PHOENIX ARC LIMITED
(Formerly known as 'Phoenix ARC Private Limited')
Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, Tel: 022- 68492450, Fax : 022- 67412313, CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in: Website: www.phoenixarc.co.in;

ONLINE E- AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by an auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagor and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited earlier known as 'Phoenix ARC Private Limited' acting in capacity as Trustee of PHOENIX TRUST - FY 19-10 (Phoenix) (pursuant to assignment of debt by Karvy Financial Services Limited (KFSL) in favour of Phoenix vide an Assignment Agreement dated 28.09.2018) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE" condition, by way of an "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website through website https://www.bankeauctions.com as per the details given below:

BORROWER/S & GUARANTOR/S NAME & ADDRESS	**1). MR. RAGHVINDER SINGH (ALSO KNOWN AS MR. RAGHVINDAR SINGH/RAGVINDER SINGH) S/O MR. AVTAR SINGH & 2). MRS. DIMPY W/O MR. RAGHVINDER SINGH (ALSO KNOWN AS MR. RAGHVINDAR SINGH/RAGVINDER SINGH) BOTH AT : HOUSE NO.226, GROUND FLOOR, RAJA GARDEN, NEW DELHI- 110015, BOTH ALSO AT: RZ- 376, GROUND FLOOR, VISHNU GARDEN, NEW DELHI- 110018**
Amount due as per Demand Notice dated 12.03.2021 issued under section 13(2) of the SARFAESI Act, 2002	**Rs. 1,42,89,432/- (Rupees One Crore Forty Two Lakh Eighty Nine Thousand Four Hundred Thirty-Two Only) along with further interest, cost, charges and etc as per contractual rates.**
Amount Due as on 22.06.2026	**Rs.2,11,13,110/- (Rupees Two Crore Eleven Lakh Thirteen Thousand One Hundred Ten Only) along with further interest, cost, charges and etc as per contractual rates.**
Possession Status	**In Physical Possession**
Inspection Date	**On Request**
Reserve Price	**RS.1,20,00,000/- (RUPEES ONE CRORE TWENTY LAKH ONLY)**
Earnest Money Deposit (EMD Amount)	**RS.12,00,000/- (RUPEES TWELVE LAKH ONLY)**
Bid Increment	**RS. 1,00,000/-(RUPEES ONE LAKHS ONLY) & in such multiples**
Bank Account Details	**The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX TRUST - FY 19-10", PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 1312948684 , KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: 'KKBK0000631.**
Last Date of submission of Bid (E- Auction)	**11.08.2026 on or before closure of banking hours.**
Date of E- Auction	**12.08.2026 between 12:00 PM to 1:00 PM**
Mode of E- Auction	**Online – e auction**

Link for Sale Notice and Tender Documents	https://phoenixarc.co.in/?p=7231
Description of the Secured Asset being auctioned.	ALL THAT PIECE AND PARCEL OF ENTIRE GROUND FLOOR (THE SAID FLOOR) BUILT ON PROPERTY BEARING NO. 226, AREA MEASURING 221.2/9 SQ. YDS. OUT OF KHASRA NO. 3996/2496/1929 AND 3984/2500/1934 SITUATED IN THE AREA OF VILLAGE BASAI DARAPUR, COLONY KNOWN AS RAJA GARDEN, NEW DELHI- 110015.

Terms and Conditions of E- Auction

1. **The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.**
2. **The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned herein above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.**
3. **The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorized Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.**
4. **For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-7291981124/25/26 +91-8866682937, Email ID: support@bankeauctions.com; maharashtra@c1india.com**
5. **Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.**
6. **The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.**
7. **All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.**
8. **For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the Last date for submission of EMD as mentioned above for property. Intending purchasers/bidders are required to submit EMDs for each property detailed herein above.**
9. **The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.**
10. **The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.**
11. **The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.**
12. **The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.**
13. **For inspection of the property/is or more information, the prospective bidders may contact Mr. Kuldeep Gupta/ Mr. Mahesh Malunjkar, at following email address kuldeep.gupta@phoenixarc.co.in/mahesh.m@phoenixarc.co.in(email) or on +91-8655943688 /8588870051/+91-09920381684/7506994818 (mobile).**
14. **At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.**

15. **The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.**
16. **The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.**
17. **The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.**
18. **The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.**
19. **The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.**
20. **The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement, or omission.**
21. **In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002**

Place : New Delhi
Date : 09-07-2026 **Sd/-**

Authorised Officer
Phoenix ARC Limited earlier known as 'Phoenix ARC Private Limited' Trustee for PHOENIX TRUST - FY 19-10

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Limited acting in its capacity of Trustee for **PHOENIX TRUST - FY 19-10** ("**Phoenix**") through its Authorised Officer, in exercise of its powers under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (**SARFAESI ACT, 2002**) has decided to sell through **e-Auction** the secured asset mentioned in **ANNEXURE - I** for realization of the secured debts due to Phoenix amounting to **Rs. 1,42,89,432/- (Rupees One Crore Forty Two Lakh Eighty Nine Thousand Four Hundred Thirty Two Only)** as on 11.03.2021 with further interest and penal interest as per demand notice dated **12.03.2021** issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e.,

1). Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) S/o Mr. Avtar Singh & 2). Mrs. Dimpy W/o Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) BOTH AT: House No.226, Ground Floor, Raja Garden, New Delhi- 110015, BOTH ALSO AT: RZ-376, Ground Floor, Vishnu Garden, New Delhi- 110018, under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	**Phoenix ARC Limited - PHOENIX TRUST - FY 19-10** 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India

Auction held with the aid by	**M/s. C1 India Pvt. Ltd.**, (“**Service Provider**”) Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015 Help Line No: 0124-4302020/21/22/23/24 Help Line e-mail ID: support@bankeauctions.com
Auction Schedule	**Date of Auction: - As per Sale Notice** **Timings: - As per Sale Notice** **Auction Website :-** https://www.bankeauctions.com
Annexure	1) Terms & conditions of e-Auction 2) Soft Copy of Auction Notice published in newspapers (Annexure – I) 3) Details of Bidder (Annexure – II) 4) Declaration by Bidder (Annexure – III) 5) Declaration From Bidder (Annexure-IV) 6) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 7) Price Confirmation Letter by H1 Bidder (Annexure – V)
Special Instructions	**Bidding in the last minutes and seconds should be avoided in the bidder(s) own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.**

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, on pre-specified date, while the bidder(s) shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidder(s) themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidder(s) and neither Phoenix nor the Service Provider shall be responsible for these unforeseen circumstances. *In order to ward-off such contingent situation, bidder(s) are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the bidder(s) are requested not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder(s) regarding the bidding process, functions and e-Auction rules. All the bidders are required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid**: Sale of secured assets by Phoenix under SARFAESI Act, 2002.
4. **Type of Auction:** E-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.

6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be as per Sale Notice and available to the bidder(s) on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Phoenix**

Procedure of e-Auctioning

i. **e-Form Submission**

All interested bidders need to fill online form available on e-Auction domain with necessary details.

ii. **Online e-Auction**:

- Phoenix will declare its **Opening Price** (**OP**), which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value. I**n case of a sole bidder, the said bidder must mandatorily increase one bid over and above the reserve price in compliance with Rule 9(2) of SARFAESI Act, 2002.**
- The **"Bid Increase Amount"** has been fixed in respect of the secured assets which the bidder(s) can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Bid Increase Amount".**
- Online Auction shall be open for **1 hour**. If bidder(s) places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be **Unlimited** and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*

9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure – V after the completion of e - Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. **The failure on part of bidder(s) to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
    a. Leading Bid in the Auction (H1 – Highest Rate)
    b. Bid placed by bidder(s)
    c. Opening Price & Minimum Increment Value.
    d. The bid rank of bidder in the auction.
12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.

13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
14. Phoenix / Service Provider shall not have any liability towards bidder(s) for any interruption or delay in access to the site irrespective of the cause.
15. The bidder(s) are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
16. **Successful bidder**: At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.

