बैंक ऑफ इण्डिया Bank of India BOI
Zonal Office: "Star House", Vibhuti Khand, Gomti Nagar, Lucknow-226010 Ph.:0522-2721512

E-Auction Notice

Sale Notice for Sale of Immovable Properties Under the provisions of Rule 8(6)

E-AuctionSale Notice for Sale of immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 Notice is given to the public in general and in particular to the Borrower(s) and Guarantors(s) that the below described immovable properties mortgaged/charged to Bank of India the constructive possession of which has been taken by the Authorized Officer of Bank of India will be sold on "As is where is" "as is what is" and "Whatever there is" basis.

The last date for submission of EMD/Documents is 28.01.2026, 05:00 PM
Date and Time of E-Auction 28.01.2026, (11:00 AM to 05:00 PM)

S. NO.	Name & Address of the Borrowers & Guarantors/Amount Outstanding	Description The Property	Reserve Price (RP) Earnest Money(EMD)
Branch: Chinhat, Sr. Branch Manager, Mr. Abhishek Kumar Srivastava, Mob.: 9889866842			
1.	**M/S Malti & Virendra Traders, Proprietor: Mrs. Poonam Singh** W/o Rajiv Singh, Address: 1/451, Vastu Khand, Gomti Nagar Lucknow-226010 **(Borrower-Mortgagor) Mr. Rajiv Kumar Singh S/o Virendra Bahadur Singh (Guarantor)** Address: 1/451, Vastu Khand, Gomti Nagar Lucknow-226010 **Demand Notice Dated: 22.05.2025, Amount ₹1,04,82,452.74** Interest & Other expenses	(1)EQM of property at part of plot 4 & 5 minzumla part of in khasra No. 707sa, situated at Vill-Hardoiya, Lalnagar, Pargana-Kakori Lucknow, in the name of **Mrs. Poonam Singh. Area 101.068 sqr.mtr. Boundaries East**-20ft Wide Kacha Rasta, **West-** Bagh of Yadavji, **North-** Plot of seller, **South-** Plot of seller	₹14,86,000 / ₹ 1,48,600
		(2) EQM of property at plot no 49 part of khasra no. 408 SA situated at Khushhalganj Kakori Lucknow, in the name of **Mrs. Poonam Singh. Area 116.171 sqr.mtr. Boundaries East** Plot no. 48, **West-** Plot no. 51, **North-** 20ft wide Rasta, **South-**Araji Deegar **(Possession-Symbolic)**	₹ 18,18,000 / ₹ 1,81,800
Branch: Aminabad, Chief Manager, Mr. Sumit Srivastava, Mob.: 9919567007			
2.	**Borrower/Mortgagor: Mrs. Vartika Pandey,** E44, Ravi Khand, Sharda Nagar, Bangla Bazar, Lucknow-226002 **Co- Applicant-: Mr. Manoj Kumar Pandey,** E44, Ravi Khand, Sharda Nagar, Bangla Bazar, Lucknow-226002 **Demand Notice Dated: 01.05.2024, Amount ₹17,37,069.06+ Interest & Other expenses**	House No. E-15 (EWS), Ravi Khand, Sharda Nagar, Raibareilly Road Yojna, Lucknow, **Admeasuring-31.40 sqr.mtr., in the name of Mrs. Vartika Pandey W/o Mr. Manoj Kumar Pandey, Boundaries : East:** Others Property, **West:** 4.5 Mtr. Wide Road, **North:** 4.5 Mtr. Wide Road, **South:** House No. E-16 **(Possession-Symbolic)**	₹ 37,00,000 / ₹ 3,70,000
