@in.mpmis.mufg.com);

[sunil.mishra@in.mpmis.mufg.com](mailto:sunil.mishra@in.mpmis.mufg.com); [mrnt.helpdesk@in.mpmis.mufg.com](mailto:mrnt.helpdesk@in.mpmis.mufg.com).

Details on the above mentioned circular are available on the company's website. (<https://www.brandrealty.in>)

For Tradewell Holdings Limited

Sd/-

Uma Kumari

(Company Secretary)

Place: Delhi

Date: 16.12.2025

KOTAK MAHINDRA BANK LIMITED

Registered Office: 27 BKC, C-2, 6th Floor, Sakinaka Complex, Bandra (E) Mumbai, Maharashtra, Pin Code-400 051

Branch Office: Kotak Mahindra Bank Ltd, 7th Floor, Plot No.7, Sector-125, Noida, Uttar Pradesh-201313

Online E-Auction Sale of Asset

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 Under Rule 8(5) Read With Provision To Rule 8(1) Of The Security Interest (enforcement) Rule, 2002. Subsequent To The Assignment Of Debt In Favour Of Kotak Mahindra Bank Limited By 'PNB Housing Finance Limited (hereinafter Referred To As "PNBHFL") The Authorised Officer Of Kotak Mahindra Bank Limited (hereinafter Referred To As "The Bank"/KMBL/Secured Creditor) Has Taken The physical Possession Of Below described Immovable Property (hereinafter Called The Secured Asset) Mortgaged/charged To The Secured Creditor On 04.04.2025. Notice is hereby Given To The Borrower (s) And Guarantor (s) In Particular And Public In General That The Bank Has Decided To Sale The Secured Asset Through E-auction Under The Provisions Of The Sarfesi Act, 2002 On "as Is Where Is", "as Is What Is", And "whatever There Is" Basis For Recovery Of Rs. 1,30,93,397/- (Rupees One Crore Thirty Lakh Ninety Three Thousand Three Hundred And Ninety Seven Only) Outstanding As On 08.12.2025 along With Future Applicable Interest Till Realization, Under The Loan Account NO.HOU6UR/715/249702. Loan Availed By Mr. Deepak Goenka, Mrs. Shivani Goenka And Mr. Amit Goenka's Per Below Details.

Particular	Detail
Date Of Auction	20.01.2026
Time Of Auction	Between 12:00 PM To 1:00 PM With Unlimited Extension Of 5 Minutes
Reserve Price	Rs.80,000,000/- (Rupees Eighty Lakh Only)
Earnest Money Deposit (EMD)	Rs.8,00,00,00/- (Rupees Eight Lakh Only)
Last Date For Submission Of EMD With KYC	19.01.2026 UP TO 6:00 P.M (IST)

Description Of The Secured Asset: All that piece and parcel of property bearing Apartment No. A-1402, Block/Tower A, 14th Floor, RG Residency, admeasuring super built up area 1503 Sq. Ft. situated at GH-02, Sector-120, Noida-201301 along with undivided proportionate share of land and common facilities.

Known Encumbrances	Builder dues Rs.32,41,151/- Maintenance dues Rs.3,00,000/-
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The Borrowers' Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset. Borrowers In Particular And Public In General May Please Take Notice That If In Case Auction Scheduled herein Fails For Any Reason Whosoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty. In Case Of Any Clarification/requirement Regarding Assets Under Sale, Bidder May Contact Mr. Rajender Dahiya (mob-+91956900283) And Mr. Akshil Solanki (mob-+919394015464). Bidder May Also Contact The Bank's Iv'r No. (+91-915229757) For Clarifications. For detailed terms and conditions of the sale, please refer to the link <https://www.kotak.com/en/bank-auctions.html> provided in the bank's website i.e. [www.kotak.com](http://www.kotak.com) and/or on <http://bank.auctions.in/>

Place: Noida, Uttar Pradesh Date: 17.12.2025

Authorised Officer For Kotak Mahindra Bank Ltd.

FORM NO. 14 [See Regulation 33(2)]

OFFICE OF THE RECOVERY OFFICER-I/II

DEBTS RECOVERY TRIBUNAL DELHI (DRT 1)

4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

TRC/1635/2022

30.10.2025

BANK OF BARODA (PENA BANK)

Versus

VINOD KUMAR AND ANR.

