

NOTICE BY WAY OF SUBSTITUTED SERVICE UNDER RULE 38 OF NCLT RULES, 2016

**IN THE NATIONAL COMPANY LAW TRIBUNAL, NEW DELHI BENCH-II**  
PALLAVI JOSHI BAKHURU VERSUS UNIVERSAL BUILDWELL PVT. LTD.  
I.A. No. 5717/2023, I.A. No. 5716/2023, I.A. No. 5719/2023, I.A. No. 5722/2023,  
I.A. No. 1197/2019 & I.A. No. 1198/2019  
IN C.P.(B) NO. 456 (ND) OF 2018

WHEREAS, Mr. Atul Kumar Kansal, Resolution Professional for M/s Universal Buildwell Pvt. Ltd. has filed above-mentioned Applications in which the following Respondents were put to notice to appear before the Hon'ble National Company Law Tribunal, New Delhi Bench-II, New Delhi:

APPLICATIONS	RESPONDENTS	ADDRESS
I.A. NO. 5716/2023	RAMAN PURI VARUN PURI VIKRAM PURI	59-B, C-5, Lane, Sainik Farms, New Delhi-110062
I.A. NO. 5717/2023	RAMAN PURI VARUN PURI VIKRAM PURI	59-B, C-5, Lane, Sainik Farms, New Delhi-110062
I.A. NO. 5719/2023	RAMAN PURI VARUN PURI VIKRAM PURI	59-B, C-5, Lane, Sainik Farms, New Delhi-110062
I.A. NO. 5722/2023	RAMAN PURI VARUN PURI VIKRAM PURI	59-B, C-5, Lane, Sainik Farms, New Delhi-110062
I.A. NO. 1197/2019	RAMAN PURI VARUN PURI VIKRAM PURI	59-B, C-5, Lane, Sainik Farms, New Delhi-110062
I.A. NO. 1198/2019	RAMAN PURI VARUN PURI VIKRAM PURI	59-B, C-5, Lane, Sainik Farms, New Delhi-110062

TAKE NOTICE that the above-captioned matter will now be listed on 11.01.2024 before the Hon'ble National Company Law Tribunal, New Delhi Bench-II, New Delhi. You may either appear in person or through your Authorized Representative.

Take notice that, in default of your appearance on the day as mentioned above, then you may be proceeded ex-parte.

**Atul Kumar Kansal**  
Resolution Professional  
For M/s Universal Buildwell Pvt. Ltd.

Date: 15.12.2023

S.E. RAILWAY SCRAP SALE through E-AUCTION					
No. : SER/HQ-STOR0SALE(DSP/L)/4/2023-SALE/4 Date : 14.12.2023					
e-Auction Programme for the month of January, February, March-2024					
E-AUCTION PROGRAMME 4TH QUARTER 2023-24					
Division and Depot					
Month	Adra Division	Kharagpur Depot	Chakradhar-pur Division	Kharagpur Division	Ranchi Division
January	01.01.2024	02.01.2024	03.01.2024	04.01.2024	05.01.2024
	08.01.2024	09.01.2024	10.01.2024	11.01.2024	12.01.2024
	22.01.2024	16.01.2024	17.01.2024	18.01.2024	19.01.2024
	29.01.2024	30.01.2024	24.01.2024	25.01.2024	31.01.2024
February	05.02.2024	06.02.2024	07.02.2024	01.02.2024	02.02.2024
	12.02.2024	13.02.2024	14.02.2024	08.02.2024	09.02.2024
	19.02.2024	20.02.2024	21.02.2024	15.02.2024	16.02.2024
	26.02.2024	27.02.2024	28.02.2024	22.02.2024	23.02.2024
March	04.03.2024	05.03.2024	06.03.2024	07.03.2024	01.03.2024
	11.03.2024	12.03.2024	13.03.2024	14.03.2024	08.03.2024
	18.03.2024	19.03.2024	20.03.2024	21.03.2024	15.03.2024
	29.03.2024	26.03.2024	27.03.2024	28.03.2024	22.03.2024
N.B. : Please visit website : <a href="http://www.ireps.gov.in/e-auction">www.ireps.gov.in/e-auction</a> for details of e-Auction schedule and catalogue. (PR-922)					
Principal Chief Materials Manager					
South Eastern Railway					
We serve with a smile					

