



JM Financial Asset Reconstruction Company Limited

Corporate Identification No.: U67190AH2007PLC174287

Regd. Office: 7th Floor, Chetray, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025

Authorized Officer: Shrinivas Gupta, **Email:** shrinivas.gupta@jmfl.com

Phone: 75063 63250, **Website:** www.jmfinancialarc.com

POSSESSION NOTICE

[UNDER RULE 8(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

(For Immovable Property)

Whereas, the undersigned being the Authorised Officer of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Retail June 2022 – Trust (hereinafter referred to as “JMFINARC”) having acquired the financial assets pertaining to **SAVITA GUPTA** (hereinafter referred to as “**Borrower**”), together with the underlying security interest created therefor along with all rights, title and interest thereon from Poonawalla Fincorp Limited (Formerly known as Magma FinCorp Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (hereinafter referred as “**SARFAESI Act**”) and in exercise of powers conferred under Section 13 (12) of the SARFAESI Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as “**Said Rules**”), vide an assignment agreement dated 28.02.2023 and issued a demand notice dated 06.11.2023 calling upon the Borrower, **ASHWANI GUPTA, S A ENTERPRISES** (hereinafter referred to as “**Co-Borrowers**”) vide Loan Account No.: **HL/0031/H/14/000261** and to repay the amount as mentioned in the said notice **Rs. 21,53,873/- (Rupees Twenty One Lacs Fifty Three Thousand Eight Hundred Seventy Three only)** payable on **27.10.2023** together with interest at contractual rate and expenses, costs, charges etc. due thereon till the date of payment within 60 days from the date of receipt of the said notice.

The Borrower/Co-Borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrowers and the public in general that the undersigned, being the Authorised Officer of JMFINARC has taken **possession** of the property described in the Schedule herein below (hereinafter referred to as “**Said Property**”) in exercise of powers conferred on him/her under **Section 13 (4)** of the SARFAESI Act read with **Rule 8** of the **Said Rules** on the **day of 27.10.2023**.

The Borrower/Co-Borrowers in particular and the public in general are hereby cautioned not to deal with the Said Property and any dealings with the Said Property will be subject to the charge of JMFINARC for an amount of **Rs. 21,53,873/- (Rupees Twenty One Lacs Fifty Three Thousand Eight Hundred Seventy Three only)** payable as on **27.10.2023** with interest thereon plus, costs and other charges thereon from **28.10.2023** till the date of repayment.

The Borrower/Co-borrowers/attention are invited to the provisions of Sub-Section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets, i.e., the Said Property.

Loan Account Number	SCHEDULE - Description of the Said Property
HL/0031/H/14/000261	ALL THAT PIECE AND PARCEL OF OFFICE SPACE BEARING NO. FF-23, ON FIRST FLOOR, (HAVING SUPER AREA MEASURING 25.42 SQ.MTRS), SITUATED IN OMAXE SQUARE, JASOLA, NEW DELHI: BOUNDARIES: EAST: GREEN, WEST: PLANT NO. 15, NORTH: DIST. PARK, SOUTH: ROAD.

Sd/-

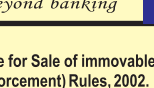
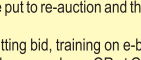
Authorised Officer