Branch: Khurramnagar Branch, Senior Branch Manager, Mr. Manjit Kumar, Mob.: 9838200378			
3.	**(Borrower-1) M/s B Mart, Prop. Mrs Sunita Pandey,** Plot No 21a Surendra Nagar Ismailganj Lucknow-226028 **Mrs. Sunita Pandey W/o Anil Kumar Pandey,** Address 1-2/251 Viram Khand-2 Gomti Nagar Lucknow 226010 Address 2-P223 Nehru Enclave Gomti Nagar Lucknow **Guarantor- Mr. Vinod Tiwari S/o Prabhunath Tiwari, 2/251** ViramKhand-2 Gomti Nagar Lucknow Uttar Pradesh 226010 **Demand Notice Dated: 17.10.2022, Amount ₹ 22,50,010.00 +Interest & Other expenses**	Flat No. P-223, First Floor, Type- Pushpayan, **measuring 94.75 sqr.mtr.** situated at Nehru Enclave, Gomti Nagar, Lucknow in the name of **Mr. Vinod Tiwari S/o Prabhunath Tiwari** **Boundaries:- AT Bottom**: Flat No 219, **Adjoining:** Flat No224, **On Top:** Flat No 227 **(Possession-Symbolic)**	₹ 32,61,000 / ₹ 3,26,100
Branch: Gomti Nagar, AGM, Mr. Ashutosh Aditya, Mob.: 9973220011			
4.	**Borrower: Mr. Syed Manzoor Ahmad C/o Masroor Ahmad, Address -1** 422/17, Top Darwaja, Dargah road, Lucknow Chowk, Uttar Pardesh 226003 **Address -2** F-783 Rajajipuram Lucknow 226017 **Co-Borrower: Mrs. Sana Fatima W/o Mr. Syed Manzoor Ahmad.** 422/17, Top Darwaja, Dargah road, Lucknow Chowk, Uttar Pardesh 226003 **Demand Notice Dated: 16.10.2019, Amount ₹ 28,94,361.21 + Interest & Other expenses**	House on Plot No. F-783, Type EWS, Situated at Block - F, Rajajipuram, Ward -Kunwar Jyoti Prasad, Distt- Lucknow 226017, **Owner: Mrs. Sana Fatima w/o Syed Manzoor Ahmad, Area: 560 sq.ft., Boundaries:- East:** EWS H. No. F-785. **West:** EWS H. No. F-781, **North**: 12 Ft Road, **South:** EWS H. No. F-749 **(Possession-Symbolic)**	₹ 22,91,000 / ₹ 2,29,100
Branch: Chowk, Senior Branch Manager, Garima Kumari, Mob.: 8808621240			
5.	**Borrower: Mr. Pramod Kumar Yadav S/o Sharang Dhari Yadav, (Add.1)** 1411, Sulabh Awas, Sector-6, Gomtinagar Vistar. Gomtinagar, Lucknow, Pin code-226010, **(Add.2)** House No. 624C. built on part of plot No. 71, Minjumla, Khasra No. 570, situated at Chinhat near NWP School, Lucknow-226028 **Co-Borrower : Mrs Shashi Kala D/o Kewal Yadav, (**Add.1) E-295. Kanpur Road, Sector-I, LDA