

**U GRO CAPITAL LIMITED**  
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070  
**POSSESSION NOTICE APPENDIX IV (Rule 8(1)) (For Immovable Property)**  
Whereas, the undersigned being the Authorized Officer of UGR0 Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, and Poonawalla FinCorp Limited having its registered office at 601, 6th Floor, Zero One IT Park, Survey No. 79/1, Ghopadi, Mundhwa Road, Pimple Wasti, Pune-411036 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, 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 borrowers 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 said rules of the Security Interest (Enforcement) Rules 2002, on the day, month and year mentioned below. The borrowers 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 the secured creditor for the amount mentioned in the notice together with 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.

**Bank of Baroda**  
Branch - Pal Road, Jodhpur-342001 (Raj.) Ph. No. 0291-2771221  
Mob. 8875019918; E-mail: JODPAL@bankofbaroda.com  
**Sale Notice For Sale Of Immovable Properties "APPENDIX-IV-A" (See proviso to Rule 8(6))**  
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.  
Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, Physical possession of which has been taken by the Authorized Officer of Bank of Baroda, Pal Road, Jodhpur, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" basis on 29.09.2024 by the Bank of Baroda, Pal Road, Jodhpur, for recovery of dues in below mentioned accounts. The details of Borrower(s)/Mortgagor(s)/Guarantor(s)/Secured Asset(s)/Dues/Reserve Price-Auction date & Time, EMD and Bid Increase Amount are mentioned below:

**TATA CAPITAL HOUSING FINANCE LIMITED**  
Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Gangapuro Kadamb Marg, Lower Parel, Mumbai-400013 CIN No.: U67190MH2008PLC18752

**DEMAND NOTICE**  
Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (Rules).  
Whereas the undersigned being the Authorized Officer of TATA Capital Housing Finance Limited (TCHFL) under the Act and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Rules already issued detailed Demand Notice dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to as "Obligors"/Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amount mentioned in the respective Demand Notice, within 60 days from the date of the respective Notice, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.  
In connection with the above, Notice is hereby given, once again, to the said Obligor(s)/Legal Heir(s)/Legal Representative(s) to pay to TCHFL, within 60 days from the date of the respective Notice(s), the amount indicated herein below against their respective details mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s) as security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to TCHFL by the said Obligor(s) respectively.

**Description of the Secured Assets / Immovable Properties / Mortgaged Properties:**  
All that Piece & Parcels of Residential Flat bearing No. F-03 on First Floor of Plot No. F-90, Admeasuring 800 Sq. Ft., Situated at Village Hathoj, Locality known as Manglam City, Block F, Kalwar Road, Jaipur 302012 (Rajasthan), along with all common amenities as mentioned in Sale Deed. Boundaries of Plot No. F-90: East - Road 60' Wide West - Plot No. F-95, North - Plot No. F-89, South - Plot No. F-91.  
\*with further interest, additional interest at the rate as more particularly stated in respective Demand Notices dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to TCHFL as aforesaid, then TCHFL shall proceed against the above Secured Asset(s) / Immovable Property(ies) under Section 13(4) of the Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.  
The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property(ies), whether by way of sale, lease or otherwise without the prior written consent of TCHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.  
DATE :- 31-08-2024, Sd/- Authorized Officer  
PLACE :- JAIPUR For TATA CAPITAL HOUSING FINANCE LIMITED

**POSSESSION NOTICE**  
([Appendix IV] Rule 8(1))  
Loan Account Name: Prema Enterprises, Loan Account No. KLAP24089  
Whereas the undersigned being the Authorized Officer of Kotak Mahindra Prime Limited, under the provision of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) having Registered Office at 27 BKC, C 27, G Block, Bandra Kurla Complex Bandra (E), Mumbai 400051, (hereinafter referred to as "KMPPL") and in exercise of the powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rule, 2002 issued a Demand Notice dated 18.09.2023 calling upon 1. Prema Enterprises R/o Wand Na 4 Sanjay Devi, Mahesh Nagar, Renwal Jaipur 303601 (2). Mrs. Parmeshwari Kumawat R/o Plot no. 4, 82, Vikas Exchange Group, Pratap Vihar Colony, Kalwar Road, Kardiha, Jaipur 302012, (3.) Mr. Manoj Kumar Prajapat Prema Enterprises, R/o Ward no. 4, Sanjay Devi, Mahesh Nagar, Renwal Road, Jaipur 303603, (4.) Mrs. Sanjaya Devi R/o Ward no. 4, Mahesh Nagar, Renwal Road, Jaipur 303603, (5.) Mr. Mukesh Chand Prajapat R/o Ward no. 4, Mahesh Nagar, Renwal Road, Jaipur 303603, to repay the amount mentioned in the notice being Rs. 85,70,028.99/- (Rupees Eighty Five Lakhs Seventy Thousand Twenty Eight & Paise Ninety Nine Only) along with interest from 15.09.2023 within 60 days from the date of receipt of the said notice.  
The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on 28.08.2024 (Property 2).  
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 KMPPL for an amount of Rs. 85,70,028.99/- (Rupees Eighty Five Lakhs Seventy Thousand Twenty Eight & Paise Ninety Nine Only) and interest other charges thereon 15.09.2023.  
The attention of the Borrower is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