**Form No. INC-26**  
(Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014)  
Before the Central Government, Regional Director, Northern Region, New Delhi  
In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of Rule 30 of the Companies (Incorporation) Rules, 2014

**AND**  
In the matter of **VELCA RACKING SYSTEMS PRIVATE LIMITED** (CIN: U2811DL2006PTC154535) having its Registered Office at **TP-01, PLOT NO 5 WADHWA PLAZA, SECTOR-10, DWARKA, NEW DELHI-110087**

.....Applicant Company / Petitioner

NOTICE is hereby given to the General Public that the Company proposes to make Application to the Central Government under Section 13(4) of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on 15th December, 2023 to enable the company to change its Registered Office from "National Capital Territory of Delhi" to the "State of Karnataka".

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the **MCA-21 portal** ([www.mca.gov.in](http://www.mca.gov.in)) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his / her interest and grounds of opposition to the **Regional Director, Northern Region, Ministry of Corporate Affairs, B-2 Wing, 2nd Floor, Pt. Deendayal Antiyodaya Bhawan, CGO Complex, New Delhi-110003** within fourteen (14) days from the date of publication of this notice with a copy to the applicant Company at its Registered Office at the address mentioned below:

**TP-01, PLOT NO 5 WADHWA PLAZA, SECTOR-10, DWARKA, NEW DELHI-110087**  
For & on behalf of **VELCA RACKING SYSTEMS PRIVATE LIMITED**

**Sd/-**  
**KARUPAM VITIL KUNJUMARAKKAR**  
BASHEER DIRECTOR  
DIN: 00640315

Date : 16.12.2023 | Place : New Delhi

**Form No. INC-26**  
(Pursuant to Rule 30 of the Companies (Incorporation) Second Amendment Rules, 2017)  
Before the Central Government, Regional Director, Northern Region, New Delhi  
In the matter of the Companies Act, 2013 Section 13

**AND**  
In the matter of **XYLOSUISSE PRIVATE LIMITED** (CIN: U2029DL2022FTC0405734) having its Registered Office at Room No. 202, Second Floor, 4866/1, 24, Ansari Road, Behind Sanjeevan Hospital, Daryaganj, Delhi-110002

.....Applicant

NOTICE is hereby given to the General Public that **XYLOSUISSE PRIVATE LIMITED** (the Company) proposes to make an Application to the Hon'ble Regional Director, Ministry of Corporate Affairs, Northern Region, Delhi under section 13 of the Companies Act, 2013, read with Rule 30 of the Companies (Incorporation) Second Amendment Rules, 2017, and other applicable provisions, if any, seeking confirmation/approval for alteration of Clause II of the Memorandum of Association of the Company in terms of the Special Resolution passed in the Extra Ordinary General Meeting held on 27th March, 2023, to enable the Company to change its registered office from the **National Capital Territory of Delhi to the State of Tamil Nadu**.

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the **MCA-21 portal** ([www.mca.gov.in](http://www.mca.gov.in)) by filing investor complaint form or cause to be delivered or send by registered post of his / her objections supported by an affidavit stating the nature of his / her interest and grounds of opposition to the **Regional Director, Northern Region, Ministry of Corporate Affairs, B-2 Wing, 2nd Floor, Pt. Deendayal Antiyodaya Bhawan, CGO Complex, New Delhi-110003** within Fourteen (14) days from the date of publication of this notice with a copy to the applicant Company at its Registered Office at the address mentioned below:

**Room No. 202, Second Floor, 4866/1, 24, Ansari Road, Behind Sanjeevan Hospital, Daryaganj, Delhi-110002**  
For & on behalf of **XYLOSUISSE PRIVATE LIMITED**