Terms & Conditions for Sale of Secured Assets

i) The E-Auction is being held on "**AS IS WHERE IS" basis & "AS IS WHATEVER THERE IS AND WITHOUT RECOURSE" condition**.

ii) The intending bidder(s) should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.

iii) It shall be the responsibility of the bidder(s) to inspect and satisfy themselves about the secured assets and specification before submitting the bid.

iv) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, have been stated to the best of the information of the undersigned; however, the undersigned shall not be responsible / liable for any error, misstatement, or omission.

v) The inspection of secured asset put on auction will be permitted to interested bidder(s) at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.

vi) The EMD shall be payable **NEFT and / or RTGS** in the "**PHOENIX TRUST - FY 19-10", PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 1312948684, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: 'KKBK0000631**

****Please note that the Demand Draft and Cheques shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released in the newspaper** which is annexed herewith as **ANNEXURE-I** and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from the Service Provider, by contacting on **Mr. Bhavik Pandya of M/s C 1 India Private Limited**, **Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682398/25/26, Email ID: support@bankeauctions.com**, After deposit of EMD as mentioned above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded** along with KYC Documents s more particularly described in table below in the website **before last date of submission of the bid(s)** (as mentioned in the public auction notice published in the newspapers and copy of which is attached as **ANNEXURE-I**) **(Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)**

FOR INDIVIDUALS	**DOCUMENTS**
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card **/** Passport **/** Driving License **/** Aadhaar Card **/** Voter's Identity Card **/** Job Card issued by NREGA duly signed by an officer of State

	Government **/** Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) **/** Aadhar Card **/** Property or Municipal Tax receipt **/** Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address **/** Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies **/** Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	**DOCUMENTS**
PROOF OF IDENTITY	PAN Card **/** Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation **/** GST Certificate **/** Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors **/** Authority Letter **/** Power of Attorney granted to transact on behalf of Company **/** Partnership Fim

vii) Failure to submit the abovementioned the documents, the bid is liable to be rejected.

viii) The E-Auction will take place through web portal "https://www.bankeauctions.com" on the time specified in the E- Auction notice published in the newspaper and as per **ANNEXURE-I** attached herewith.

ix) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by RTGS. **The secured assets shall not be sold below and /or at the reserve price.**

x) The conditional bid(s) may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**

xi) If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

xii) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each items in the multiple of amount mentioned against the secured assets under column "**Bid Increment Amount**" mentioned in **ANNEXURE-I**. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I.**

xiii) The EMD of unsuccessful bidder(s) will be refunded to their respective A/c No. shared in e-Auction Portal (https://www.bankeauctions.com) online within 5 working days of the completion of the auction. The bidder(s) will not be entitled to claim any interest, costs, expenses and any other charges (if any).

xiv) The Authorised Officer of Phoenix is not bound to accept the highest offer, and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.

xv) The successful bidder shall deposit 25% (inclusive of EMD) of its/his offer by way of RTGS / NEFT to the account mentioned in **public notice annexed as ANNEXURE – I**, on or before the closure of banking hours on the date mentioned in the Sale Notice, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before Fifteenth (15th) day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.

xvi) The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.

xvii) The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.

xviii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to any authority towards the transfer of the rights in its / his / her favour.

xix) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.

xx) The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder and/or his/her/its nominee only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- The bidder(s) shall not involve himself/itself or any of his/its representatives in price manipulation of any kind directly or indirectly by communicating with other bidder(s).
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidder(s) for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-
Authorised Officer
Phoenix ARC Limited (**FORMERLY KNOWN AS PHOENIX ARC PRIVATE LIMITED)**
(ACTING AS A TRUSTEE OF PHOENIX TRUST - FY 19-10)

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) and follow the following procedures:

- **Annexure – II:** All the Prospective Bidder(s) will have to –
  - get the printout.
  - fill it up and sign
  - upload the scanned copy while submitting the bid

- **Annexure –III:** All the Prospective Bidder(s) will have to -
    - get the printout
    - fill it up and sign
    - upload the scanned copy while submitting the bid
- **Annexure –IV:** All the Prospective Bidder(s) will have to -
    - get the printout
    - fill it up and sign
    - upload the scanned copy while submitting the bid
- **Annexure – V:** Just after receiving Training on e-Auction, Bidder(s) will have to –
    - get the printout
    - fill it up and sign
    - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com
- **Annexure – VI:** Just after the completion of e-Bidding Process, the H1 Bidder will have to
    - get the printout
    - fill it up and sign
    - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

"FORM NO. INC-26"

[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for change of registered office of the company from one state to another

BEFORE THE CENTRAL GOVERNMENT NORTHERN REGION, DIRECTORATE-I

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

ADHUNIK BHARAT FINANCE COMPANY PRIVATE LIMITED

having its registered office at 412-A, Suneja Tower-II Distt. Centre Janakpuri, New Delhi-110058

......Petitioner

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 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 13.07.2026 to enable the company to change its Registered Office from "National Capital Territory of Delhi" Under the Jurisdiction of Registrar of Companies, Delhi to State of Uttar Pradesh" Under the Jurisdiction of Registrar of Companies, Uttar Pradesh-II.

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) 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, Directorate-I, at the address B-2 Wing, 2nd Floor, Pt. Deendayal Antyodaya Bhawan, CGO Complex, New Delhi-110 003 within fourteen days of the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below:

412-A, Suneja Tower-II Distt. Centre Janakpuri, New Delhi-110 058

For and on behalf of
Adhunik Bharat Finance Company Private Limited

Sd/-
Vikas Tayal
Director
DIN : 07095967

Date : 14.07.2026
Place : New Delhi

Form No. INC-26

[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for change of registered office of the company from one state to another

Before the Regional Director, Regional Director, Northern Region, New Delhi

In the matter of the Companies Act, 2013, Section 13(4) of Companies Act, 2013 and Rule 30(6) (a) of the Companies (Incorporation) Rules, 2014

AND

In the matter of **Moonrise Theme Park Private Limited** having its registered office at **"Gopal Niwas, C-102, IIPA CGHS, Plot No. 26, Sector-6, Dwarka, New Delhi, India, 110075"**

Petitioner

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 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 Annual General Meeting/ Extra ordinary general meeting held on 27th June, 2026 to enable the company to change its Registered office from "National Capital Territory of Delhi" to "State of Uttar Pradesh".

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver 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 concerned Regional Director, B-2 Wing, 2nd floor, Pt. Deendayal Antyodaya Bhawan, 2nd floor, CGO Complex, New Delhi - 110003, within Fourteen days from the date of publication of this notice with a copy of the applicant company at its registered office at the address mentioned below:

Moonrise Theme Park Limited
CIN: U74999DL2017PTC311158
Gopal Niwas, C-102, IIPA CGHS, Plot No. 26, Sector-6, Dwarka, New Delhi, India, 110075

For and on behalf of the Applicant
Chandrashekar Srirangapatnam (Director)
DIN: 03196181
Date: 27.06.2026, Place: New Delhi

ONLINE E – AUCTION SALE OF ASSET

PHOENIX ARC LIMITED

FORMERLY KNOWN AS 'PHOENIX ARC PRIVATE LIMITED'

REGD. OFFICE: 3rd Floor, Wallace Towers, 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East), Mumbai- 400057.
TEL: 022- 68492450, FAX: 022- 67412313 | CIN: U67190MH2007PTC168303
EMAIL: INFO@PHOENIXARC.CO.IN | WEBSITE: WWW.PHOENIXARC.CO.IN

