

Regional Office: Netaji Marg, Nr. Mithakhali Six Roads,
Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75**SYMBOLIC POSSESSION NOTICE**

NOTICE is hereby given under the Securitization 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, the Authorized Officer issued demand notice to the borrower(s) on the date mentioned against the account stated herein after calling upon them to repay the amount within 60 days from the date of receipt of said notice. The borrower(s) having failed to repay the amount, notice is hereby given to the public in general and in particular the borrower(s) that the undersigned has taken the symbolic possession of the property described herein below under Section 13(4) of the said Act read with Rule 8 of the said Rules on the date mentioned against the account. The borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of the Bank for the amounts, interest, costs and charges thereon. The borrowers' mortgagors' attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of borrower(s), Guarantor & Loan Account No.	Description of the property mortgaged (Secured Asset)	Date of Demand Notice	Date of Symbolic Possession Notice	O/s Amount as on date of Demand Notice
Mrs. Nirama Devi Mr. Deep Singh Rajpurthi 20007080000912	All that piece and parcel of the immovable property situated at Plot No. 565, Patta No. 60, Ward No. 5, Admeasuring 131.73 Sq.Mtr. Texti Stand Ke Pass, Village- Asada, Balotra, Rajasthan- 344022 and bounded by: North: Property of Bheru Singh, East: Rasta, West: Property of Dariya Devi, South: Property of Sujan Singh	26.08.2024	26.05.2025	Rs.6,60,111.36 (As on 16.08.2024)
Mr. Lakhmaram Uka Ram Mrs. Manju Devi 20007080000974	All that piece and parcel of the immovable property situated at Patta No. 45, Admeasuring area 1350 Sq.ft. Naiyo Ka Was, Balotra Samdari Main Road, Village- Jethantri, Siwana, Barmer- 344027 and bounded by: North: House of Sukh Lal Mali, East: Road and Door, West: House of Hadman Ram/Savaram Mali, South: Samdari-Balotra Main Road	26.08.2024	26.05.2025	Rs.10,21,645.83 (As on 16.08.2024)

Place: Barmer

Date: 29/05/2025

Authorised Officer
Bandhan Bank Limited**AAVAS FINANCIERS LIMITED**

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

**AUCTION NOTICE**

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
RAJESH JOSHI, MEENU JOSHI (AC NO.) LNKTO0222-230248259	Rs. 9,57,892.00/- DUES AS ON 24 MAY 2025	6 OCT 24 Rs. 782435/- DUES AS ON 4 OCT 24	2 APR 25	FLAT NO. 741 7 FLOOR "PARASHAVANATH APARTMENT" RESIDENCY CENAL ROAD, GRAM- NANTA TH- LADPURA, DIST-KOTA RAJASTHAN - 324008 / ADMEASURING 336.70 SQ.FT.	Rs. 942760/-	Rs. 94276/-	11.00 AM TO 01.00 PM 30 JUNE 2025	1ST FLOOR, D-25, SUKHDHAM COLONY, ABOVE UNION BANK, 80 FEET ROAD, NEAR POLICE LINE, KOTA- PIN CODE 324001, RAJASTHAN, INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on or before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The interested parties, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 1Ind Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Pushpendra Meena - 9875896876 or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)&(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.

Place : Jaipur

Date : 29-05-2025

Authorised Officer Aavas Financiers Limited

**SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.**Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-120115 (Haryana)
Ph. : 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co**DEMAND NOTICE**

Notice U/S 13(2) of Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter called 'ACT')

It is to bring to your notice that your loan account has been declared as NPA by secured creditor Shubham Housing Development Finance Company Limited having its registered office at 608-609, 6th Floor, Block-C Ansal Imperial Tower, Community Center, Naraina Vihar, New Delhi - 110028. (hereinafter called 'SHDFCL') and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within 60 days from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4) of the ACT. The details of borrowers and secured assets are as under:-