**SCHEDULE OF PROPERTY**  
PROPERTY 1 - "ALL THAT PIECE AND PARCEL OF THAT THE SUBJECT PROPERTY COMPRISES GROUND +1 FLOORS CONSTRUCTED ON A RESIDENTIAL PLOT OF NAGAR PALIKA PRATA ADMEASURING A LAND AREA IS 113.48 SQ. YD. AS PER THE COPY OF DOCUMENTS PROVIDED FOR VALUATION. THE SUBJECT PROPERTY IS IDENTIFIED AS PER THE ELECTRICITY BILL & CONTACT PERSON. MEASURED BUILT-UP AREA ACROSS THE GROUND FLOOR IS 1081 SQ.FTS. (GF-1021 SQ. FT. F-60 SQ. FT.)  
PROPERTY 2 - "ALL THAT PIECE AND PARCEL OF THAT THE SUBJECT PROPERTY IS A 2 BHK RESIDENTIAL FLAT SITUATED ON THE GROUND FLOOR BUILDING COMPRISES OF GF+2 STORED BUILDING NAMED AS "VIKAS EXCLANCY XIV HAVING BUA 750 SQ. FT. AS PER DOCUMENTS PROVIDED FOR VALUATION"  
Date : 31.08.2024 Place : Jaipur Sd/- Authorized Officer, Kotak Mahindra Prime Ltd.

**ICICI Home Finance**  
Corporate Office: ICICI Home Finance Company Limited ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai-400059, India  
Branch Office: 1st Floor, Sora Tower, Road No. 2, Near Mee Boilers, Alwar - 301011  
(See proviso to rule 8(6))  
Notice for sale of immovable assets  
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.  
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, Physical possession of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", as per the below mentioned details:

**Ujjivan SMALL FINANCE BANK**  
Registered Office: Grape Garden , No. 27 3rd 'A' Cross, 18th Main, 6th Block, Kormangala, Bengaluru-560095  
Regional Office :- GMTT Building Plot No. D-7, Sector-3 Noida (UP)  
Branch Office :- Ujjivan Small Finance Bank at Noida Branch Situated at:- Upper Ground Floor, Plot No. P-11, Sector-18, Noida, UP-201301  
Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001  
Ujjivan Small Finance Bank at Sangaran Branch Situated at:- Shop No.-3A, Ground & First Floor, Krishna Vihar, Near Pushp Enclave, Tonk Road, Sangaran, Jaipur, Rajasthan -302033  
Ujjivan Small Finance Bank at Kota Branch Situated at:- Plot No.-6, Jhalawar Road, Chouraha, Near Chawani, Kota, Rajasthan -324007

**CAPRI GLOBAL CAPITAL LIMITED**  
Registered & Corporate Office :- 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013 Circle Office :- 9B, 2nd Floor, Pusa Road, New Delhi - 110060  
**APPENDIX IV POSSESSION NOTICE (For immovable property)**  
Whereas, the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) 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, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(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 under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of CGCL for an amount as mentioned herein under with interest thereon.

**IndusInd Bank**  
Registered Office : 2401, Gen. Thimmayya Road (Cantonment), Pune -411 001.  
Consumer Finance Division : New No. 34, G.N. Chetty Road, T. Nagar, Chennai - 600 017  
State office : Office No.14 and 15, Upper Ground Floor, Jaipur Electronic Market, Riddhi Siddhi Choraha, Gopalpura by pass, Mansarovar Link Road, Jaipur - 302018.  
**PUBLICATION OF DEMAND NOTICE**  
Notice issued under Section 13(2) of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.  
A notice is hereby given that the following Borrower's/Guarantor's have defaulted in the repayment of the below mentioned credit facilities obtained by them from the bank and said facilities have been classified as Non-performing assets by the Bank. Whereas the notices issued to them under section 13(2) of SARFAESI Act, 2002 through Registered Post on their last known address were returned un-served and as such they are hereby informed by way of public notice about the same.  
The steps are being taken for substituted service of the notice. The above borrowers, Co-borrowers and/or their guarantor (wherever applicable) are advised to make the payments of outstanding within the 60 days from the date of publication of this notice failing which further steps will be taken as per the provision of Securitization and reconstruction of financial assets and enforcement of security interest act 2002. The borrower's attention is invited to the provisions of sub section (13) of section 13 of the Act, that the borrowers are not entitled to transfer the secured assets by way of Sale, Lease or otherwise without the prior written consent of the Bank.