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice For Sale Of Immovable Assets Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 8(5) Read With Proviso To Rule 8 (6) Of The Security Interest (Enforcement) Rule, 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 Phoenix Arc Limited Formerly Known As 'Phoenix Arc Private Limited' (Acting As A Trustee Of Phoenix Trust - Fy 19-10) (Phoenix) On 23.03.2022, Pursuant To The Assignment Of Debt In Its Favour From Karvy Financial Services, Will Be Sold On "As Is Where Is", "As Is What Is", And "Whatever There Is" Basis On **12.08.2026 Between 12:00 PM To 01:00 PM And With Unlimited Extension Of 5 Minutes**, For Recovery Of Rs.2,11,13,110/- (Rupees Two Crore Eleven Lakh Thirteen Thousand One Hundred Ten Only) As Of 22.06.2026 With Further Interest From 23.06.2026 Along With All Cost, Charges & Expense Until Payment In Full, Under The Loan Account No. PR00387924, Due To Phoenix, Secured Creditor From Mr. Raghvinder Singh (Also Known As Mr. Raghvindar Singh/Ragvinder Singh) S/O Mr. Avtar Singh And Mrs. Dimpy W/O Mr. Raghvinder Singh (Also Known As Mr. Raghvindar Singh/Ragvinder Singh). **The Reserve Price Will Be Rs.1,20,00,000/- (Rupees One Crore Twenty Lakh Only) And The Earnest Money Deposit Will Be Rs. 12,00,000/- (Rupees Twelve Lakh Only) & Last Date Of Submission Of Emd With KYC Is 11.08.2026 On Or Before Closing Of Banking Hours.**

Property Description: All That Piece And Parcel Of Entire Ground Floor (The Said Floor) Built On Property Bearing No. 226, Area Measuring 221.2/9 Sq. Yds. Out Of Khasra No. 3996/2496/1929 And 3984/2500/1934 Situated In The Area Of Village Basai Darapur, Colony Known As Raja Garden, New Delhi- 110015.

The Borrower's Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset. Public In General And Borrowers In Particular Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason Whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty. In Case Of Any Clarification/requirement Regarding Assets Under Sale, Bidder May Contact To **Mr. Kuldeep Gupta (Mob No. 8655943688 /8588870051) / Mr. Mahesh Malunjkar (Mob No. 09920381684/7506994818).**

For Detailed Terms And Conditions Of The Sale, Please Refer To The https://phoenixarc.co.in/?p=7231 Provided In Phoenix Arc Private Limited's Website i.e. www.phoenixarc.co.in And/or On www.bankeauctions.com

PLACE: DELHI
DATE: 14.07.2026

Sd/- AUTHORIZED OFFICER, PHOENIX ARC LIMITED
FORMERLY KNOWN AS 'PHOENIX ARC PRIVATE LIMITED'
(ACTING AS A TRUSTEE OF PHOENIX TRUST - FY 19-10)

Chola Enter a better life

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office : Chola Crest, C54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai- 600 032, T. N.

E-AUCTION SALE NOTICE (Sale Through e-bidding Only)

SALE NOTICE OF IMMOVABLE SECURED ASSETS ISSUED UNDER RULE 8(6) AND 9(1) 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) indicated in **COLUMN (A)** that the below described immovable property(ies) described in **COLUMN (C)** Mortgaged / Charged to the secured creditor the **POSSESSION** of which has been taken as described in **COLUMN (D)** by the **Authorized Officer** of Housing **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** Secured Creditor, will be sold on **"As is Where is", "As is what is"** and **"Whatever there is"** as per details mentioned below :- Notice is hereby given to Borrower / Mortgagor(s) / legal heir, legal representatives **(Whether Known or unknown)**, executor(s), administrator(s), successor(s) & assign(s) of the respective Borrower(s) / Mortgagor(s) (Since deceased) as the case may be indicated in **COLUMN (A)** U/s. **8(6)** of the Security Interest (Enforcement) Rules 2002. For detailed terms & conditions of the sale, please refer to the link provided in **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED** secured Creditor's website i.e. **https://www.cholamandalam.com & www.auctionfocus.in**

Sr. No.	[A] Loan Account No. / Names Of Borrower(s) / Mortgager(s) / Gaurantor(s)	[B] O/S. Dues to be recovered (Secured Debts)	[C] Description of the Immovable Property / Secured Asset	[D] Type of Possession	[E & F] Reserve Price (In Rs.) / Earnest Money Deposit (In Rs.)	[G] Date of Auction & Time
1	**Loan A/c. No(s). : LAP1ROH000073534** **1. Mr/Ms. Manish Kumar 2. Mr/Ms. Sunita Devi 3. Mr/Ms. Anurag** **Add For Sr. No. 1, 2 & 3 :** H No. 1472/34 Jhajjar Chungi, Vijay Nagar, Bagh Wali Gali, Rohtak, Haryana - 124001 **Add For Sr. No. 1, 2 & 3 :** Bagwali Gali House No 1472/34, Kila No 17/9 Property Situated At Village Sunari Kalan, Tehsil & District Rohtak, Haryana Sunari Kalan Rohtak Rohtak 124001 Haryana Bagh Wali Gali Rohak 124001	**Rs. 30,33,986/- (Rupees Thirty lakh Thirty Three Thousand Nine Hundred Eighty Six Only) as on 11-06-2025**	House No. 1472/34, Property ID no. 232C1533U274, New Property no. 1HEEF54, Part of bearing khewat no. - 1482, khatoni no - 1560, Khasra no. 17//9, measuring 200 sq. Yards via transfer deed dated 07.04.2023, intkal no-23162 situated at Vijay Nagar, Sunaria Kalan Rohtak, Tehsil and District Rohtak. **East -** 30' Gali 20ft, **West -** 30' House of Satish, **North-**60' House of Ajay, **South-** 60' House of Sombir	CONSTRUCTIVE POSSESSION	**Rs. 57,49,600/- (Rupees Fifty Seven lakh Forty Nine Thousand Six Hundred Only)** / **Rs. 5,74,960/- (Rupees Five lakh Seventy Four Thousand Nine Hundred Sixty Only)**	**21-08-2026 from 02.00 P.M. to 04.00 P.M. (with automated extensions of 5 minutes each in terms of the Tender Document),**
	INSPECTION DATE & TIME : 19.08.2026 BETWEEN 11.00 a. m. to 4.00 p. m.				**MINIMUM BID INCREMENT AMOUNT : Rs. 10,000/-**	
	LAST DT. OF SUBMISSION OF BID / EMD / REQUEST LETTER FOR PARTICIPATION : 20.08.2026 before 05.00 p. m.					

***Together with further interest as applicable in terms of loan agreement with, incidental expenses, costs, charges etc. Incurred up to the date of payment and / or realisation thereof.**

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 **1. Gautam Pathania, Mobile No. 8146799601 & E mail : gautamps@chola.murugappa.com, 2. Rakesh Kumar, Mobile No. 9413823330 & E mail : rakeshkumarhr@chola.murugappa.com**, official of **CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED** to the best of Knowledge and information of the Authorized Officer of **CHOLAMANDALAM INVESTMENT & FINANCE COMPANY LIMITED** there are no encumbrances in respect of the above immovable properties / secured Assets.

Date : 14.07.2026
Place : Rohtak, Haryana

Sd/-
AUTHORIZED OFFICER,
For **CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

"FORM NO. INC-26"

[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for change of registered office of the company from one state to another

BEFORE THE CENTRAL GOVERNMENT (REGIONAL DIRECTOR, NORTHERN REGION DIRECTORATE-I, 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

INDUS APPLIANCES PRIVATE LIMITED

having its registered office at House No. 415, 3rd Floor, Sainik Vihar, Pitampura, Saraswati Vihar, Delhi-110034

......Petitioner

Notice is hereby given to the General Public that the Company proposes to make application to the Central Government under Section 13 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 30th June, 2026 to enable the company to change its Registered Office from the **"National Capital Territory of Delhi"** to the **"State of Haryana"**.