Colony, Lucknow, Pin code-226012. **(**Add.2) House No. 624C. built on part of plot No. 71, Minjumla, Khasra No. 570, situated at Chinhat near NWP School, Lucknow **Demand Notice Dated: 01.05.2025, Amount ₹ 24,04,219.13 +Interest & Other expenses**	House No. 624C built on plot No. 71, Khasra No. 570, Village-Chinhat Lucknow, **Owner: Sri Pramod Kumar Yadav & Mrs Shashi Kala, Area: 74.349 sqr.mtr., Boundaries:- East:** Plot No. 072, **West:** Reamaining Part of Plot no 071 of Shri Sudhakar Awasthi, **North:** Reamaining Part of Plot no '071 of Shri Sudhakar Awasthi, **South:** 25 ft wide road **(Possession-Symbolic)**	₹ 56,70,000 / ₹ 5,67,000
6.	**Nasir Ahmad S/o Basir Ahmad (Borrower Mortgagor)** (Add:1) H No: 537 BHA/768 Rahim NagarDudouli Sitapur Road Lucknow Pin code: 226021 (Add:2) Plot no 19 Near Anna Pulia Faizullaganj Lucknow Pincode 226021 **Mr. Gopi Lal S/o Late Sri Ram** Add: 480/24 Bagh Shahji Colony Mohan Meakins Road Lucknow Pincode: 226020 **(Guarantor) Demand Notice Dated: 10.08.2023, Amount ₹ 10,52,678.26 +Interest & Other expenses**	Property Situated at Plot no: SS-1/33, Sector-A Sitapur Road Yojna Ward Bhartendu Harischandra Lucknow. **Owner: Mr. Nasir Ahmad S/o Basir Ahmad Area: 36.75 sqr.mtr Boundaries: EAST:** Plot No: SS-1/34 **WEST:** Plot No: SS-1/32 **NORTH:** Plot No- SS-1/10 **SOUTH:** 3.5 mtr Wide Road **(Possession-Symbolic)**	₹ 26,36,000 / ₹ 2,63,600
Branch: Tikaitnagar, Barabanki Chief Manager, Arif Habib, Mob.: 8759873107			
7.	**M/s. Santosh Kirana Store (Borrower)** (Proprietor Mr. Santosh Kumar) S/o Late Sri Ram Gulam At Ramjanki Dharmshala Mohalla Sarawagi Tikaitnagar, Tehsil Sirauli Gauspur Distt.- Barabanki - 225415 **Mr. Sri Shiv Kumar S/O Ram Gulam (Legal Heir of Lt. Ram Gulam)** Mohalla Srawagi Near PD Jain Inter College Tikaitnagar, Tehsil Sirauli Gauspur Distt.- Barabanki -225415 **Sri Raj Kumar Gupta S/o Late Ram Gulam (Legal Heir of Lt.Ram Gulam)** Mohalla Rai Sahab Tikaitnagar, Tehsil Sirauli Gauspur Distt.- Barabanki - 225415 **Demand Notice Dated: 10.01.2025, Amount ₹ 23,27,361.44 +Interest & Other expenses**	EQM of residential property owned by **Mr. Ram Gulam S/o Late Bindra Prasad at Mohalla Noorwaf, Tikaitnagar, Barabanki UP-225415 Area: 967.50 sqr. ft Boundaries -North** Masjid and house of Mr. Saleem **South** House and shop of Mr. Radhey Lal **East** Gali after house of Mr. Daya Ram **West** Tikaitnagar to Kasba Ichauli Road **(Possession-Symbolic)**	₹ 27,00,000 / ₹ 2,70,000