S. No.	Loan No./Borrower(s) Name	Applicant Address	Demand Notice Date & Amount	Secured Asset
1.	Loan No. OJGP2305000005062309 Kalish Chand Prajapat, Lali Devi	Ward No 3 Garodwasi Jaipur Chaksu Choraya Jaipur Rajasthan - 303904	22-05-2025 & ₹ 20,12,341/-	Patta No. 157, Mishal No. 28 And Patta No. 25, S.No 2 (2) Plot of Gram Panchayat Garudwasi Tehsil Kotwada, Jaipur, Rajasthan -303901, Area: 1660.68 Sq.Ft. Boundaries : East - Charpeta of Kailash Prajapati, West - 10 Ft Road, North - 3Rt Gali & House of Vinod Parik, South - Common Road

Place : Gurgaon

Date : 28-05-2025

Shubham Housing Development Finance Company Limited

**Encore Asset Reconstruction Company Private Limited (Encore ARC)**Encore ARC Corporate Office Address:
5th Floor, Plot No. 137, Sector 44, Gurugram 122002, Haryana**(WITHOUT PREJUDICE)**

ENCOREARC/RES/SS/2526/0501	26.05.2025
M/s. Shree Spires Railway Station Road, Indra Market, Bhiwara Rajasthan-311001 Also At: Shop No. 6 Ground Floor, Indra Market, Bhiwara Rajasthan-311001 (The above address is under physical possession with Encore ARC) Also At: Plot No. 12/133, 12/134 & 12/135, R.C Vyas Yojna, Bhiwara Rajasthan-301001 (The above address is under physical possession with Encore ARC)	M/s. Shankar Petroleum Near Krishi Upaj Mandi, Village-Kemuniya, The-Rajpur Bhiwara, Rajasthan-311801 Also At: Shop No. 6 Ground Floor, Indra Market, Bhiwara Rajasthan-311001 (The above address is under physical possession with Encore ARC) Also At: Plot No. 12/133, 12/134 & 12/135, R.C Vyas Yojna, Bhiwara Rajasthan-301001 (The above address is under physical possession with Encore ARC)
Mr. Shiv Prakash Ajmera 6-B-19, R.C. Vyas Colony, Bhiwara, Rajasthan-311001 Also At: Shop No. 6 Ground Floor, Indra Market, Bhiwara Rajasthan-311001 (The above address is under physical possession with Encore ARC) Also At: Plot No. 12/133, 12/134 & 12/135, R.C Vyas Yojna, Bhiwara Rajasthan-301001 (The above address is under physical possession with Encore ARC)	Mrs. Sushila Ajmera (Guarantor) 6-B-19, R.C. Vyas Colony, Bhiwara, Rajasthan-311001 Also At: Shop No. 6 Ground Floor, Indra Market, Bhiwara Rajasthan-311001 (The above address is under physical possession with Encore ARC) Also At: Plot No. 12/133, 12/134 & 12/135, R.C Vyas Yojna, Bhiwara Rajasthan-301001 (The above address is under physical possession with Encore ARC)

Dear Sir/Madam,

Sub: Notice for Sale of Secured Asset of M/s. Shree Spires ("Borrower") under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("Rules") read with Section 13(8) of the SARFAESI Act, 2002, possession of which has been taken over under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with Rules

As you are aware that pursuant to the provisions of the SARFAESI Act, Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") has acquired the financial assistance granted to the Borrower by the Aditya Birla Finance Limited ("ABFL") along with all underlying securities vide Assignment Agreement dated 31.12.2024.

Prior to the acquisition of the financial assistance by Encore ARC, the ABFL had issued a notice under Section 13(2) of the SARFAESI Act on 20.09.2023 advising you to pay the dues as mentioned therein. As you have failed & neglected to pay the dues within 60 days from the date of receipt of the said notice issued under Section 13(2) of the SARFAESI Act, the Authorised Officer of the ABFL took over the possession of the Immovable Secured Asset, as per the description given below. That, pursuant to the aforesaid assignment, the possession of the Secured Assets with the Authorised Officer of Encore ARC.

Please treat this as 15 days' notice under Rule 8(6) of the Rules. Upon expiry of the notice period of 15 days', the Authorised Officer of Encore ARC shall take steps for selling the Secured Asset as more particularly mentioned hereinbelow by way of public e-auction/private treaty or any other modes provided under the Rules.