**Public Auction Notice**  
PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & (9) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd, has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sr. No.	Loan Account Number	Name of Borrower/Co-Borrower/Guarantor	Date of 13-2 Notice & Demand Amount	Date of Possession	Present Outstanding balance	Date & Time of inspection of the property	Reserve Price in INR	Earnest Money Deposit(EMD) in INR (10% of reserve price)	Date and Time of E-Auction	Last date for submission of Bid	Account details for remitting EMD (EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank)
1.	233822 024000 0004	1. Mr. SHYAM LAL SHARMA S/O BADRI PRASAD SHARMA 2. Mr. BINTU SHARMA S/O BADRI PRASAD SHARMA 3. Mrs. BHAGOTI DEVI W/O BADRI PRASAD SHARMA	Date 05.08.2021 Rs.16,73,847/-	31.12.2022	Rs. 25,10,619/- (as on 30-05-2024)	4-Oct-2024	Rs. 10.59 Lacs	Rs. 1056000/-	8-Oct-2024 11.00 AM to 12.00 PM	07-Oct-2024	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Sangaran Branch Situated at:- Shop No.-3A, Ground & First Floor, Krishna Vihar, Near Pushp Enclave, Tonk Road, Sangaran, Jaipur, Rajasthan - 302033
2.	222521 004000 0004	1. Mr. BRAJ MOHAN S/O RAMCHANDRA 2. Mrs. SUNITA BAI W/O BRAJ MOHAN	15.07.2021 Rs. 2,50,245/-	07.05.2024	Rs. 4,37,999.43/- (as on 22.05.2024)	04-Oct-2024	Rs. 1.60 Lacs	Rs. 160000/-	8-Oct-2024 12.30 PM to 1.00 PM	07-Oct-2024	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
3.	222521 017000 0055	1. Mr. MOHAMMAD HAFU S/O IKARAJUDIN 2. Mrs. FATIMA BEGUM W/O MOHAMMAD HAFU	03.02.2022 Rs. 3,54,807/-	07.08.2024	Rs. 5,08,231.64/- (as on 22.08.2024)	05-Oct-2024	Rs. 9.96 Lacs	Rs. 1,00,000/-	8-Oct-2024 2.00 PM to 2.30 PM	07-Oct-2024	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
4.	222421 004000 0014	1. Mrs. KELASH BAI W/O GIRRAJ 2. Mr. GIRRAJ S/O HARJI	23.11.2023 Rs. 2,23,850/-	30.07.2024	Rs. 2,57,913.44/- (as on 22.08.2024)	04-Oct-2024	Rs. 5.58 Lacs	Rs. 56,000/-	8-Oct-2024 2.30 PM to 3.00 PM	07-Oct-2024	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Kota Branch Situated at:- Plot No.-6, Jhalawar Road, Chouraha, Near Chawani, Kota, Rajasthan -324007
5.	222421 004000 0013	1. Mr. BALVEER SINGH HADA S/O BHARAT SINGH HADA 2. Mr. BHARAT SINGH HADA S/O RAM SINGH 3. SAMAJI KANIWAR W/O BHARAT SINGH HADA	17.11.2023 Rs. 5,12,751/-	08.09.2024	Rs. 5,81,721.66/- (as on 22.08.2024)	05-Oct-2024	Rs. 6.64 Lacs	Rs. 67,000/-	8-Oct-2024 3.30 PM to 4.00 PM	07-Oct-2024	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Kota Branch Situated at:- Plot No.-6, Jhalawar Road, Chouraha, Near Chawani, Kota, Rajasthan -324007
6.	222521 004000 0014	1. Mr. MAHAVER GURJAR @MAHAVER 2. Mrs. REKHA W/O MAHAVER GURJAR @MAHAVER	30.11.2023 Rs. 9,63,112/-	09.08.2024	Rs. 10,96,915.55/- (as on 22.08.2024)	27-Sep-2024	Rs. 8.13 Lacs	Rs. 82,000/-	8-Oct-2024 4.00 PM to 4.30 PM	07-Oct-2024	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001

**Public Notice For E-Auction For Sale of Immovable Properties**  
Sale of Immovable Property mortgaged to IFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFL-HFL) Corporate Office at Plot No. 98, Lohani Vihar, Phase-V, Gurgaon-122015 (Haryana) and Branch Office at 2nd Floor, Bharat Plaza, E-12 Kalpataru Shopping Center, Masuria Section-4, Shastri Nagar, Near Jain Travels, Jodhpur - 342001 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFL-HFL had taken the possession of the following properties pursuant to the notice issued under Section 13(2) of the Act in the following loan accounts/prospects nos. with a right to sell the same on "AS IS WHERE IS" BASIS and WITHOUT "RESCUE BASIS" for realization of IFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.iflhome.com

**TERMS AND CONDITIONS**  
The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS.  
1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.  
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against each property description.  
3. The Interested Bidders shall submit their Bid before the Authorized officer undersigned before the auction date as mentioned above 07.10.2024.  
4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India PVT LTD. Contact person - Mr. Prabakaran (Mo. No. 7418281709). The intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujjivanfb.in> e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://www.bankauctions.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s C1 India PVT LTD. Helpline Number's - 729191824, 25.26 support email id:- support@bankauctions.com, Auction portal- <https://www.bankauctions.com>.  
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.  
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim / right in respect of property amount.  
7. The publication is subject to the force major clause.  
8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure/internet failure/power failure etc., in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.  
This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.