To,

(CD1) VINOD KUMAR

(CD2) SONIA TEOTIA

BOTH CDs ARE AT: G-518, GROUND FLOOR, SAROJINI NAGAR, DELHI – 110023

ALSO AT: FLAT NO. A-305, 3RD FLOOR, TOWER-A, RED APPLE RESIDENCY, KHASRANO, 998, RAJ NAGAR EXTENSION, GHAZIABAD, U. P. – 201301

ALSO AT: FLAT NO. A-406, 4TH FLOOR, TOWER-A, RED APPLE RESIDENCY, KHASRANO, 998, RAJ NAGAR EXTENSION, GHAZIABAD, U. P. – 201301

ALSO AT: H-44, SENIOR CITIZEN RESIDENCY, D-3, GREATER NOIDA

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL DELHI (DRT 1) in an amount of Rs 22,46,785.00 along with pendente lite and future interest @10.25% w.e.f. 15/06/2018 till realization and costs of Rs 25,000.00 has become due against you (Jointly and severally/ Fully Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.

3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 19.03.2026 at 10:30 a.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay:

(a) Such interests as is payable for the period commencing immediately after this notice of the certificate / execution proceedings.

(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: 30.10.2025

Sd/-

NIRANJAN SHARMA

RECOVERY OFFICER-II,

DEBTS RECOVERY TRIBUNAL DELHI (DRT-1)

HINDUJIA HOUSING FINANCE LIMITED

Registered Office: No. 183-189, 2nd Floor, Kirti Saha, Sadgopal, Chennai-600015

Hasmuddin Raza - 846898202

PUBLIC NOTICE OF PHYSICAL POSSESSION OF IMMOVABLE PROPERTY

To, 1. Mrs. Sonia Sharma, -Borrower 2. Mr. Sonu Kumar Sharma, - Co Borrower R/o D-30, 1st Floor Gali No. 5, Hakikat Rai Road, Adarsh Nagar, New Delhi-11033. Also At: All That Part And Parcel Of The Property Bearing House Mc No. 7-4/477 And New No. W-7/791, Area Measuring 109 Sq. Yds I.e. 91,171 Sq. Mtrs. Total Covered Area 192, 342 Sq. Mtr. Part Of Khassra No. 320, Situated At Mohalla Kanhya Pura, Hapur, Pargana And Tehsil And District Hapur, Uttar Pradesh.

LAN No. DL/DEL/DLH/AD00001812

Whereas Vide Order Dated 30.05.2025 Passed By Chief Judicial Magistrate District Court, Hapur, Uttar Pradesh, The Physical Possession Of The Property Being I.e. "All That Part And Parcel Of The Property Bearing House Mc No. 7-4/477 And New No. W-7/791, Area Measuring 109 Sq. Yds I.e. 91,171 Sq. Mtrs. Total Covered Area 192, 342 Sq. Mtr. Part Of Khassra No. 320, Situated At Mohalla Kanhya Pura, Hapur, Pargana And Tehsil And District Hapur, Uttar Pradesh. Bounded By: East: Gali 16 Feet Wide West: House Of Rai Kumar North: Gali 5 Feet Wide South: Other Property" Has Been Taken Over By M/s Hinduja Housing Finance Ltd. On 15.12.2025.

The Borrowers In Particular And The Public In General Are Heroby Cautioned Not To Deal With The Property And Any Dealings With The Property Will Be Subject To The Charge Of M/s Hinduja Housing Finance Ltd.

Date : 17/12/2025 Place: HAPUR

Authorized Officer- HINDUJA HOUSING FINANCE LIMITED

इंडियन बैंक

Indian Bank

BRANCH : MORADABAD CITY

POSSESSION NOTICE (For Immovable Property)

NOTICE is hereby given under the Securitisation and Reconstruction of Financial Assets and Enforcement (Security) Interest Act, 2002 and in exercise of powers conferred under Section 13(2) and 13(12) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002, the Authorised Officer issued a Demand Notice on the dates noted against each Account as mentioned hereinafter, calling upon them to repay the amount within 60 days from the date of receipt of the said Notice. The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise of powers conferred on him/her under Sec 13(4) of the said Act read with Rules 8 & 9 of the said Rules on the dates mentioned against each Account.

The borrower in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of Indian Bank for the amounts and interests thereon mentioned against each account herein below:

Borrower / Guarantor Name & Address	Description of the Property	(a) Date of Demand Notice (b) Date of Possession Notice (c) Outstanding Amount
1. M/s Radiance Export through its proprietor Shri Rais Ahmed (Borrower) Add: Chakker ki Milak Near R.S Public School, Civil Lines, Moradabad.	Mortgaged assets: - All part and parcel of plot and construction thereon measuring 502.30 Sq. Mtr, situated at Khurasa no.325, Majua Mukarrabpur Ehatl mahi Majhar Shah Bulaki Sahab Adjacent Bulaki Banquet Hall tehsil Sadat Distt. Moradabad, Uttar Pradesh, 244001 registered on 16.07.2008 in the office of sub registrar Moradabad in Bahi no. 01 Zild no. 5805 page no. 99 to 132 S.No.4084 in the name of Mrs. Shahjahan Begam Wo Mr. Rais Ahmed having its boundaries as under: East: House of Fida Hussain and Arazai of sellers, West:	