**Sd/-**  
**ANIL SAIN MATHUR**  
(DIRECTOR)  
DIN: 00273054

Date : 15.12.2023 | Place : Delhi

FORM A	
PUBLIC ANNOUNCEMENT	
[Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016]	
FOR THE ATTENTION OF THE CREDITORS OF SHREE INDUSTRIES LIMITED	
RELEVANT PARTICULARS	
Name of Corporate Debtor	SHREE INDUSTRIES LIMITED
Date of incorporation of Corporate Debtor	16th January, 1985
Authority under which Corporate Debtor is incorporated / registered	Registrar of Companies, New Delhi under the Companies Act, 1956
Corporate Identity No. / Limited Liability Identification No. of Corporate Debtor	U74210DL1985PLC019851
Address of the registered office and principal office (if any) of Corporate Debtor	Registered Office: 15-A Kewa Park Extension, New Delhi, India
Insolvency commencement date in respect of Corporate Debtor	13th December, 2023
Estimated date of closure of insolvency resolution process	10th June, 2024 (180th day from the date of commencement of insolvency resolution process)
Name and Registration number of the insolvency professional acting as Interim Resolution Professional	<b>Gautam Singhal</b> Reg. No.: IBBI/PA-001/IP-P/01437/2018-2019/12240 AFA valid upto: 14-02-2024
Address & email of the interim resolution professional, as registered with the board	C-35, Ground Floor, Vivek Vihar, Phase - I, Delhi-110095, E-mail: gautam@kifindia.com
Address and e-mail to be used for correspondence with the Interim Resolution Professional	C-35, Ground Floor, Vivek Vihar, Phase - I, Delhi-110095, E-mail: cirp.shreeindustries@gmail.com
Last date for submission of claims	27th December, 2023
Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the Interim Resolution Professional	Not Applicable
Names of insolvency professionals identified to act as authorized representative of creditors in class (three names for each class)	Not Applicable
(a) Relevant forms and (b) Details of authorized representatives are available at:	(a) Web link: <a href="https://ibbi.gov.in/home/downloads">https://ibbi.gov.in/home/downloads</a> (b) Not applicable

Notice is hereby given that the National Company Law Tribunal, Bench-II, New Delhi has ordered the commencement of a Corporate Insolvency Resolution Process of the **Shree Industries Limited** on 13th December, 2023.

The creditors of **Shree Industries Limited**, are hereby called upon to submit their claims with proof on or before 27/12/2023 to the Interim Resolution Professional at the address mentioned against entry No. 9.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

**Submission of false or misleading proofs of claim shall attract penalties.**

**Sd/-**  
**Gautam Singhal**  
Interim Resolution Professional for Shree Industries Limited  
Registration Number: IBBI/PA-001/IP-P/01437/2018-2019/12240  
Date: 15.12.2023  
Place: New Delhi

**CAPRI GLOBAL CAPITAL LIMITED**  
Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai-400013, Circle Office : 3B, 2nd Floor, Pusa Road, New Delhi - 110060

**DEMAND NOTICE**

Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 read with Rule 3 (1) of the Security Interest (Enforcement) Rules, 2002, The undersigned is the Authorised Officer of Capri Global Capital Limited (CGCL) under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them that are also given below. In connection with above, Notice is hereby given, once again, to the said Borrower(s) to pay to CGCL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further applicable interest from the date(s) mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following assets have been mortgaged to CGCL by the said Borrower(s) respectively.

S. Name of the Borrower(s)/ N. Guarantor(s)	Demand Notice Date and Amount	Description of secured asset (immovable property)
1. (Loan Account No. LNMEAGRO00120220 Agra Branch) Vivek Kumar Agrawal (Borrower) Mrs. Maya Devi, Satya Prakash (Co-Borrower)	09-Dec-23 Rs. 3513106/-	"All that piece and parcel of property being Shop Nagar Palika No. 430 (Old), New Nagarpalika Shop No. 222, area measuring 32 Sq. Mts., Jams. Masjid Road, Near Amanath Parashar Haweli, Hajan Gali, Kasba-Fatehpur Sini, Tehsil Kirawali and Distt. Agra, Uttar Pradesh - 283110. Bounded as above. East: Shop of Sh. Madan Motil, West: Fatak Shri Murari Lal-Dewan Dayal Parashar, North: Sadar Darwaja & Road of Main Market, South: House of Sh. Ratan Lal."