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**) **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, Directorate-I, at the address **B-2 Wing, 2nd Floor, Pt. Deendayal Antyodaya Bhawan, CGO Complex, New Delhi-110003** within fourteen days of the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below:

House No. 415, 3rd Floor, Sainik Vihar, Pitampura, Saraswati Vihar, Delhi-110034

For and on behalf of
Indus Appliances Private Limited

Sd/-
Dinesh Garg
(Director)
DIN : 01843639

Date : 14.07.2026
Place : Delhi

HINDUJA HOUSING FINANCE LIMITED

CORRIGENDUM NOTICE

In The Mandate Dated 14/07/2026 In The Context Of Hinduja Housing Finance Limited Issued Sale Notice Published In The Financial Express & Jansatta Chandigarh Edition. Kindly read Auction Amount as Rs. 5602000/- & Emd Amount as Rs. 560200/- For LAN Number HN/RTK/BHGH/A000000007 Mr. Sandeep S/o Chatter Singh. ALSO Kindly Read Name of Borrower(s) / Co-Borrower(s) as Mr. MANOJ KUMAR S/O RAMBIR SINGH (Borrower) Mrs. SANDHYA W/O MANOJ KUMAR (Co-Borrower) & Demand Notice Date & Amount 13/06/2025 And Rs 20,82,403/- For LAN Number GR/KAP/KUNJ/A000000079 For further queries please contact:- Mukul Sharma CLM -8285415168

Date : 15/07/2026 Place: Haryana

GRIHUM HOUSING FINANCE LIMITED

Registered Office:- 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 / Branch Off Unit: : 3rd Floor, Plot No.03, Commercial Sector-14, Kaushambi, Gaziabad, Uttar Pradesh-201012

E-AUCTION - SALE NOTICE (Sale of secured immovable asset under SARFAESI Act)

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with 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/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis on **31-07-2026** through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://www.bankeauctions.com.

For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. **www.grihumhousing.com**

Sr. No.	Proposal No. Customer Name {A}	Demand Notice Date and Outstanding Amount {B}	Nature of Possession {C}	Description of Property {D}	Reserve Price {E}	EMD (10% of RP) {F}	EMD Submission date {G}	Increme-ntal Bid {H}	Property Inspection Date & Time {I}	Date and time of Auction {J}	Known encumbrances /Court cases if any {K}
1	**Loan No. HL0039910000000506 4449 Hargovindra Govindra (Borrower) Kusum Kusum (Co Borrower)**	**Notice date: 11-02-2026 Total Dues: Rs.1134321/-** (Rupees Eleven Lakh Thirty Four Thousand Three Hundred Twenty One Only) **payable as on 11-02-2026 along with interest @13.85% p.a. till the realization.**	Physical	All The Piece And Parcel Of The Plot No. 46 Area Measuring 40sq Yds Out Of Khasra No.. 938 Situated At New Vikas Nagar Phase-2, Village Loni Pargana Loni Distt Ghaziabad. (Hereinafter Called Said Property) And Boundaries Of The Property As Per Sale Deed Dated 13.05.2013 East-Rasta 20 Ft West:- Rasta 10 Ft North-Plot Of Digar Malik South- Plot Of Others	**Rs. 630000/-** (Rupees Six Lacs Thirty Thousand Only)	**Rs. 63000/-** (Rupees Sixty Three Thousand Only)	**30-07-2026 Before 5 PM**	**10,000/-**	**21-07-2026 (11AM - 4PM)**	**31-07-2026 (11 AM- 2PM)**	**NIL**
2	**Loan No. HL0039910000000500 2791 Saurabh Kumar (Borrower) Anita Kumari (Co Borrower)**	**Notice date: 06-02-2025 Total Dues: Rs.1126126/-** (Rupees Eleven Lakh Twenty Six Thousand One Hundred Twenty Six Only) **payable as on 06-02-2025 along with interest @10.6% p.a. till the realization.**	Physical	All That Piece And Parcel Of The Flat No. GF-02, Built On Residential Plot No. A-91, Area Measuring 96 Sq. Yards I.E., 80.26 Sq. Meters Out Of Khasra No. 1307 Min, Situated At Residential Colony Hayat Enclave In The Village Loni, Pargana &, Tehsil Loni, District Ghaziabad, Uttar Pradesh. (Hereinafter Called The Said Property). Boundaries As Per Technical Report: East : Plot No. A-92, West : Plot No. A-90 North : Road 9 Mtrs., Wide South : Plot Of Other Owner Admeasuring Area: - 96 Sq. Yards.	**Rs. 500000/-** (Rupees Five Lacs Only)	**Rs.50000/-** (Rupees Fifty Thousand Only)	**30-07-2026 Before 5 PM**	**10,000/-**	**21-07-2026 (11AM - 4PM)**	**31-07-2026 (11 AM- 2PM)**	**NIL**

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. **The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address-Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id - Support@bankeauctions.com. Contact Person - Dharni P, E-mail id: dharani.p@c1india.com, Contact No.9948182222.** Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the **Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the Account name – GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C, Account no. – 091551000028, IFSC code - ICIC0000915,, Branch Address - ICICI Bank Ltd, Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar - 411014** drawn on any nationalized or scheduled Bank on or before **30-07-2026** and register their name at https://www.bankeauctions.com and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at **Address: 3rd Floor, Plot No.03, Commercial Sector-14, Kaushambi, Gaziabad, Uttar Pradesh-20101 Mobile no. +91 8281138143 e-mail ID p.adith@grihumhousing.com** For further details on terms and conditions please **visit https://www.bankeauctions.com & www.grihumhousing.com** to take part in e-auction.

This notice should also be considered as 15 DAYS (Fifteen) notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

Note: In any case if there is any difference between the contents of local language publication and English newspaper publication, the Content, of the English newspaper language published in Financial Express shall be prevail.

Date: 15-07-2026, Place: Delhi

Sd/- Authorised Officer, Grihum Housing Finance Limited

COMPANIES (INCORPORATION) RULES, 2014
Form No. INC-26
[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the newspaper for change of registered office of the company from one state to another

Before the Central Government Northern Region Directorate I

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 Slashn Infotech Private Limited having its registered office at Shop No.3, East Side, Gali No-3 I-63 1 Blk 212-13 To 2013-14, Sagarpur Main And West Colon, Y, West Delhi, New Delhi, Delhi, India, 110046

......Petitioner

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 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 20th June 2026 to enable the company to change its Registered Office from "State of Delhi" to "State of Uttar Pradesh".

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) 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 at the address B-2 Wing, 2nd floor, Pt. Deendayal Antyodaya Bhawan, 2nd floor, CGO Complex, New Delhi-110003 within fourteen days of the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below:

Shop No.3, East Side, Gali No-3 I-63 1 Blk 212-13 To 2013-14, Sagarpur Main And West Colon, Y, West Delhi, New Delhi, Delhi, India, 110046

For and on behalf of the Applicant

Sd/-
Piyush Singhal
Director
DIN: 07243020

Date : 15/07/2026
Place : Delhi

"FORM NO.INC-26"

[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014]

Advertisement to be published in the news paper for change of registered office of the company within same state but different ROC

Before the 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 Vidcom Business Solution Private Limited having its registered office at "Plot No. 2/13, & 2/16, Second Floor, Sulahkul Vihar, Sec 14, Dwarka, Kakrola, South West Delhi, New Delhi,India, 110078"

..........Petitioner

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 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 dated June 10, 2026, to enable the company to change its Registered office from **ROC Delhi I (South West Delhi) to ROC Delhi II (West Delhi)**

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) 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 at the address B-2 Wing, 2nd Floor, Paryavaran Bhawan, CGO Complex, New Delhi – 110003** within fourteen days of the date of publication of this notice with a copy of the applicant company at its registered office at the address mentioned below:

Plot No. 2/13, & 2/16, Second Floor, Sulahkul Vihar, Sec 14, Dwarka, Kakrola, South West Delhi, New Delhi,India, 110078

For and on behalf of
Vidcom Business Solution Private Limited

Sd/-
ABU NASER MOHAMMAD TARIK
Director
DIN : 09050702

Date : 05.07.2026
Place : New Delhi

GRIHUM HOUSING FINANCE LIMITED

Registered Office:- Office:- 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014.