JM Financial Asset Reconstruction Company Limited

acting in its capacity as trustee of Retail June 2022 – Trust

Place : New Delhi

Date : 20.02.2026

 Bank of India <i>Relationship beyond banking</i>	2E-AUCTION SALE NOTICE OF PROPERTIES: 10-03-2026 Ghaziabad Zone B-32, Sector 62, Noida-201307 Phone: 0120-2404135					
APPENDIX- IV-A Under the provisions of Rule 8(6)						
E-Auction Sale Notice for Sale of immovable Assets under the Securitization 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 given to the Public in general and in particular to the borrower (s) and Guarantors (s) that the below described immovable properties mortgaged /charged to Bank of India, the constructive/Physical possession of which has been taken by the Authorized Officer of Bank of India, will be sold on "As is where is""As is what is" and "Whatever there is" basis on 10.03.2026 (Time 10:00 AM to 5:00 PM). The last date for submission of EMD/Documents online is 10.03.2026 (Upto 4:00PM). The Intended buyer shall get their names registered in the portal https://www.baanknet.com/eauction-psb/bidder-registration and submit EMD online to the Global EMD Wallet.						
Short description of the properties to be sold are given below:						
Sr. No.	Name of the Branch & Name of Account / Borrower	DESCRIPTION & OWNER OF PROPERTY	Outstanding Amount (Secured debt) Date and Type of Possession	Reserve Price EMD Bid Increase Amount	Date and time of e-auction	Name and Mobile No. of Authorized officer / BM to whom bidder may contact
1	Bank of India – Keshav Nagar Branch Account – Mr. Rahul Tyagi S/O Mool Chand Tyagi	Property - All part and parcel of the Residential property situated Flat no.B-331, Tower no.4, Block no. 6, 3rd floor(without roof rights), Dinesh Nagar, Near Mohalla- Rampura, Residential Group Housing Complex Pilkhua, Pargana- Dasna, Tehsil- Dhaulana, Distt- Hapur UP admeasuring 43.68sq.mtr or 470.00 sq.ft.(approx.) in the name of Mr. Rahul Tyagi S/O Mool Chand Tyagi. Boundary- North- OTS, South- Passage, East–Flat no. C-332, West-OTS	Rs. 7,61,176.60+ Intt. W.e.f date of interest ceased (Less amount if any deposited thereafter) Symbolic Possession	₹ 8.48 Lakh ₹ 0.85 Lakh ₹ 0.10 Lakh	10.03.2026 10 a.m to 5 p.m	Richa Singh
TERMS AND CONDITIONS						
Auction sale/bidding would be only through "Online Bidding process" through the website https://www.baanknet.com/eauction-psb/bidder-registration 2. Date and time of E-auction is 10.03.2026 (10.00 AM to 05.00 PM with Auto-Extensions of 10 minutes each). The last date for submission of EMD is 10.03.2026 (Upto 4:00PM). 3. Auction would commence on the Reserve Price plus first incremental value as mentioned in bank's website. Bidders shall improve their offers in multiples/incremental value mentioned in the above table for all the properties simultaneously. The properties shall not be sold below the Reserve Price plus first incremental value. 4. The intending bidders shall get their names registered on the portal https://www.baanknet.com/eauction-psb/bidder-registration and submit EMD online to the Global EMD Wallet and thereupon they would be allowed to participate in the online auction through the said portal. Buyers shall submit their KYC documents, phone number and email id to the website. 5. The property shall be sold with all existing or future encumbrances (if any). The authorized Officer shall not be responsible for any third party rights /claims or dues on the properties. 6. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. The intending bidders should make their own independent inquiries regarding encumbrances/ title of properties, statutory liability /tax liability /arrears of property tax etc. The Properties can be viewed by login to the website https://baanknet.com. For Physical Inspection of the property Authorized Officer can be contacted during working hours. 7. The successful bidder / purchaser would bear all taxes including TDS @ 1% of sale price payable on purchase of property (if sale price is Rs.50 lakhs/- & above) and the taxes payable to service provider for conducting online sale. Also the fees payable for execution of sale certificate such as stamp duty, registration fee, etc. shall be borne by the successful bidder. 8. Unsuccessful bidder shall take up with BAANKNET on their own for refund of EMD. Authorized officers shall not be responsible for refund of EMD. 9. The authorised Officers/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn /postpone /cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there of. 10. The Sale certificate will be issued in the name of purchasers /applicants only and will not be issued in any other names. 11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration. The Earnest Money Deposit shall not bear any interest. The Successful bidders shall have to deposit 25% of the sale price including EMD already paid, immediately before the end of next working days on acceptance of Bid price by the authorized officer & the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidders would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidders shall have no claim/right in respect of property/ amount. The intended buyers who wants to get registered with the website and to submit the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact the customer care at 8291220220 or support.baanknet@psbancall.com and for any property related query may contact Authorized Officers at their respective phone numbers OR at Ghaziabad_Zonal Office at 0120-2404135. Sale will be done by the Authorized Officers through e-auction platform provided in the website https://www.baanknet.com/eauction-psb/bidder-registration Note: All interested bidders may inspect the property and its related documents/visit the site after contacting the AO/Branch from 05.03.2026 to 07.03.2026 during working hours only and no request for site visit shall be entertained thereafter or prior to the date mentioned. For detailed terms and conditions of the sale, please refer to the link provided in https://www.bankofindia.co.in						
Date: 19.02.2026, Place, Ghaziabad						
Authorised Officer, Bank of India						