Terms & Conditions:- For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's web portal i.e.**https://www.bankofindia.bank.in, https://baanknet.com.** For further details contact AGM/Chief Manager/Branch Manager of respective Branches at Numbers as given above. The above mentioned Borrower(s)/guarantor(s) / Mortgagor(s) is given notice to deposit there total Outstanding, Interest & Other expenses before the E-Auction date. Failing which, the said property will be auctioned, and the outstanding amount if any, will be recovered along with interest cost. **Note: Minimum acceptable bid will be Rs. 10,000/-above reserve Price (RP) STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT), RULES 2002** This may also be treated as notice under rules 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the Said loan about the holding of E-Auction Sale on the above mentioned date.

Date: 27.12.2025 Place - Lucknow Authorised Officer, Bank of India

FORM G

INVITATION FOR EXPRESSION OF INTEREST FOR EGO FLOORING PRIVATE LIMITED OPERATING IN MANUFACTURE OF ALL KINDS OF FLOORING PRODUCTS AT VASAI

(Under sub-regulation (1) of regulation 36A of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

Sl.	RELEVANT PARTICULARS	
1.	Name of the corporate debtor along with PAN & CIN/ LLP No.	**Ego Flooring Private Limited CIN: U26933MH2005PTC151646 PAN: AABCE4258Q**
2.	Address of the registered office	Gala No. A/1, Sagar Ind Estate 1, S.No. 35 Dhumal Nagar, Waliv, IP-9859, Vasai East, Thane, Maharashtra, India, 401208.
3.	URL of website	https://insolvencyandbankruptcy.in/cirp/
4.	Details of place where majority of fixed assets are located	Vasai, Palghar, Maharashtra
5.	Installed capacity of main products/ services	Presently, the Company is not in operations.
6.	Quantity and value of main products/ services sold in last financial year	As per the Audited Balance Sheet for FY 2022-2023, total revenue was Rs. 1,87,000/-.
7.	Number of employees/ workmen	Nil
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors are available at URL:	**Email at – egoflooring.ibc@gmail.com or https://ibbi.gov.in/en/claims/claim-process /U26933MH2005PTC151646**
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL:	Email at – egoflooring.ibc@gmail.com
10.	Last date for receipt of expression of Interest	10.01.2026
11.	Date of issue of provisional list of prospective resolution applicants	20.01.2026
12.	Last date for submission of objections to provisional list	25.01.2026
13.	Date of issue of final list of prospective resolution applicants	04.02.2026
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	09.02.2026
15.	Last date for submission of resolution Plans	11.03.2026
16.	Process email id to submit EOI	egoflooring.ibc@gmail.com
17.	Details of the corporate debtor's registration status as MSME.	N.A.

Date: 24.12.2025
Place: Mumbai

Sd/-
Santanu T Ray
Resolution Professional of Ego Flooring Private Limited
Reg. No.: IBBI/IPA-002/IP-N00360/2017-18/11055
AFA Valid till 30.06.2026

zydus Dedicated To Life

ZYDUS LIFESCIENCES LIMITED
[CIN L24230GJ1995PLC025878]

Regd. Office : Zydus Corporate Park, Scheme No. 63, Survey No. 536, Near Vaishnodevi Circle, Khoraj (Gandhinagar), Sarkhej - Gandhinagar Highway, Ahmedabad - 382481. **Website :** www.zyduslife.com **Email :** companysecretary@zyduslife.com **Telephone :** +91-79-48040000

NOTICE

Notice is hereby given that the Company has received intimation from the following shareholder that the Share Certificate pertaining to the Equity Shares held by her as per the details given below have been lost / misplaced.

Sr. No.	Name of the shareholder	Distinctive Numbers	Folio Number	No. of Shares	Certificate No.
1.	Dolly Darabsha Batlivala	223931 - 226390	102961	2460	101

If the Company does not receive any objection within 7 days from the date of publication of this notice, the Company will proceed to issue duplicate Share Certificate to the aforesaid shareholder. People are hereby cautioned not to deal with the above Share Certificate anymore and the Company will not be responsible for any loss / damage occurring thereby.

Date : December 25, 2025
Place : Ahmedabad

For, **ZYDUS LIFESCIENCES LIMITED**
Sd/- DHAVAL N. SONI
COMPANY SECRETARY

CAN FIN HOMES LTD.
Can Fin Homes Ltd (Sponsor: CANARA BANK)
Branch Address: B-3,UGF, Deekay Tower,Vibhuti Khand, Gomti Nagar, Lucknow-226010
E-mail id: lucknow@canfinhomes.com, contact No. 0522-4065123/ 7625079125
CIN : L85110KA1987PLC008699

POSSESSION NOTICE (for immovable property) [(Rule 8(1)]

The undersigned being the Authorised Officer of Can Fin Homes Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of the powers under the said Act and Security Interest (Enforcement) Rules, 2002, issued a demand notice on the below mentioned dates calling upon the following borrower(s)/co-borrowers/guarantors to repay the amount mentioned in the notice with further interest at contractual rates till date of realization 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, against each borrower, in exercise of powers conferred under Section 13(4) of the said Act read with Rule 8 of the Security Interest Enforcement) Rules, 2002 on dates mentioned hereinafter.

Sr. No.	Name of Borrowers and Guarantors	Description of the properties	Date of Demand Notice	Outstanding amount	Date of possession
1.	**Borrowers-: Mr. Late Mr. Ambrish Shukla and Mrs. Poonam Shukla**	House on Plot No 86, Part Gata No. 233/1, Tiwaripur Bakshi Ka Talab, Lucknow-226021 **Boundaries-:North-**Road 25 feet, **East-**Plot on 86 part, **West-**Road 20 feet, **South-**Plot No.88	08.08.2025	**Rs. 25,77,609/-** +intt. & Other Charges	24.12.2025

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 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 CFHL for the amount mentioned against each property along with further interest thereon till the date of realisation.