DEMAND NOTICE Under Section 13(2) of The SARFAESI Act 2002

You the below mentioned Borrowers/ Co-Borrowers/ Guarantors have availed Home loans/ Loans against property facility (ies) by mortgaging your immovable property/ies from **Grihum Housing Finance Limited** hereinafter referred as Secured Creditor. You defaulted in repayment and therefore, your loan/s was classified as Non-Performing Assets. A Demand notice under section 13(2) of Securitisation and Reconstruction of Financial Asset and Enforcement of security Interest act 2002 for the recovery of the outstanding dues sent on last know addresses however the same have returned un-served. Hence the contents of which are being Published here with as per section 13(2) of the act read with Rule 3(1) of the security interest (Enforcement) Rules, 2002 as and by way of alternate service upon You. Details of the Borrowers, Co-Borrowers, Guarantors, Securities, Outstanding Dues, Demand Notice sent Under section 13(2) and amount claimed there under are give as under.

Sr. No.	Name of the Borrower, Co-Borrower, Guarantor & Loan Amount	Description of Property	Demand Notice Date	Amount in Demand Notice (Rs.)
1	**1. Nikhil Sharma, 2. Mohit Sharma, Prabha, 3. Naresh Loan Amount: Rs.23,00,000/- Loan No: HF0303H20100054**	All That Piece And Parcel Of The Residential House, Built On Plot No. 24, Measuring 119.16 Sq. Yards Or 99.66 Sq. Meters Consisting Of Khasra No. 77/2 Situated At Bahar Seema Town Area Babugarh Vill. Chakrasen Urf Babugarh Pargana Tehsil And Distt.Hapur. And Boundaries Of The Property **East:** 55'/Plot No. 23, **North:** 19.50'/Plot No. 11, **West:** 55'/Plot No. 25, **South:** 19.50'/20' Wide Road. Admeasuring Area :- 99.66 Sq. Meters.	**09/07/2026**	**Rs.3,06,270/-** (Rupees Three Lakh Six Thousand Two Hundred Seventy Only) **together with further interest @ 9.9% p.a till repayment.**
2	**1. Sultan Sultan, 2. Ruksar Ruksar Loan Amount: Rs.10,40,000/- Loan No: HL0065910000005042879**	All That Piece And Parcel Of The Ground Floor Without Roof/Terrace Rights, Residential Plot Of Land Measuring 50 Sq. Yrds, I.E 41.8 Sq. Mtrs, Out Of Khasra No. 651, Situated At Village Haldwani, Pargana And Tehsil Dadri, District Gautam Budh Nagar, U.P.	**09/07/2026**	**Rs.10,96,761/-** (Rupees Ten Lakh Ninety Six Thousand Seven Hundred Sixty One Only) **together with further interest @ 10.25% p.a till repayment.**
3	**1. Bhoora Alvi, 2. Aysha Aysha, 3. Rahisa Aslook Loan Amount: Rs.8,00,000/- Loan No: LAP0605200000005062149**	All That Piece & Parcel of The one Residential House Bearing Municipal No.751, Land Area Measuring 40.16 Sq.Mts., Situated At Gomati Nagar, Mohalla Garhi, Khatikan, Kasba Sardhana, Pargana & Tehsil Sardhana, Distt. Meerut. Boundaries **East:**Raasta 8 Fts Wide. **West:**Raasta 12Fts Wide. **North:**House of Akbar. **South:** Plot of Shahzad.	**09/07/2026**	**Rs. 8,79,480/-** (Rupees Eight Lakh Seventy Nine Thousand Four Hundred Eighty Only) **together with further interest @ 15.85% p.a till repayment.**
4	**1. Arvind Nagar, 2. Monika Nagar Loan Amount: Rs.15,00,000/- Loan No: LAP0605200000005057043**	All That Piece And Parcel Of The One Residential House, In Khasra No. 304, Land Area Measuring 842.06 Sq. Mts., Situated At Village Kastala Shamshernagar, Pargana, Tehsil & Distt. Meerut. Boundaries **East:** House Of Dharamveer. **West:** Raasta 14 Ft Wide / Property Of Others. **North:** House Of Mahendra Singh. **South:** House Of Mangal Singh.	**09/07/2026**	**Rs. 16,15,898/-** (Rupees Sixteen Lakh Fifteen Thousand Eight Hundred Ninety Eight Only) **together with further interest @ 15.85% p.a till repayment.**
5	**1. Lal Singh, 2. Rajeshwari Rajeshwari Loan Amount: Rs.5,94,000/- Loan No: LAP0659200000005055567**	All That Piece And Parcel Of The Residential Part Of Plot, Area Measuring 25 Sq. Yds., Out Of Khasra No. 278, Situated At Daulat Nagar Colony, In The Area Of Village Agrola, Pargana & Tehsil Loni, Distt. Ghaziabad, Uttar Pradesh. Boundaries: **East:** Plot Of Other Owner. **North:** Plot Of Other Owner. **South:** Rasta 10 Ft. Wide. **West:** Plot Of Other Owner. Admeasuring Area: 25 Sq. Yds.,	**09/07/2026**	**Rs. 1,07,837/-** (Rupees One Lakh Seven Thousand Eight Hundred ThirtySeven Only) **together with further interest @ 16.85% p.a till repayment.**
6	**1. Vicky Vicky, 2. Kusum Rajendra Loan Amount: Rs.6,30,000/- Loan No: HI0060500000005054477**	All That Piece And Parcel Of The House Area Measuring 102 Sq. Yds., I.E. 85.28 Sq. Mtrs., Situated At Village Ruknuddin Mishri Phaphoonda, Pargana & Tehsil & District Meerut, U.P. (Hereinafter Called The Said Property). Boundaries: As Per Gift Deed Dated 01.08.2024. **East:** Rasta 5 Ft. Wide, **West:** Houseof Omi, **North:** House Of Moninder, **South:** Huuse Of Rohtash.	**09/07/2026**	**Rs.6,92,088/-** (Rupees Six Lakh Ninety Two Thousand Eighty Eight Only) **together with further interest @ 15.2% p.a till repayment.**
7	**1. Talim, 2. Safikan, 3. Mohammad Ayyub Loan Amount: Rs.25,00,000/- Loan No: HF0303H20100307**	All That Piece And Parcel Of The Residential House No. 562 Measuring 198.17 Sq. Yards Or 165.69 Sq. Meters Consisting Of Khasra No. 361 Situated At Vill. Binoli Pargana Barrnawa Tehsil Baraut Distt. Bagpat. And Boundaries Of The Property **East:** Meerut-Baraut Road, **North:** House Baru S/O Umrav, **West:** Property Ompal, **South:** Property Of Ompal, Yashpal,Sohanveer, Omveer And Pvt. Road. Admeasuring Area :- 165.69 Sq. Meters.	**09/07/2026**	**Rs. 26,29,619/-** (Rupees Twenty Six Lakh Twenty Nine Thousand Six Hundred Nineteen Only) **together with further interest @ 16.7% p.a till repayment.**
8	**1. Man Singh, 2. Shyamvati Shyamwati, 3. Monu Monu Loan Amount: Rs.8,50,000/- Loan No: LAP0649200000005051911**	All That Piece And Parcel Of The Freehold Residential Property, Area Measuring 175.17 Sq. Mtrs. I.E. 209.44 Sq. Yrds. In Part Of Khasra No. 1600, Situated In The Village Jamshedpura Majra - Jarcha, Pargana And Tehsil Dadri And District Gautam Budh Nagar, U.P. "Herein After Referred To As The "Said Property". And Boundaries Of The Property **East:** House Of Mr. Shyamu, **West:** Rasta 4fts. Wide **North:** Rasta 25fts. Wide, **South:** Khet Of Mr. Pappu.	**09/07/2026**	**Rs. 9,51,257/-** (Rupees Nine Lakh Fifty One Thousand Two Hundred Fifty Seven Only) **together with further interest @ 16.7% p.a till repayment.**
