

HERO HOUSING FINANCE LIMITED
 Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfi.com Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148 Contact Address: Shop No 411, 4th Floor, Govindam Complex, Old RTO Road, Bhiwara, Rajasthan-311001.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
 (As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)
 Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.
 The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.
 The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned below.
 The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Date of Demand Notice Amount as per Demand Notice	Date of Possession (Constructive/ Physical)
HFHBIH022000027775, HFHBIPL122000027778	Narayan Lal Nadari, Rachna W/o of Narayan, Ladulal Gadi	17-Sep-2025 Rs.2512623/- due as 12-Sep-2025.	05.06.2026 (Physical)

Description of Secured Assets/Immovable Properties: All that piece and parcel of immovable Property Bearing Plot No. 108, Aaraj No. 23/92, Nagar Vikas Ngr., Bhiwara, Revenue Village Aslun, District Bhiwara, Rajasthan-311001, Area Measuring 1485 Sq. Ft. Along with All Common Amenities Written in the Title Documents. Plot No.107 Bounded By: North- 40 feet Wide Road; East- Others property; West- Plot No.109 & 110; South- Plot No.113 & 114;

Date: - 10.06.2026 Sd/- Authorised Officer, For Hero Housing Finance Limited

varthana Varthana Finance Private Limited
 Registered Office at: No. 58C-110, Varsadhi, Outer Ring Road, Service Road, 3rd Block, HRBR Layout, Kalyan Nagar, Bangalore-560043, Website: www.varthana.com, Email: care@varthana.com, Phone: 080-68455777, Branch Office: :: 1st Floor, "Shri Vinayak", A 106, Akhaliya Vikas Yojana, Akhaliya Circle, Chopansi Road, Jodhpur-342003.

PUBLIC NOTICE FOR AUCTION FOR SALE OF IMMOVABLE PROPERTY
 Auction Sale Notice For Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, read with Rule 8(1) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Mortgagor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of M/s. Varthana Finance Private Ltd., Jodhpur (Formerly known as Thirumani Finance Private Ltd), will be sold on 29-06-2026 (Monday) at 1 p.m., "As is where is", "As is what is", and "Whatever there is" basis, for recovery of below mentioned loan account. The details of the Borrower(s)/Mortgagor(s) Secured Assets/ Dues/ Reserve Price/ Auction date, time, EMD & Bid increase amount are mentioned below:

Name of The Borrowers/Mortgagor(s) : 1. M/s. Adarsh Vidhya Mandir Shikshan Sansthan, Represented by its Authorised Signatory, 2. M/s. Shri Adarsh Shikshan Sansthan, Represented by its Authorised Signatory, 3. Mr. Shyam Lal Bidyasar S/o Jawama Ram Bidyasar, 4. Mr. Sohan Lal, S/o. Amba Lal Sevag, 5. Mrs. Anju Devi, W/o. Mohan Ram, Loan Account No. S19JDD-JOD-009171, U21JDD-JOD-016272, U21JDD-JOD-016863 and U20JDD-JOD-015945

Details of Total Outstanding Amount in Rupees: Rs.99,87,870/- (Rupees Ninety Six lakh Ninety Nine Thousand Eight Hundred Seventy Only) as on 03-06-2026, together with further agreed contractual rate of interest plus legal costs/charges, till realization of the entire amount.

Details of Immovable Property: All that piece and parcel of the property bearing Kharsa No. 312/1, admeasuring 21979.90 Sq. Ft. Situated at Degana, Nagar, Rajasthan and bounded as under, East By: Road, West By: Land of Kanika Lal, North By: Land of Shyam Lal, South By: Land of Pukhraj, The Reserve Price of the above Property will be Rs.57,35,051/- and the Earnest Money Deposit will be (EMD 10% of Reserve Price) Rs.5,73,505/-

Known Encumbrances, if any: Nil

Intending bidders should submit their EMD amount and Bid amount along with KYC documents (PAN Card and Aadhaar/Voters ID/Driving Licence) and Rs. 1,000/- being Non-refundable Tender fee by way of Demand Draft/ Pay Order drawn on a Scheduled Bank, favoring "M/s. Varthana Finance Private Limited", payable at Jodhpur before 11 a.m. on or before 29-06-2026 (Monday).

The Auction will be held at 1st Floor, "Shri Vinayak", A 106, Akhaliya Vikas Yojana, Akhaliya Circle, Chopansi Road, Jodhpur-342003 on 29-06-2026 (Monday) at 1.00 p.m.

For detailed terms and conditions of the Sale, please refer to the link provided in Company's website i.e. : www.varthana.com.

The prospective bidders may contact the Authorized Officer Mr. Dharm Raj Meena - Phone No.9928147686, Mr. Nikhil Mishra - Phone No. 738062660.