 सेंट्रल बैंक ऑफ इंडिया Central Bank of India		Regional Office Jail Chungi, Meerut (U.P.), E-mail: recvmeerro@centralbank.co.in					
E-AUCTION SALE NOTICE Sale notice for sale of immovable properties							
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & Rule 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) that the below described immovable property/properties mortgaged/charged to the Central Bank of India, Secured Creditor, the Sombolic possession of which has been taken by the Authorised Officer of Central Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is", on 07.03.2026 between 11:00 AM to 02:00 PM, for the recovery of dues to the Central Bank of India, Secured Creditor from the following Borrower (s) and Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) of the property is furnished below.							
Sl. No.	Name and address of Borrowers/Guarantor	Details of the Secured Asset	Date of Possession	Date of Demand Notice & O/S Dues Reserve Price EMD Price Bid Increase Amt.			
Date of E-Auction 07.03.2026 between 11:00 PM to 02:00 PM & Last Date & Time for Submission of EMD (online) is on or before : 07.03.2026 upto 2:00 PM							
1	BRANCH: COURT AREA, SAHARANPUR Borrowers: 1. Shri Anchal Kumar S/o Shri Kanwar Pal. 2. Smt. Sunita Devi W/o Shri Anchal Kumar, Both R/of 2/C Punjabi Bagh, Near Shiv Mandir, Saharanpur [U.P.] - 247001. Guarantors: 1. Shri Sushil Kumar S/o Shri Purushottam Singh, 2. Smt. Shivlesh Devi W/o Shri Sushil Kumar, Both R/o 2C/45 Gangapuram Colony, Hakikat Nagar, Saharanpur [U.P.] -247001.	All part and parcel of Residential Property (Land & Building), situated at Plot No. 33, pertaining to Khasra No. 1483/3, measuring 115.56 sqr. yards (96.62 sqr. mtr.) at Village Shekhpura Kadim, Dar Abadi Gangapuram Colony, Saharanpur - 247001, in the names of Shri Anchal Kumar s/o Shri Kanwar Pal & Mrs. Sunita Devi w/o Shri Anchal Kumar as per sale deed No.1608 dated 19.02.2021 registered in sub registrar office Saharanpur. Bounded as under: North: Road 20 feet wide, South: Plot of other person, East: Plot No. 34, West: Remaining part of Plot No.33.	20.10.2023 (Symbolic) 31.07.2023	Rs. 17,56,000/- Rs. 1,75,600/- Rs. 20,000/-			
2	Branch: Jail Chungi, Meerut Borrowers: 1. M/s Harshvardhan Enterprises Prop. Shri Ishaan S/o Shri Subodh Kumar, Address 1: Plot No. 10, Rajvansh Vihar, Garh Road, Meerut - 250002. Address 2: C-74, Gangadham Colony, Ganganganagar, Meerut - 250002. 2. Shri Ishaan S/o Sh. Subodh Kumar, Address: C-74, Gangadham Colony, Ganganganagar, Meerut- 250002. Guarantors: 1. Sh. Subodh Chokker S/o Sh. Rakam Singh, Address: C-74, Gangadham Colony, Ganganganagar, Meerut - 250002. 2. Smt. Anuradha W/o Sh. Subodh Chokker, Address: C-74, Gangadham Colony, Ganganganagar, Meerut - 250002.	A Residential House constructed on Plot No. C-74, measuring 114 square meters, situated in Ganga Dham Colony, Phase-3rd, in Khasra No. 137, Mawana Road, Revenue Village Rajpura, Pargana, Tehsil and District Meerut in the name of Smt. Anuradha w/o Shri Subodh Kumar. Bounded as under: North-Other's Property, South- Property Constructed on Plot No. C-75, East- Property Constructed on Plot No. C-85, West- Road 9 meters wide.	25.07.2025 (Symbolic) 13.05.2025	Rs. 90,00,000/- Rs. 9,00,000/- Rs. 50,000/-			
3	Branch: Clock Tower, Saharanpur Borrowers: 1. Shri Salauddin S/o Shri Rafeek Ahmed. 2. Shri Islamuddin S/o Shri Rafeek Ahmed, Both residents of: Chaudhary Vihar, Telephone Exchange, Behat Road, Saharanpur.	Residential Property (Land & Building), situated at Part of Plot No. 1, pertaining to Khasra no. 271 M, admeasuring 50 sqr yards, Dara Kottala, Swad Barion, Dar Abadi, Pragati Vihar Colony, Saharanpur, in the names of Shri Islamudding and Shri Salauddin, both sons of Shri Rafeek Ahmed. Bounded as under: North: Part of Plot No. 1, now house of Shabnam, South: Way 20 feet wide, East: Way 20 feet wide, West: Part of Plot No. 1, now house of Ansar Ahmed.	19.09.2025 (Symbolic) 09.05.2025	Rs. 22,48,000/- Rs. 2,24,800/- Rs. 20,000/-			