9	**1. Bharat Verma, 2. Vijay Laxmi Loan Amount: Rs.15,00,000/- Loan No: LAP0605200000005062566**	All That Piece And Parcel Of The One Residential House Bearing No. 592, Land Area Measuring 85.84 Sq. Mts., Situated At Ward No. 7, Saipuri Aryapuram Colony, Kasba Daurala, Pargana Daurala, Tehsil Sardhana & Distt. Meerut. Boundaries **East:** House Of Jitendra Kumar. **West:** House Of Satpal. **North:** House Of Vakeel Sahab. **South:** Raasta 8 Ft Wide.	**09/07/2026**	**Rs. 16,44,223/-** (Rupees Sixteen Lakh Fourty Four Thousand Two Hundred Twenty Three Only) **together with further interest @ 15.35% p.a till repayment.**
10	**1. Nafeesha Malik, 2. Akib Malik Loan Amount: Rs.15,00,000/- Loan No: LAP0605200000005044919**	All That Piece And Parcel Of The One Residential Plot In Khasra No.592, Land Area Measuring 98.47 Sq. Mts., Situated At Village Bilaspur, Pargana, Tehsil & Distt. Muzaffarnagar. Boundaries **East:** Plot Of Seller. **West:** Raasta 18 Ft Wide. **North:** Plot Of Seller. **South:** Plot Of Smt. Meena Begam.	**09/07/2026**	**Rs. 16,46,631/-** (Rupees Sixteen Lakh FourtySix Thousand Six Hundred ThirtyOne Only) **together with further interest @ 15.7% p.a till repayment.**
11	**1. Babita Babita, 2. Bijendra Singh Loan Amount: Rs.8,00,000/- Loan No: LAP0605200000005042666**	All That Piece And Parcel Of The Residential House Of Area Measuring 50.11 Sq. Yds., I.E. 41.89 Sq. Mtrs., Out Of Khasra No. 449g, Situated At Mohalla Adarsh Nagar East Garhmukteshwar, Pargana & Tehsil Garhmukteshwar, District Hapur, U.P.	**09/07/2026**	**Rs. 8,92,845/-** (Rupees Eight Lakh NinetyTwo Thousand Eight Hundred FourtyFive Only) **together with further interest @ 17.2% p.a till repayment.**
12	**1. Arvind Arvind, 2. Rekha Arvind, 3. Bharti Bharti Loan Amount: Rs.15,00,000/- Loan No: LAP0605200000005062341**	All That Piece And Parcel Of The Residential House, Built On The Part Of Plot No. 207 , Area Measuring 125.18 Sq. Mtrs, Part Of Khasra No.492, Situated At Village Moradabad Pargana Jalalabad Tehsil Modinagar District Ghaziabad U.P (Hereinafter Called The Said Property): Boundaries As Per G I F T Deed **East:** House Of Lekhraj, **West:** House Of Jai Bhagwan, **North:** 16.Ft Wide Road, **South:** Plot Of Bheem. Admeasuring Area: - 125.18 Sq. Mt.	**09/07/2026**	**Rs.16,47,503/-** (Rupees Sixteen Lakh Fourty Seven Thousand Five Hundred Three Only) **together with further interest @ 15.35% p.a till repayment.**
13	**1. Arjun Kumar, 2. Rajrani Loan Amount: Rs.6,00,000/- Loan No: LAP0399200000005053103**	All That Piece And Parcel Of The Residential House Area Measuring 57.535 Sq. Yds., I.E., 48.124 Sq. Meters, Out Of Land No. 4143, Situated At Mohalla Vaisey Khatik, Kasba Jewar (Ander Nagar Panchayat Chetra), Pargana & Tehsil Jewar, District Gautam Budh Nagar, U.P. (Hereinaftercalledthesaidproperty). Boundaries: As Per Sale Deed Dated 09.02.2024. **East:** House Of Mr. Jai Pal. **West:** House Of Vadam Singh. **North:** Rasta Gali 14 Ft. Wide. **South** : House Of Vadam Singh. Admeasuring Area: 57.535 Sq. Yds., I.E., 48.124 Sq. Meters.	**09/07/2026**	**Rs. 6,73,145/-** (Rupees Six Lakh SeventyThree Thousand One Hundred FourtyFive Only) **together with further interest @ 16.7% p.a till repayment.**
14	**1. Fekoo Rathore, 2. Indu Singh Loan Amount: Rs.8,80,000/- Loan No: HF0399H20100197**	All That Piece And Parcel Of The Residential Freehold Vacant Plot Of Land Area 100 Sq .Yds. 83,66 Sq .Mtr. Out Of Plot No-269 Khasra No-212 Khata No-00182 Situated In Village ,Bisrakh Jalalpur Pargana & Tehsil Dadri Dist, Gautam Budh Nagar U,P Hereinafter Referred To As The Property And Which Is Bounded As Under: **East By:** Rasta 17 Fite, **West By:** Other Plot, **North By:** Other Plot, **South By:** Rasta 17 Fite.	**09/07/2026**	**Rs.11,11,075/-** (Rupees Eleven Lakh Eleven Thousand SeventyFive Only) **together with further interest @ 17.2% p.a till repayment.**
15	**1. Maikal, 2. Rojameri Satyan, 3. Charli Loan Amount: Rs.14,22,724/- Loan No: HL0245H20100002**	All That Piece And Parcel Of The Freehold Residential Ground Floor (Back Side), Admeasuring 400 Sq. Ft. Of Plot Bearing No .- A-387, Area Measuring 102.77 Sq. Yds., Bearing Khasra No .- 1375, Situated At Block-A, New Panchwati Colony In The Are Aof Villlage Dunda Hera Pargana Loni, Tehsil And District Ghaziabad, U.P. Boundaries As Under: **East:** Property Railway Line, **North:** Plot No.- A-386, **West:** 24 Ft. Wide Road. **South:** Plot No .- A-388.	**09/07/2026**	**Rs. 12,26,469/-** (Rupees Twelve Lakh Twenty Six Thousand Four Hundred Sixty Nine Only) **together with further interest @ 9.9% p.a till repayment.**
16	**1. Gaurav Gaurav, 2. Shakuntla Shakuntla, 3. Shri Bhagwan Loan Amount: Rs.11,40,000/- Loan No: HI0064910000005050566**	All That Piece And Parcel Of The Residential Plot No. 18, Area Measuring 50 Sq. Yds., I.E., 41.80 Sq. Meters, Out Of Khasra No. 328, Situated At Khawaja Park, In The Area Of Village Ilaichi Pur, Pargana & Tehsil Loni, District Ghaziabad, U.P Boundaries **East:** Plot Of Digar Malik. **West:** Road, **North:** Road, **South:** Plot Of Digar Malik.	**09/07/2026**	**Rs.11,72,083/-** (Rupees Eleven Lakh Seventy Two Thousand Eighty Three Only) **together with further interest @ 13.7% p.a till repayment.**
17	**1. Saurav Sharma, 2. Kamlesh Sharma, 3. Kanchan Sharma Loan Amount: Rs.13,50,000/- Loan No: HF0399H20100547**	All That Piece And Parcel Of The Shop No.Ug-4 Upper Ground Floor Having Covered Area 18 Sq. Mtrs. Approx. Freehold Commercialplot No. G.K -I/C. S-2 Situated At Gyan Khand -I Indrapuram Ghaziabad Up. Herein After Called 'Said Property') Boundaries As Per Sale Deed **East:** Park, **North:** Road 36 Ft. Wide, **West:** Plot No. C.S. -1, **South:** Plot No. C.S. -3.	**09/07/2026**	**Rs. 14,79,730/-** (Rupees Fourteen Lakh Seventy Nine Thousand Seven Hundred Thirty Only) **together with further interest @ 16.2% p.a till repayment.**
18	**1. Kunal Tomar, 2. Naresh Vati Loan Amount: Rs.25,00,000/- Loan No: LAP0649200000005020767**	All That Piece And Parcel Of The Freehold Residential Property No. F-43, Plot No. 159a Part, Area Measuring 50 Sq. Yds., Out Of Khasra No. 917, At Raj Puri Colony, Situated At Village - Bahta Hazipur, Pargana & Tehsil Loni, Distt. Ghaziabad, U.P: (Herein After Referred To As The Said Property). Boundary As Per: - **East:** Plot Of Other Owner, **West:** Road 15 Ft. Wide, **North:** Plot Of Santosh, **South:** Plot Of Sohanveer.	**09/07/2026**	**Rs. 25,80,578/-** (Rupees Twenty Five Lakh Eighty Thousand Five Hundred Seventy Eight Only) **together with further interest @ 15.2% p.a till repayment.**