Date: 10-06-2026, Place : Bangalore Sd/- Authorised Officer, Varthana Finance Private Limited

INDUSIND BANK LIMITED
 Registered Office: 2401, Gen. Thimmayya Road (Cantonment), Pune-411001
 Consumer Finance Division: New No.34, G.N Chetty Road, T Nagar, Chennai-600175
 State Office: IndusInd Bank Ltd, CPO AH Branch First Floor Plot No. B-10 110 J Bhatra Kor Colony Link Road, Mansarovar Jaipur Rajasthan 302020

POSSESSION NOTICE
 (Under Rule 8(1) of Security Interest (Enforcement) Rules, 2002)
 Whereas the undersigned being the Authorized Officer of M/s IndusInd Bank Ltd under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter called the Act) and in exercise of the powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, (hereinafter called the Rules) has issued demand notice to the below mentioned Borrower/Guarantors to repay the amount with 60 days from the date of receipt of the said notice.
 The borrower(s) having failed to repay the said amount with further interest within the said period, notice is hereby given to the Borrowers in particular and to the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the said Rules on this date mentioned against the name of the Borrowers/Guarantors Any dealings with the said properties shall be subject to the prior charge of M/s IndusInd Bank Ltd. for the amounts mentioned against the borrowers and incidental expenses cost, charges and interest thereon. The borrower's attention is invited to Provisions of Sub-Section (8) of section 13 of the Act, in respect of the time available to redeem the secured assets

S. No	Name of Borrower /Guarantor, Loan Agreement No.	Demand Notice Date Possession Date	Outstanding Amount
1.	Borrower: GIRDHARI SINGH RATHORE S/O JEEVAN SINGH RATHORE Co-Borrower(s): MRS. MANJU KANWAR W/O GIRDHARI SINGH RATHORE Agreement No. RJJ05323M Dated 29.07.2020	27.05.2025 Possession Date 05.06.2026	Rs.5,98,171.83/- (Rupees five lakh ninety eight thousand one hundred and seventy one and eighty three paise Only) as on 27.05.2025

Description of the Mortgaged Property: All the part and parcel of Property admeasuring at Unit No. S-01, Second Floor situated at Plot No. D-41, Scheme Manglam City, Block-D, Gram Hathoi, Kalarwar Road, Jaipur, Admeasuring 750 Sq. Ft. (Hereinafter referred as "the Said Property"). Four Corners of the said property: East by: Road 40' wide, west by: Plot No. D-3, North by: Plot No. D-40, South by: Plot No. D-42

S. No	Borrower: MR. NAVREER SINGH S/O MOOL SINGH Co-Borrower(s): MRS. SANTOSH KANWAR W/O MOOL SINGH Agreement No. RPP0547M Dated 31.07.2023	Demand Notice Date Possession Date	Outstanding Amount
2.	02.12.2025 05.06.2026	Rs.22,06,453.92/- (Rupees Twenty Two Lakhs Six Thousand Four Hundred and Fifty Three and Ninety Two Paise Only) as on 30/11/2025	

Description of the Mortgaged property: ALL THE PROPERTY ADMEASURING AT PLOT NO. 249, BASANT VIHAR C, LALCHANDPURA, NIWARU ROAD, JAIPUR, RAJASTHAN, PINCODE-302012. Bounded as: EAST BY: ROAD 30' wide, WEST BY: OTHERS PLOT, NORTH BY: PLOT NO. 248, SOUTH BY: PLOT NO. 250

Date: 05.06.2026 Sd/- (Authorized Officer), For IndusInd Bank Limited, Place: Rajasthan

Kotak Mahindra Bank Limited
 Corporate Identity Number - L65110MH1985PLC03813 Registered Office: 27, BKC, C-27, 6 Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051 Branch Office: 2nd Floor, Ambadeop Building, K.G. Marg New Delhi 110011

Notice Regarding Possession of Immovable Property u/s 13(4) of SARFAESI Act, 2002 r/w. Rule 8(1) of Security Interest (Enforcement) Rules, 2002.
 Whereas, The undersigned being the Authorized Officer of the Kotak Mahindra Bank Ltd. under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, had issued a Statutory Demand Notice dated 14th March, 2026 calling upon the parties: 1) Megha Jethaji Texafine Private Limited (Director/Mortgagor), 2) Mr. Anirudh Garg (Director/ Guarantor), 3) Mr. Amar Chand Garg (Director/Mortgagor), 3) Mr. Sanju Prasad Garg (Director/Guarantor) and Mrs. Shilpa Devi (Guarantor) to repay the amount mentioned in the said notice being Rs. 11,31,06,992.78 (Rupees Eleven Crores Thirty One Lakhs Six Thousand Nine Hundred and Ninety Two Rupees and Paise Seventy Eight) outstanding as on 16th February, 2026, together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from 17th February, 2026 until payment/realization ("outstanding amount"), more particularly stated in the said Statutory Demand Notice.