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

Place : Agra Date : 16/12/2023 Sd/- (Authorized Officer) For Capri Global Capital Limited (CGCL)

**U GRO CAPITAL LIMITED**  
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ("SECURED ASSET(S)") UNDER THE E-AUCTION SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 AND 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Secured Asset(s) mortgaged / charged to **U GRO Capital Limited ("Secured Creditor")**, the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on "As is what is" and "As is where is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Details of Borrower(s) / Guarantor(s)	Details of Demand Notice	Details of Auction
1. METALON MARKETING	Date of Notice: 08-06-2023	Reserve Price Rs. 3,50,00,000/-
2. PRAFUL KUMAR	Outstanding Amount: Rs. 2,95,75,638/- as on 08-06-2023	EMD Rs. 35,00,000/-
3. SURBHI AGGARWAL		Last date of EMD Deposit 22-01-2024
Loan Account Number: HCFDELSEC0001024040		Date of Auction 25-01-2024
		Time of Auction 11 AM to 01 PM
		Incremental Value Rs. 1,00,000/-

Description of Secured Asset(s): "All that piece and parcel of the immovable property bearing Municipal No. 734, 734/219, Plot/House No. 19, Alok Colony, Hapur Road, Mohalla Alok, within the limits of Municipal Corporation, Tehsil & District Hapur, Uttar Pradesh - 245101, area measuring 439.11 Sq. Yards i.e. 367.28 Sq. Meters."

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website, i.e. [www.ugrocapital.com](http://www.ugrocapital.com) or contact the undersigned at [authorised.officer@ugrocapital.com](mailto:authorised.officer@ugrocapital.com).

Sd/-, Soham Bhattacharya (Authorised Officer)  
For UGRO Capital Limited

Date: 16.12.2023. Place: Hapur/Delhi

**SYMBOLIC POSSESSION NOTICE**

**ICI Bank**  
Branch Office: ICICI Bank Ltd, 3rd Floor, Plot No- 23, New Rohtak Road, Karol Bagh, Delhi- 110005

Whereas

The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic 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 below-mentioned dates. 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 ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand (Rs.)	Name of Branch
1.	Anees Ahmed/ Rifaquat Husain/ Naseema Begum/ LBMDB000005597495	House No.474/252, Situated In Mauja Allipur Bhood Shumali Thana Road Indira Chowk Tehsil Dhanau District Jyotiba Phole Nagar Moradabad Uttar Pradesh/ December 13, 2023	May 26, 2023 Rs. 25,64,158/-	Moradabad/ Gajraula

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: December 16, 2023  
Place: Moradabad & Gajraula

Authorized Officer  
ICICI Bank Limited

**Form No. 3 [See Regulation -15(1)(a)] /16(3) DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)**

1st Floor SCO 33-34-35 Sector-17 A, Chandigarh (Additional space allotted on 3rd and 4th Floor also)

Case No. OA/1633/2017

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh. No. 20199

Syndicate Bank VS Orbit Paints

To,

1) Orbit Paints

M/s Orbit Paints Private Limited, A Company Incorporated Under The Companies Act 1956 Having its Registered Office At C-112, Dakshin Puri, New Delhi, 110062 Through Its Principal Officer/Director and Factory/Shop At Plot No. 205, Daulatabad, Industrial Area, Daulatabad Gurgaon, 121001, Haryana, 2) Smt. Bhawna Bhati Wife of Shri Pradeep Bhat Director Resident of C-112, Dakshin Puri, New Delhi, 110062, 3) Shri Pradeep Bhat S/o Shri Rattan Singh Bhat Director Resident of C-112, Dakshin Puri, New Delhi, 110062.

Summons

Whereas, OA/1633/2017 was listed before Hon'ble Presiding Officer/Registrar on 04/11/2023.

Whereas this Hon'ble Tribunal is pleased to issue summons/notice on the said application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.48,23,457/- (Rupees Forty Eight Lakh Twenty Three Thousand Four Hundred Fifty Seven only) (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted.

(ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application.

(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties.

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal.

(v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant before Registrar on 01/01/2024 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this tribunal on this date: 06/11/2023.

Registrar I/c DRT-II, Chandigarh

**Form No. 3 [See Regulation -15(1)(a)] /16(3) DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)**

1st Floor SCO 33-34-35 Sector-17 A, Chandigarh (Additional space allotted also on 3rd and 4th Floor)

Case No. OA/387/2019

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Exh. No. 20944

Canara Bank VS M/s Apple Plastics

To,

1) M/s Apple Plastics

D/W/S/- Smt. Jyoti Chopra, M/s Apple Plastics, A Sole Proprietorship Concern Situated at 43-D, HSIDC Phase VI, Sector 37B, Gurgaon, Haryana through its Sole Proprietor Smt. Jyoti Chopra W/o Shri Kamal Chopra.