19	**1. Suresh Kumar Saini, 2. Anju Saini, 3. Numerous Builders Private Limited Loan Amount: Rs.2100000/- Loan No: HF0233H20100139**	All That Piece And Parcel Of The Flat No 103, Having Covered Area 500 Sq. Ft. Consisting Of Two Bedroom, One Drawing Room, One Kitchen, Two Toilet And One Vehicle Parking, Without Roof Right, Proportionate Share In Plot Of Land Underneath Constructed On Plot No 416/5, Measuring 200 Sq. Yards Comprising In Khasra No 3308/426 To 428, 3309/426 To 428, Situated In Revenue Estate of Hidayatpur Cantt. In The Municipal Corporation Area, Gurugram Tehsil And Distt. Gurugram (Haryana) Situated In The Residential Colony Known As Patel Nagar, Gurugram, Tehsil And District Gurugram (Haryana), Which is Bounded As Under:	**09/07/2026**	**Rs. 23,36,727/-** (Rupees Twenty Three Lakh Thirty Six Thousand Seven Hundred Twenty Seven Only) **together with further interest @ 15.2% p.a till repayment.**
20	**1. Naval, 2. Ombati Loan Amount: Rs.10,00,000/- Loan No: HF0179H20100177**	All That Piece And Parcel Of The Freehold Residential Land Area Measuring 245 Sq. Yards, Khewat/Khata No. 103, Khatoni No. 114, Mu No. 19, Killa No. 4/1(2-3), 4/2(0-1], 5/2(0-11), Out Of Land Area Measuring 1 Kanal 14 Marle, Situated In The Village Of Faridpur, Tehsil - Tigaon, Distt. Faridabad. Haryana (Herein After Called The Said Property). Boundaries **East:** Rasta, **West:** Property Of Kanni, **North:** Property Of Ranjeet Rao **South:** Property Of Raje. Admeasuring Area : 150 Sq. Yards.	**09/07/2026**	**Rs. 11,05,438/-** (Rupees Eleven Lakh Five Thousand Four Hundred Thirty Eight Only) **together with further interest @ 17.7% p.a till repayment.**
21	**1. Sandeep Kumar Chaudhary, 2. Shiv Poojan, 3. Avinash Kumar, 4. Urmila Chaudhary Loan Amount: Rs.19,80,000/- Loan No: HF0399H20100374**	All That Piece And Parcel Of The Freehold Residential Flat No. F-03 On Third Floor Admeasuring Area 50 Sq. Yd. Falling Under Khasra No. 79mi.Uttar Built On Plot No. 60 & 61 Situated At Sudamapuri Colony, (Krishna Vatika) In Village Dundahera Pargana Loni Tehsil & Distt. Ghaziabad (U.P.). "The Said Property" Boundaries Of Land/Flat/Plot As Under: **East:** N/A, **West:** N/A, **North:** N/A, **South:** N/A.	**09/07/2026**	**Rs. 22,01,479/-** (Rupees TwentyTwo Lakh One Thousand Four Hundred SeventyNine Only) **together with further interest @ 13.7% p.a till repayment.**
22	**1. Danish Danish, 2. Tanseer Tanseer, 3. Asifa Asifa, 4. Tanveer Ahmad Loan Amount: Rs.19,00,000/- Loan No: LAP0605200000005024687**	All That Piece And Parcel Of The One Residential Plot, In Khasra No. 1319m, Land Area Measuring 82 Sq. Mts., Situated At Village Shaudutt, Pargana Kithore, Tehsil Mawana & Distt. Meerut. Boundaries **East:** Raasta 10 Ft Wide. **West:** House Of Waseem S/o. Raees. **North:** Raasta 13 Ft Wide. **South:** House Of Akhtar.	**09/07/2026**	**Rs.20,00,913/-** (Rupees Twenty Lakh Nine Hundred Thirteen Only) **together with further interest @ 16.2% p.a till repayment.**
23	**1. Rahisuddin, 2. Hasim, 3. Aasamin Loan Amount: Rs.12,90,000/- Loan No: LAP0659200000005023296**	All That Piece And Parcel Of The Freehold Residential Plot Area Measuring 120 Sq. Yard Out Of Khasra No. 773 Situated At Mohalla New Abadi Kasba Dadri Pargana & Tehsil Dadri Distt. Gautam Budh Nagar U.P.:). Boundary As Per Document: **East:** Plot Of Sattar, **West:** Road 10 Ft Wide, **North:** Plot Of Nisiruddin, **South:** Plot Of Jalisu.	**09/07/2026**	**Rs. 9,61,875/-** (Rupees Nine Lakh Sixty One Thousand Eight Hundred Seventy Five Only) **together with further interest @ 15.2% p.a till repayment.**
24	**1. Mona M, 2. Neeraj N Loan Amount: Rs.16,75,000/- Loan No: HI0070710000005062235**	All That Piece And Parcel Of The Residential Freehold Plot Land Area Measuring 100 Sq. Yards, Out Of Khasra No. 792 Situated In The Area Of Village Meerpur Hindu Pargana & Tehsil Loni District, Ghaziabad, (U.P): (Hereinafter Called The Said Property). Boundaries: As Per Documents **East:** Other Plot, **West:** Other Plot, **North:** Other Plot, **South:** Rasta 18 Feet Wide.	**09/07/2026**	**Rs. 17,55,871/-** (Rupees Seventeen Lakh FiftyFive Thousand Eight Hundred SeventyOne Only) **together with further interest @ 13.1% p.a till repayment.**
25	**1. Aamir Akhlaq, 2. Sayyada Parveen, 3. Ayan Khan, 4. Akhlaq Ahmad, Loan Amount:Rs.29,80,000/- which includes Rs.4,80,000/- vide Loan Account bearing LAP0605200000005039484 and Rs.25,00,000/- vide a loan account bearing no HL0030310000005002456**	All That Piece And Parcel Of The Residential Falt No. G-1,, Built On Plot No. 223/9, Admeasuring 63.80 Sq. Meter, Situated At Scheme No. 07, Shastri Nagar Meerut, Tehsil & Dist. Meerut Boundaries **East:** Property Of Other, **West:** Staris & Common Parking After That Road 9 Meter Wide, **North:** Flat of Other, **South:** Common Parking. Admeasuring Area:- 63.80 Sq.Meter.	**09/07/2026**	**Loan No: LAP0605200000005039484, Rs. 5,63,194/-** (Rupees Five Lakh SixtyThree Thousand One Hundred Ninety Four Only) **together with further interest @ 17.2% p.a till repayment. Loan No: HL0030310000005002456, Rs. 25,62,633/-** (Rupees Twenty Five Lakh Sixty Two Thousand Six Hundred Thirty Three Only) **together with further interest @ 11.2% p.a till repayment.**
26	**1. Desh Bandhu Garg, 2. Kavita Garg, 3. Riyansh Garg, Loan Amount: Rs. 40,00,000/- which includes Rs. 10,00,000/- vide Loan Account bearing LAP0244200000005038744 and Rs. 30,00,000/- vide a loan account bearing no HL0024410000005011906**	All That Piece And Parcel Of The First Floor Without Roof Rights, Area Measuring 79.43 Sq. Mtrs. I.E. 95 Sq. Yds., Property Bearing No.1589-E/2-A, New No.Y-12, Forming Part Of Khasra No.335 And 337, Situated In The Area Of Village Uldhanpur, Abadi Known As Naveen Shahdara, Ilaqa Shahdara, Delhi-110032,And Which Is Bounded As Under: Boundaries: **East:** Property No.Y-11, **West:** Road, **North:** Road, **South:** B Gali.	**09/07/2026**	**Loan No: LAP0244200000005038744, Rs.11,00,260/-** (Rupees Eleven Lakh Two Hundred Sixty Only) **together with further interest @ 15.7% p.a till repayment. Loan No: HL0024410000005011906 Rs.29,02,613/-** (Rupees Twenty Nine Lakh Two Thousand Six Hundred Thirteen Only) **together with further interest @ 12.7% p.a till repayment.**