Place: Lucknow
Date: 26.12.2025

Sd/- Authorised Officer, Can Fin Homes Ltd.

Sitara

SEWA GRIH RIN LIMITED
DEMAND NOTICE
Corporate office Address: Building No. 8, Tower C, 8th Floor, DLF Cyber City, Gurugram 122002

Under Section 13(2) of the Securitization 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 Authorized Officer of **SEWA GRIH RIN LIMITED** under Securitization And Reconstruction Of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act). In exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorized 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 **SEWA GRIH RIN LIMITED**, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest as detailed in the said Demand Notice(s), 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 **SEWAGRIH RIN LIMITED** by the said Borrower(s) respectively.

Sr. No.	Loan Account No. / Name of Borrower / Guarantor	Date and Amount of Demand Notice
1.	**Loan Account No.: L1CP000005012817 1. Mrs. Binda Devi, wife of Mr. Kamlesh 2. Mr. Kamlesh, son of Mr. Jhagru 3. Mr. Vakil Gond, son of Mr. Phulbadan Gond**	**20.12.2025** ₹ 8,93,508.21 (Rupees Eight Lakh Ninety-Three Thousand Five Hundred Eight and Twenty-One Paise only), as on 19.12.2025.
Description of Secured Assets (Immovable Property): Arazi No. 111, Village/Mohalla Sonbarsa, Pargana Shahjahanpur, Tehsil Hata, District Kushinagar, Uttar Pradesh, **bounded as follows: on the East by** the house of Ramrati Devi, on the West by the donor's open land, **on the North by** a 9-meter chak road, **and on the South by** the house of Sanjeev Vishwakarme.		
2.	**Loan Account No.: LAP100002444 1. Mrs. Kiran Rajbhar, wife of Mr. Dinesh Kumar 2. Mr. Dinesh Kumar, son of Mr. Chhote Lal 3. Mr. Rakesh Kumar, son of Mr. Chhote Lal 4. Mrs. Savitri, wife of Mr. Ram Swaroop**	**20.12.2025** ₹ 1,76,462.57 (Rupees One Lakh Seventy-Six Thousand Four Hundred Sixty-Two and Fifty-Seven Paise only), as on 19.12.2025.
Description of Secured Assets (Immovable Property): Arazi No. 237, Village Khyora Kachhar, Kanpur Nagar, Uttar Pradesh, **bounded as follows: on the East by** a 10-feet road, **on the West by** an open drain/open land, **on the North by** a part of the said arazi, **and on the South by** the land of others.		

If the said Borrowers shall fail to make payment to **SEWA GRIH RIN LIMITED** as aforesaid, **SEWA GRIH RIN LIMITED** 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 **SEWA GRIH RIN LIMITED.** Any person who contravenes or abets contravention of the provisions of the said Act or Rules made there under, shall be liable for imprisonment and/or penalty as provided under the Act.

Place: Uttar Pradesh, Date: 26.12.2025 **Authorised Officer, Sewa Grih Rin Limited**

pnb Housing Finance Limited

Regd: Off: 9th Floor, Antriksh Bhawan, 22, K. G. Marg, New Delhi-110001, Ph.: 011-23357171, 23357172, 23705414, Web.: www.pnbhousing.com
Branch Office : Inter-alia at PNB Housing Finance Limited, Plot No-320, Akash Floors, City station road, civil lines, Bareilly-243001(U. P.) Telephone/Mobile No: 18001208800.