(2) Smt. Jyoti Chopra W/o Shri Kamal Chopra Sole Proprietor, Resident of 43-D, HSIDC Phase VI, Sector 37B, Gurgaon, Haryana.

Summons

Whereas, OA/387/2019 was listed before Hon'ble Presiding Officer/Registrar on 21/10/2023.

Whereas this Hon'ble Tribunal is pleased to issue summons/notice on the said application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.68,76,584.93/- (Rupees Sixty Eight Lakh Seventy Six Thousand Five Hundred Eighty Four and Ninety Three paise only) (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) To show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) To disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;

(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) You shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 10/01/2024 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this tribunal on this date: 26/10/2023.

Registrar I/c DRT-II, Chandigarh

**UNITY**  
Registered Office: Basant Lok, Vasant Vihar, New Delhi-110057.  
Corporate Office: Centrum House, Vidyaganj Marg, Kalina, Santacruz (E), Mumbai - 400 098

(FOR IMMOVABLE PROPERTIES) SEE RULE 8(1)

Whereas, the undersigned being the Authorised Officer of Unity Small Finance Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned hereunder calling upon the following Borrower/Co-Borrowers/ Guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The following Borrower/Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the following Borrower/Co-Borrowers/ Guarantors and the public in general that the undersigned has taken possession of the properties 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/Co-Borrowers/ Guarantors in particular and the public in general is hereby cautioned not to deal with the properties described herein below and any dealing with the said properties shall be subject to the charge of Unity Small Finance Bank Limited for the amount mentioned herein below and interest thereon.

The Borrower/Co-Borrowers/ Guarantors 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.

Name of the Borrower/Co-Borrowers/ Guarantors & Loan Account Number	Description of the Properties Mortgaged/Secured Asset(s)	Date of Demand Notice and Outstanding Amount
1. MR. BALWANT SINGH 2. MRS. DHANWANTI DEVI 3. MR. RAKESH B 4. MR. JASWANT B Loan Account Number:- USFBDELLOAN000005080653 Possession Date : - 13.12.2023	ALL THAT PIECE AND PARCEL OF IMMOVABLE PROPERTIES AS DESCRIBED HEREIN BELOW - AREA MEASURING 378 SQ. YDS., SITUATED AT WAKA PURANI AABADI LAL DORA MOUJLA - PATUHERA TEHSIL-BAWAL DISTT-REWARI MAHENDRAGARH, HARYANA - 123501 BOUNDARIES (AS PER MORTGAGE DOCUMENTS) NORTH: SHAMLAT CHOWK, SOUTH: HOUSE OF SH. HARDAVAL, EAST: HOUSE OF SH. SURAJBHAN & SH. GAKKAN & RASTA SAREE AAM, WEST: HOUSE OF SH. VIKRAM SINGH & SH. RAJ KUMAR	Demand Notice dated 14.09.2023 for amounting To Rs. 19,75,315.92/- (Rupees Nineteen Lakh Seventy-Five Thousand Three Hundred Eighty Five and Paise Ninety-Two Only) As On 12/09/2023 Plus Applicable Interest And Other Charges.
1. SAVIPAL POSWAL 2. SHIMLA T Loan Account Number:- CFSDELLOAN00000502414 Possession Date : - 14.12.2023	ALL THAT PART AND PARCEL OF THE PROPERTY KEHWAT/KHATA NO. 509/534, MUSTATI NO. 41, KILLA NO. 16(27-15), 25(8-0), & MUSTATI NO. 42, KILLA NO. 19(23) 4), 21(8-0), 22(8-0) & MUSTATI NO. 46, KILLA NO. 1(8-0) 2(8-0), 3(8-0) & MUSTATI NO. 46, KILLA NO. 5(8-0), 8(2-0), 10(8-0), 11(8-0), 12(7-13), 19(13-6), 20(8-0), KHATA NO. 51/536, PART OF KHASRA NO. 115(0-13), 120 (1-13), 123(0-18), 124(0-18), 130(1-0), WAKA MALUA PHULWARI, TEHSIL AND DISTRICT PALWA, FARIDABAD 121102, HARYANA	Demand Notice Dated 11.09.2023 For Amounting To Rs. 10,17,482.39/- (Rupees Ten Lakh Seventeen Thousand Four Hundred Eighty-Two And Paise Thirty-Nine Only) As On 07/09/2023 Plus Applicable Interest And Other Charges.