You the Borrower/s and Co-Borrower/s/Guarantors are therefore called upon to make payment of the above-mentioned demanded amount with further intrest as mentioned hereinabove in full with **60 Days** of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above mentioned security/ies. Please note that as per 13(13) of the said act, you are in the meanwhile, Restarined from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Note: In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in Financial Express shall be prevail.

Date: 15-07-2026,
Place: Delhi

Sd/- Authorised Officer,
Grihum Housing Finance Limited

ANNEXURE-II

DETAILS OF BIDDER

(*Read carefully the terms and conditions of sale before filling-up and submitting the bid)*

SR. NO.	**PARTICULARS**	**TO BE FILLED BY BIDDER/(S)**
1.	Name(s) of Bidder (in Capital) (In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)	
2.	Father's/Husband's Name	
3.	Postal Address of Bidder(s)	
4.	Phone/Cell Number	
5.	E-mail ID	
6.	Event ID	
7.	Bank Account details to which EMD amount to be returned:	
	Bank Name	
	Beneficiary Name	
	Bank A/c. No.	
	IFSC Code No.	

	Branch Name	
8.	Date of submission of bid	
9.	**FOR INDIVIDUALS:** PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.	
10.	**FOR COMPANY / PARTNERSHIP FIRM:** PAN Card **/** Registered Partnership Deed	
11.	Whether EMD remitted (Yes / No)	
12.	EMD remittance details*	
	Date of Remittance	
	Name of Bank	
	Branch	
	Account No.	
	IFSC Code No	

13.	Bid Amount Quoted (To be mentioned in numerical and words)	

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available in the website https://www.bankeauctions.com and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful bidder.

....

(Name & Signature of the Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-III
DECLARATION BY BIDDER (S)

To: **Date:**
The Authorised Officer,
Phoenix ARC Limited
Trustee of PHOENIX TRUST - FY 19-10 (“Phoenix”),

Dear Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Electronic Auction being fully aware that the Sale is on “AS IS WHERE IS” basis and “AS IS WHAT IS” and “WITHOUT RECOURSE” condition.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Phoenix within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. I/We declare and agree that the bid is submitted after physical inspection of the property at site and after being fully satisfied by the area/extent of the property at site. B. That the bidder has inspected all title documents of the property and has no objection relating to the title documents available with the bank with respect to the property. C. That the bidder shall have no recourse against the bank/sale/auction in case of any acquisition and/or requisition of the property by any Government and/or any other authority under any law for the time being in force
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.
9. The Bidder hereby undertakes that he/she/it are not disqualified as per provisions of Section 29(A) of Insolvency and Bankruptcy Code, 2016.

Signature of Bidder / (s)	

Name of Bidder / (s)	
Address of Bidder / (s)	
E-mail of Bidder / (s)	

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-IV

DECLARATION FROM BIDDER*

Date:

To,

The Authorised Officer,

Phoenix ARC Limited,

Trustee of PHOENIX TRUST - FY 19-10 ("Phoenix")

Dear Sir/Madam,

Subject: Payment under Auction / Event ID no _________ dated _______________

Ref: Deposit of Rs _________________ made by me on ____/____/_______ being highest bidder / buyer for auction of ________________________ held on ___________________ vide cash/cheque/DD/RTGS/NEFT no __________________

I / We hereby declare:

- I have participated in the bidding process of ____ (property details) and have been declared Highest Bidder vide letter dated ______________
- The source of the amount being paid by me is __________________________
- My PAN No. is__________________ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents. (Strike out whichever is not applicable)
- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person.
- I have not violated any provision of Foreign Exchange Management Act
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors /security receipt investors) appearing in the lists of individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC). The details of the two lists are as under:
    - The "ISIL (Da'esh) &Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (https://scsanctions.un.org/ohz5jen-alqaida.html)
    - The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (https://scsanctions.un.org/3ppp1en-taliban.html)

I / We hereby further declare:

I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) mortgaged in favour of Phoenix ARC Limited (Trustee of Phoenix Trust-FY19-10) ("Phoenix") in the loan account of Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) S/o Mr. Avtar Singh & 2). Mrs. Dimpy W/o Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) BOTH AT : House No.226, Ground Floor, Raja Garden, New Delhi- 110015 BOTH ALSO AT : RZ-376, Ground Floor, Vishnu Garden, New Delhi- 110018

1. (Collectively referred as "Borrower" "Co-Borrower"), pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 ("IBC") and/or otherwise.

2. I hereby state, submit and declare that none of: (a) the Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder / Buyer:
    a) is an undischarged insolvent.

b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("**RBI**") issued under the Banking Regulation Act, 1949 (the "**BR Act**");

c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;

d) has been convicted for any offence punishable with imprisonment:

   (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or

   (ii) for 7 (seven) years or more under any law for the time being in force.

e) is disqualified to act as a director under the Companies Act, 2013;

f) is prohibited by the Securities and Exchange Board of India ("**SEBI**") from trading in securities or accessing the securities markets;

g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;

h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;

i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;

j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in Annexure hereto.

3. I, hereby state and confirm that the Bidder / Buyer and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.

4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Bidder / Buyer or any of its Affiliates qualify to be Related Parties of the Borrower at any time.

5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Annexure I hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.

6. I submit to Phoenix that the Bidder / Buyer unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.

7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Bidder / Buyer ineligible.

8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this declaration for the purpose of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.

9. I, unconditionally and irrevocably, undertake, undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this declaration, to the satisfaction of Phoenix.

10. I agree that in the event that any of the above statements are found to be untrue or incorrect, then the Bidder / Buyer unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Bidder / Buyer.

Signature:

Name of the Bidder / Buyer / Depositor:

*If the Source of fund is through some Third Party other than the Bidder / Buyer, this declaration has to be obtained from such third party as well.

Annexure – V

Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Phoenix ARC Limited,
Trustee of PHOENIX TRUST - FY 19-10 ("Phoenix")

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website **https://www.bankeauctions.com**

I/We confirm that:

a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website **https://www.bankeauctions.com** and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
d. We hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of Bidder / (s)	
Name of Bidder / (s)	
Address of Bidder / (s)	
Date	

<u>Copy to</u>: M/S. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

<u>Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Limited, acting in capacity of Trustee for Phoenix Trust FY 19-10 mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com</u>

Annexure – VI
Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Limited,
Trustee of PHOENIX TRUST - FY 19-10,

(1) Sub.: Auction Sale of Property mortgaged in loan account of MR. RAGHVINDER SINGH - Final bid quoted during e- Auction - Sale of Property by Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs.______________________/- (In Words ___________________________________) for the purchase of the property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised Officer of Phoenix ARC Limited, through the website of M/S C1 India Pvt. Ltd. on ______________________.

Yours sincerely,

Signature of Bidder / (s)	
Name of Bidder / (s)	
Date	

Copy to: M/s. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Phoenix ARC Limited mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.