POSSESSION NOTICE For immoveable property as per Rule8(1) and Appendix-IV

Whereas the undersigned being the Authorised Officer of the **PNB Housing Finance Ltd.** under the **Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.
The borrower/s 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 PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. **The borrowers' attention is invited to provisions of Sub-section (8) of Section13 of the Act, in respect of time available, to redeem the secured assets.**

Loan Account Number(s)	Name of Borrower/Co-borrower /Guarantor(s)/Legal Heirs	Date of Demand Notice	Amount as on date In Demand Notice	Date of Possession Taken/Type of Possession	Description of the Property/ies mortgaged
HOU/RBAR/ 0124/1199406 B.O.: Bareilly	Mr./Ms. Nand Kishor (Borrower) & Mr./Ms. Saroj Saroj (Co-Borrower)	07.10. 2025	Rs. 10,20,403.00 (Ten Lakhs Twenty Thousand Four Hundred Three Only)	22.12.2025 Symbolic	All That Part And Parcel Of Residential, Khasra No 336, Nawada Shekhan Ander, Bareilly, Nawada Shekhan Bly, Bareilly, Uttar Pradesh, 243006.

Dated: 27.12.2025 | Place: Bareilly Sd/- Authorized Officer, PNB Housing Finance Limited

U GRO CAPITAL

U GRO Capital Limited
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **UGRO Capital Limited,** having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070 ,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 **UGRO Capital Limited** 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.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1.	**1) M/S NEERU FOODS 2) PRABHAT KUMAR GUPTA 3) NIHARIKA GUPTA 4) M/S NEERU ENTERPRISES 5) SANDHYA GUPTA 6) ABHISHAKE GUPTA Loan Account Number: UGLOWSS0000065709**	**Demand Notice dated 14-Oct-2025 for an amount of Rs.1,93,63,662.00/-** (Rupees One Crore Ninety Three Lakh Sixty Three Thousand Six Hundred Sixty Two Only) **As on 13/10/2025**	House no.SC/F-044 Built on Plot no. F-044 Area-210.34 sq. Mtr. Situated in the South city, Raebareli Road, District - Lucknow. **North** -9.0 mtr road **South** -Plot no.023 **East-**12.0 mtr. Road **West-**Plot no.043	**23.12.2025**

Place: LUCKNOW
Date: 27.12.2025
Sd/-(Authorised Officer) For UGRO Capital Limited

AXIS BANK LTD. POSSESSION NOTICE

Retaill Asset Centre: 1st Floor, G-4/5, B, Sector-4, Gomti Nagar Extension Lucknow, UP 226010.
Registered Office: **"Trishul"**- 3rd Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad-380006.

Whereas the undersigned being the Authorized Officer of **AXIS BANK LTD.** under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of power conferred under Section 13 (12) read with Rule-9 of the Security Interest (Enforcement) Rules, 2002 issued Demand notice under section 13(2) of the said Act. The borrower/s mentioned herein below having failed to repay the amount, notice is hereby given to the borrower's mentioned here in above in particular and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers confer on him under section 13(4) of the said Act read with the rule8 of the Said Rules. The borrower's mentioned here in above in particular and the public in general are hereby cautioned not to be deal with the said property and any dealings with the said property will be subject to the mortgage of **AXIS BANK LTD**. for an amount together with further interest incidental expenses, costs, charges, etc. on the amount mentioned against each amount herein below. The Borrower(s)/Co-Borrower (s)/Mortgagor(s)/Guarantor(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.