Date: 16/12/2023 Place: FARIDABAD, MAHENDRAGARH (HARYANA) Sd/- Authorized Officer, Unity Small Finance Bank Limited

**Piramal Capital and Housing Finance LTD**  
(Formerly Known as Dewan Housing Finance Corporation Ltd.)  
CIN: L65910MH1984PLC032639  
Registered Office: Unit No.-601 6th Floor, Piramal Amli Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kuria (west), Mumbai-400070 -T +91 22 3802 4000

Branch Office: Plot No-6, Block A, Sector-2, Noida, U.P-201 301  
Contact Person: 1. Naveen Kapoor - 9810854841, 2. Nikhil Kumar - 9650606340, 3. Rohan Sawant - 9833143013

**E-Auction Sale Notice - Fresh Sale**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Capital & Housing Finance Limited (Formerly Known as DHFL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrowers, offers are invited by the undersigned, for purchase of immovable property, as described hereunder, which is in the physical possession, on "As Is Where Is Basis" & "As Is What Is Basis" and "Whatever Is There Is Basis". Particulars of which are given below:

Loan Code/Branch/ Borrower (s) / Co-Borrower (s) / Guarantor (s)	Demand Notice Date and Amount	Property Address - final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (08-12-2023)
Loan Code No. 13100002359, Delhi - Pitampura (Branch), Vijay Kumar Jain (Borrower), Shalu Jai (Co Borrower 1)	Dt: 21-07-2020, Rs. 10431207/-, (Rs. One Crore Four lakh Thirty One Thousand Two Hundred Seven Only)	All The piece and Parcel of the Property having an extent - Plot No-1, Third Floor, With Roof, Block-3, Village Ghondhi, Krishan Nagar, Shahdara Delhi, New Delhi Delhi - 110051	Rs. 9907500/-, (Rs. Nine lakh Nine thousand Seven Hundred Five Hundred Only)	Rs. 990750 /-, (Rs. Nine lakh Ninety Thousand Seven Hundred Fifty Only)	Rs.12785227 /-, (Rs. One Crore Twenty Seven lakh Eighty Five Thousand Two Hundred Twenty Seven Only)
Loan Code No. 13100002391, Delhi - Pitampura (Branch), Vijay Kumar Jain (Borrower), Shalu Jai (Co Borrower 1)	Dt: 21-07-2020, Rs. 491593/-, (Rs. Four lakh Ninety One Thousand Five Hundred Ninety Three Only)				Rs.649830 /-, (Rs. Six lakh Forty Nine Thousand Eight Hundred Thirty Only)

DATE OF E-AUCTION: 24-01-2024, FROM 11.00 A.M. TO 2.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 23-01-2024, BEFORE 4.00 P.M.

For detailed terms and conditions of the Sale, please refer to the link provided in [www.piramalfinance.com/e-auction.html](http://www.piramalfinance.com/e-auction.html) or email us on [piramal.auction@piramal.com](mailto:piramal.auction@piramal.com)

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUANTOR / MORTGAGOR**

The above mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

Date : 16.12.2023 | Place: Delhi

Sd/-, (Authorised Officer), Piramal Capital & Housing Finance Limited

**HDFC BANK**

Branch: The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-110067, Tel: 011-41596676/568 CIN L65920MH199