4	BRANCH: SUGAR MILL TRIVENI, KHATAULI, MUZAFFARNAGAR Borrower: Shri Abdul Dayyan S/o Shri Jameel Dayyan Address: Budhana Road, Mohalla Islam Nagar, Ward No. 24, New Ward No. 18, Khatauli, District Muzaffarnagar (UP). Guarantor: Shri Jameel Dayyan S/o Shri Nasroo, Address: Village Mandwara, Budhana, District Muzaffar Nagar.	Residential House (Land & Building) admeasuring Area 66.71 sqr mtr, situated at Budhana Road, Mohalla Islam Nagar, Ward No. 24, New Ward No. 18, Khatauli, District Muzaffarnagar (UP), in the name of Shri Abdul Dayyan s/o Shri Jameel, Bounded as under: North- House of Kalsun, South- House of Shamshad, East- Raasta 12 feet wide, West- Plot of Anwar.	20.05.2024 (Symbolic) 31.01.2024	Rs. 12,30,000/- Rs. 1,23,000/- Rs. 10,000/-			
5	Branch: Sugar Mill Triveni Khatauli Borrowers: Mr. Kasimuddin S/o Mr. Salimuddin & Mr. Najmuddin S/o Mr. Salimuddin, House No. 88, Mohalla Balakram, Khatauli-251201 [Distt. Muzaffar Nagar].	All part and parcel of Residential House, bearing H. No. 88, Ward No. 23, Mohalla Balakram, Khatauli, Muzaffarnagar, UP - 251201, admeasuring 192.89 sqr. mtr., in the names of Mr. Kasimuddin s/o Mr. Salimuddin and Mr. Najmuddin s/o mr. Salimuddin. Bounded as under:- North- Plot of Seller i.e. Shri Radhey Shyam + Rekha Rani, South-Property of Mandir, East- House of Vinod and Kallu, West- Raasta 10 feet wide.	01.08.2023 (Symbolic) 01.11.2022	Rs. 26,09,000/- Rs. 2,60,900/- Rs. 20,000/-			
6	Branch: Khatauli Borrower: Mr. Karan Singh S/o Mr. Baljeet, Address: Khasra No. 1522 Mohalla Tirath Colony, Near railway line, Tehsil Khatauli, Muzaffarnagar, Uttar Pradesh - 251201. Guarantor: Mr. Naresh Kumar S/o Mr. Mahendra Singh, Address: Dayal Puram Khatauli, Muzaffarnagar, Uttar Pradesh- 251201.	Property No.1. West side Plot admeasuring Area 220.605 sqr mtrs, situated at Khasra No. 1522, Khatauli Urban, Tirath Colony, Khatauli, Tehsil Khatauli Distt. Muzaffarnagar, in the name of Mr. Karan Singh S/o Mr. Baljeet. Bounded as under: North- Raasta 16' feet, South- Plot Seller, East- Plot Seller & West- Plot Seller. Property No. 2. East side Plot admeasuring Area 220.605 sqr mtrs, situated at Khasra No. 1522, Khatauli Urban, Tirath Colony, Khatauli, Tehsil Khatauli Distt. Muzaffarnagar, in the name of Mr. Karan Singh S/o Mr. Baljeet. Bounded as under: North- Raasta 16' feet, South- Plot Seller, East- Property Railway Department & West- Plot Purchaser.	20.06.2025 (Symbolic) 19.03.2025	Rs. 90,00,000/- Rs. 9,00,000/- Rs. 50,000/-			
7	Branch: Meerut City Borrowers: 1. Shri Dilshad Qureshi s/o Shri Islamuddin. 2. Shri Mohd. Ujair s/o Shri Dilshad Qureshi. 3. Smt. Shabana w/o Shri Dilshad Qureshi, All residents of: H. No. 178, Ravindra Puri, Meerut & H. No. 4 B, C Type, Jali Kothi, Patel Nagar, Meerut - 250002 [UP]. Guarantor: (1) Mrs. Aysha Praveen, (2) Mr. Mohd. Yunus, Both Residents of: 444/1, Purwa Ahamad Nagar, Kaiser Garj, Meerut.	Residential Property (Land & Building), situated at Part of Residential House; Nagar Nigam No. 180 C.B. Quarter No. 4 -B, Type C, Jali Kothi, Patel Nagar, Meerut - 250002, admeasuring 61.63 Sqr. Mtr., in the names of Shri Dilshad Qureshi s/o Shri Islamuddin, Shri Mohd. Ujair s/o Shri Dilshad Qureshi & Smt. Shabnam w/o Shri Dilshad Qureshi. Bounded as under: North- House of Hazi Naem, South-House of Naushad, East- House of Mairaj & West- Road 40 feet wide.	24.10.2024 (Symbolic) 23.04.2024	Rs. 49,32,000/- Rs. 4,93,200/- Rs. 30,000/-			
8	BRANCH: SAHARANPUR Borrowers : Sh. Rakesh s/o Shri Palla & Smt. Anarkali w/o Shri Rakesh, Address: Himmat Nagar, Tyagi wali gali, Paper Mill Road, Saharanpur - 247001.	Residential Property; House situated at Khasra No. 640 & 642, admeasuring 70.00 sqr. Yards i.e. 58.52 sqr.mtr. At Wake Dara Pathanpura Z.A, Dar Abadi Bhramपुरi Colony, Saharanpur in the name of Mr. Rakesh s/o Mr. Palla. Bounded as under: North: Araji Plot of Sh. Sukhpal, South: Property of Gram Sabha, East: Property of other, West: Raasta 12 feet wide					