S No.	Description of Secured assets	Possession date
1.	Commercial (Freehold) Part Property Shop No. 06, measuring 17'11"x8'4", Ground Floor, Indra Market, Bhiwara, owned by Mr. Shiv Prakash Ajmera. Bounded as: East: Shop No.7; West: Road; North: Road; South: Shop No. 5. Owned by: Mrs. Sushila Ajmera and Mr. Prakash Ajmera	10.09.2024 Physical possession
2.	Residential Property Plot No. 12/133 Measuring 480.00 Sq. Ft. Situated at R. C. Vyas Yojna, Bhiwara, owned by Mrs. Sushila Ajmera. Bounded as: North: Plot No. 12/132, South: Plot 12/134, East: Plot No. 12/142, West: Road. Owned by: Mrs. Sushila Ajmera and Mr. Prakash Ajmera	11.09.2024 Physical possession
3.	Residential Property Plot No. 12/134 Measuring 480.00 Sq. Ft. Situated at R. C. Vyas Yojna, Bhiwara, owned by Mrs. Sushila Ajmera. Bounded as: North: Plot No. 12/133, South: Plot 12/135, East: Plot No. 12/141, West: Road Owned by: Mrs. Sushila Ajmera and Mr. Prakash Ajmera	11.09.2024 Physical possession
4.	Residential Property Plot No. 12/135 Measuring 480.00 Sq. Ft. Situated at R. C. Vyas Yojna, Bhiwara, owned by Mrs. Sushila Ajmera. Bounded as: North: Plot No. 12/140, South: Road, East: Plot No. 12/136, West: Plot No. 12/134. Owned by: Mrs. Sushila Ajmera and Mr. Prakash Ajmera	11.09.2024 Physical possession

In case of sale by way of public e-auction, the detailed terms and conditions of the sale including reserve price, earnest money deposit etc. will also be uploaded on Encore ARC's website i.e. https://www.encorearc.com and https://sarfaesi.auctiontiger.net/EPROC/ as per Rule 8(7) of Rules, simultaneously with the publication of public e-Auction sale notice in the Form given in Appendix-IV A.

The Borrower/Mortgagor/Guarantor is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available to redeem the Secured Asset by repaying the entire dues of Rs. 1,08,82,158/- (Rupees one Crore Eight Lakhs Eighty Two Thousand One Hundred Fifty Eight Only) outstanding as on 31.08.2024, from 01.09.2024 together with future interest, charges & costs thereon.

A final opportunity is being given to Borrower/Mortgagor(s)/Guarantor(s) to redeem the Secured Asset accordingly, failing which, Encore ARC in its capacity as Trustee of EARC-BANK-032-TRUST shall proceed with the sale of the aforesaid Secured Asset as per the Rules.

Yours faithfully,

Sachin Kumar (Authorised Officer)

For Encore Asset Reconstruction Company Private Limited

(Acting in its capacity as the trustee of EARC-BANK-032-TRUST)

APPENDIX-IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED (ENCORE ARC)
ENFORCEMENT OF SECURITY INTEREST ACT 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Reg. Off:- 9th Floor, Antirikh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. BHIWADI-A-10, 1st Floor, BhagatSingh Colony, Alwar Bye Pass, Bhiwadi-301019, Rajasthan

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-B (marginalised) charged to the Secured Creditor, the physical possession of which has been taken by the authorized officer of PNB Housing Finance Limited (Secured Creditor), will be sold on "AS IS WHERE IS, AS IS WHAT IS and WHEREVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to the borrower(s)/Mortgagor(s)/Legal Heirs, Legal Representative, (whether the borrower(s)/Mortgagor(s) are known or unknown), successors (s) or assigns (s) of the respective borrower(s)/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.

Column No. Name of the Borrower/Co-Borrower/Guarantor/Loan Account No.

Column No. Amount & Demand Notice

Column No. Nature of Possession

Column No. Description of the Properties mortgaged

Column No. Reserve Price For Property

Column No. Earnest Money For Property

Column No. Date & Time of E-Auction

Column No. Date of Bid Submission

Column No. E-Auction Place of Tender Submission

Column No. Contact Person and property visit date

Column No. Known Encumbrances (Case No.)

Column No. Date of Auction

Column No. Date of Bid Submission

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