**TERMS & CONDITIONS OF SALE:**

1. The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / HDFC.
2. However, the Authorised Officer / HDFC shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are therefore requested in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the abovementioned Immovable Property / Secured Asset, before submitting the bids.
3. It is being brought to the knowledge of the public in general that In respect of the properties at Serial Nos at 1-2, the outstanding Builder/Society dues till 31 Jan 2024 will be paid/settled/cleared by HDFC Bank Ltd after receipt of the complete sale consideration and issuance of the sale certificate. Any other statutory/electricity/water/property tax/other dues will have to paid / cleared / settled by the successful purchasers/bidders. Further, any outstanding Builder/Society or any other statutory/electricity/water/property tax/other dues from 01 Feb 2024 will paid by the successful purchasers/bidders and HDFC Bank Ltd will not be liable to make any payment whatsoever.
4. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act.
5. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned herein below and any other related documents.
6. Property / Secured Asset is available for inspection as detailed in the **Column E** of the E- Auction sale notice.
7. Matex Net Pvt Ltd would be assisting the Authorized Officer in conducting the auction through an e-bidding process
8. E-Auction Bid Document can be collected / obtained from E-Auction agency Matex Net Pvt Ltd on their website at <https://assets.matexauctions.com/> or can be obtained directly on any working day during office hours from the Authorized Officer of HDFC Bank Ltd having his office at Second Floor, The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-56.

Matex Net Pvt Ltd would be assisting the Authorized Officer in conducting the auction through an e-bidding process. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with Matex Net Pvt Ltd, Mr. Vikas Kumar - 9650387768, Mr. Vijay -7200538774, Email :solutions@matexnet.com, Mr.S Raju - 9150757333, Email : raju.s@matexnet.com or visit their website at <https://assets.matexauctions.com/> or Mr. Aju Ashok Authorised Officer, HDFC Bank Ltd. (Mobile No. 9971380421) and Mr. Ankush Sharma (Mobile No. 7014552932 ) for properties listed from serial no. 1 to 2 or Mr. Naman Jain (Mobile No. 7300816823) during office hours from 9:30 AM to 5:30 PM.





9. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order in Favour of "HDFC Bank Limited" payable at par in sealed envelope and shall be submitted at Second Floor, The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-56.
10. Minimum bid increment amount is as indicated in **Column (I)** of the E Auction Sale Notice for respective properties / Secured Assets as detailed in the Auction Sale Notice.
11. The offer amount (to be mentioned in e-auction Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental amount indicated above.
12. E-Auction Bid Document duly filled in alongwith the details of payment of EMD shall be submitted at Second Floor, The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-56.
13. The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is as indicated in Column (G) of the E Auction Sale Notice
14. Incomplete E-Auction Bid Document or bids with inadequate EMD amount or bids received after the date indicated in Column (G) of the E Auction Sale Notice hereinabove shall be treated as invalid.
15. Conditional offers shall be treated as invalid.
16. Upon receipt of Bid with the necessary documents as mentioned therein and in the sale notice within the stipulated date and time mentioned above, a password/ user ID will be provided by - Matex Net Pvt Ltd to eligible bidders / prospective purchasers to participate in the online auction at <https://assets.matexauctions.com/>.
17. Necessary trainings will be provided by Matex Net Pvt Ltd for the purpose.
18. The auction by way of e-bidding will be conducted on the date and time indicated in Column (J).
19. The Immovable Property / Secured Asset shall not be sold below the Reserve Price.
20. On sale of the property the purchaser shall not have any claim of whatsoever nature against HDFC or its Authorised Officer.
21. The e-bidding would commence and end at the time indicated in Column (J) above. However, if a bid is received 5 minutes prior to the closing time indicated therein, it would get extended by five minutes every time a bid is offered. The auction would end if there is no bid for a period exceeding five minutes.
22. It shall be at the discretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and HDFC will not entertain any claim or representation in that regard from the bidders.





23. The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice.
24. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor i.e. HDFC
25. EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest Money Deposit will not carry any interest.
26. Along with Bid Documents the Bidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself.
27. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by HDFC, failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002.

**Note:**

Bidding in the last minute and second should be avoided in bidders' own interest. Neither HDFC nor the service provider shall be responsible for any lapses / failure (Internet failure, Power failure etc.) on the part of the vendor. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply or whatever required so that they are able to participate in the auction successfully.

**CAUTION NOTE:**


**Bidders at large are hereby informed that HDFC bank Ltd and its Authorized Officer does not deal in cash transaction with respect to Immovable Property mentioned in the Auction sale notice.**

**The name and contact details of the agency / broker, if any, authorized by HDFC to deal with sale of Immovable property can be obtained only from the office of HDFC at the address mentioned above.**

Date: 15-DEC-2023  
Place: NEW DELHI



For HDFC Bank Ltd.

  
(AJU ASHOK)  
Authorised Officer