Name of the Borrowers/ Guarantors/Address	Description of the charged/ Mortgaged Properties	Amt. Due as per Demand notice / Date Demand notice / Possession Date
Mrs. Sangeeta Rai (applicant) W/o Sh. Hemant Kumar Rai **R/o-1.** Plot No. 189 Block A South City In Front Of LPS Gate No. 4 Lucknow UP – 226025, **R/o-2.** House Constructed No Plot No A-85 Situated At South City Ratnakar Khand Sharda Nagar Scheme Raibareilly Road Lucknow UP – 226002, **R/o-3.** Plot No. 132 Krishna Nagar Colony Lane No. 5 Samne Ghat Lanka Varanasi UP 221005, **R/o-4.** Shreya Bazar Add: 591/115 Utarethiya Bazar Raibareilly Road Lucknow UP - 226025, Mr. Hemant Kumar Rai (co-applicant) S/o Sh. Krishna Kumar Rai **R/o-1.** Plot No. 189 Block A South City In Front Of LPS Gate No. 4 Lucknow UP – 226025, **R/o-2.** Plot No. 132 Krishna Nagar Colony Lane No. 5 Samne Ghat Lanka Varanasi UP 221005, **R/o-3.** Shreya Group Add: Khasra No 2207, Haibat Mawaiya Utarethiya Bazar Raibareilly Road Lucknow UP – 226025	Land/property admeasuring area 418.00 Sq. mtr, A residential Plot Number A-85 Situated South City Ratnakar Khand Sharda Nagar Scheme Raebar eli Road Lucknow Uttar Pradesh. Which is in the name of Mrs Sangeeta Rai. And **bounded as under-** East - Plot Number A-84, West - House Constructed on Plot No. A-86, North - Plot Number A-100, South - 9 Meter Wide Road.	**Rs. 1,87,51,228.00** as on 13.10.2025 + interest & other expenses / 13.10.2025 / 23.12.2025

Date- 27.12.2025 Authorized Officer, Axis Bank Ltd.

pnb Housing Finance Limited Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES
E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)
Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. LUCKNOW: Plot No.TC/G-2/2, and TC/G-5/5, office number -307 & 308, 3rd Floor, Commercial Complex, CYBER HEIGHTS, Vibhuti Khand, Gomti Nagar, Lucknow – 226010, Uttar Pradesh, B.O. VARANASI : 2nd Floor, Tulsi Complex, C-19/134, M-B, Shastri Nagar, Sigra, Varanasi- 221010 U.P.

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses-sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/VAR/0123/1071995 Om Prakash Kharvar, Laxmi Kharwar, B.O. : VARANASI	**Rs. 26,82,926.22 & 14-07-2025**	Physical Posses-ion	Open Plot Situated Over Arazi No 4, Mauza Karwat, Pargana Ralhupur, Tehsil Mughalsarai, District Chandauli, Uttar Pradesh, India, 232101, Area – 2100 Sq. Ft., Bounded And Butted As Under: North: Part Of Arazi, South: Part Of Arazi, East: Land Of Shriram & Others., West: Rasta 20 Ft. Wide	**Rs. 34,81,000**	**Rs. 3,48,100**	29-01-2026	**Rs. 10,000**	15-01-2026, 10.00 AM - 5.30 PM	30-01-2026, 02:00 PM - 03:00PM	Not Known
HOU/LUC/0916/316434 Ketan Tripathi, Mrs. Sadhna Tripathi, B.O. : LUCKNOW	**Rs. 27,08,621.50 & 16-05-2024**	Physical Posses-ion	7D/D2-106,Challan No.- 140,Saryu Type-A(2BHK),Saryu Enclave,Awadh Vihar yojna, Sector 7D, Sultanpur Road, Lucknow, Uttar Pradesh, India-226021	**Rs. 35,28,000**	**Rs. 3,52,800**	29-01-2026	**Rs. 10,000**	15-01-2026, 10.00 AM - 5.30 PM	30-01-2026, 02:00 PM - 03:00PM	Not Known
HOU/LUC/0515/219826 Rakesh Kumar, Late Mrs Ram Kali, B.O. : LUCKNOW	**Rs. 11,43,551.35 & 20-12-2024**	Physical Posses-ion	Plot No. 3A, Khasra No. 126, Malhaur Pur, Haiderganj, Lucknow, Uttar Pradesh, India, 242223	**Rs. 14,76,000**	**Rs. 1,47,600**	29-01-2026	**Rs. 10,000**	15-01-2026, 10.00 AM - 5.30 PM	30-01-2026, 02:00 PM - 03:00PM	Not Known

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price. (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s 4Closure would be assisting the authorised officer in conducting sale through an E- Auction having its Corporate office at 605 A, 6th Floor Maitrivanam, Ameerpet, Hyderabad – 500038, Website- www.bankauctions.in For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Surya Kumar Mishra, Amit Kumar Singh Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : LUCKNOW, VARANASI DATE :- 25.12.2025 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

"IMPORTANT"

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