The aforementioned Borrower/Guarantor(s)/Mortgagor(s) having failed to repay the amount, notice is hereby given to the Borrower/Guarantor(s)/Mortgagor(s) and the public in general that the undersigned has taken the Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the SARFAESI Act read with Rule 8 of the above said Rules on this 5th Day of June 2026.

The aforementioned Borrower/Guarantor(s)/Mortgagor(s) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Kotak Mahindra Bank Ltd. for the aforementioned outstanding amount. The Borrower/Guarantor(s)/Mortgagor(s) attention is invited to the provision of Section 13(8) of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Property Details-A: Details of the security mortgaged
 Plot No. 319, Zone-F, Kh. No. 498/79 Temawas, Balotra Admeasuring area 2307.46 Sq. Mtr. Together with all existing buildings and structures thereon and building and structures as may be erected/constructed thereupon any time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to earth, both present and future. Bounded by: East: Rasta, West: Khata No. 498/79, North: Plot No. 320, South: Plot No. 320A

Property Details-B: Details of the security mortgaged
 Property Situated at Plot No. 320, Zone-F, Kh. No. 498/79 Temawas, Balotra Admeasuring area 2317.91 Sq. Mtr. Together with all existing buildings and structures thereon and building and structures as may be erected/constructed thereupon any time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to earth, both present and future. Bounded by: East: Rasta, West: Khata No. 498/79, North: Plot No. 319, South: Plot No. 320A

Property Details-C: Details of the security mortgaged
 Property Situated at Plot No. 04, Kh. No. 138/1, Jerala Road Pittay Colony, Balotra Admeasuring area 590.50 Sq. Yds together with all existing buildings and structures thereon and building and structures as may be erected/constructed thereupon any time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to earth, both present and future. Bounded by: East: Rasta, West: Industrial Area, North: Plot of Ramprasad, South: Plot of Saraswati

Property Details-D: Details of the security mortgaged
 Property Situated at Plot No. 320A, Zone-F, Kh. No. 498/79 Temawas, Balotra Admeasuring area 2333 Sq. Mtr. Together with all existing buildings and structures thereon and building and structures as may be erected/constructed thereupon any time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to earth, both present and future. Bounded by: East: Rasta, West: Khata No. 498/79, North: Plot No. 320, South: Plot No. 321

Date: 05-06-2026 Sd/- For Kotak Mahindra Bank Limited, Place: Balotra Authorized Officer

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

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)
 Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and year mentioned below.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of UGRO Capital Limited for the amount mentioned in the notice together with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1	1) BALAJI CONFRATIONARY 2) MANJU DEVI BRAHMBHAT 3) PREMCHAND BRAHM-HATT Loan Account Number: UGBHWS0000072771	Demand Notice dated 04/03/2026 for an amount of Rs.26,69,465.00/- (Rupees Twenty Six Lakh Sixty Nine Thousand Four Hundred Fifty Five Only) As on 28/02/2025	All that part and parcel of immovable property bearing patt no. 1363362 ad-measuring 49.16 meter sq ft situated at Mandagahar Bhiwara Rajasthan 31604 and bounded by North: Road, South: kenal of Jalesher Pond, East: Mr. Narayan Ram Bhat, West: Road.	05.06.2026

Date: 10/06/2026, Place: RAJASTHAN Sd/- Authorised Officer, For UGRO Capital Limited

U GRO U GRO Capital Limited
 B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)
 Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), Mumbai- 400070 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and year mentioned below.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of UGRO Capital Limited for the amount mentioned in the notice together with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sl. No.	Borrower Details	Demand Notice	Possession Date
1	1) KRIM ENGINEERING 2) DIMPAL MALI 3) GOPAL LAL MALI 4) MANISH MALI Loan Account Number: HCFUDPSEC0001031919	Demand Notice dated 04-Feb-2025 for an amount of Rs. 95,73,645.58/- (Rupees Ninety-Five Lakh Seventy-Three Thousand Six Hundred Forty-Five and Paise Fifty-Eight Only) as on 03.02.2025	09.06.2026

Mortgaged Property: All that part and parcel of the immovable property bearing Residential Plot of Kharsa No. 15559 situated at Gram Panchayat Khamnor, Tehsil Nathdwara, Rajasmand Measuring Approx 944 Sq. Ft. Bounded as North – Aam Rasta, South- Main Road, East- House of Nandlal S/O Jagannath Ji Pal, West- House of Motilal All that Piece and Parcel of Immovable Property being Residential Flat No. 403 at 4th Floor of "Anant Shree Apartment –A" situated & Constructed on Plot No. E-3 of Kharsa No. 2301-2311, 2315-2317, 2319- 2341, 2344-2354, 2356, 2357, 2360mtr. 4642/2369, 2361-2363, 2368, 2369, 2391, 2393-2395, 2423-2431, 2433-2441, 2444-2486, 2490-2493, 2495-2501 at Revenue Village Bhiwara, Udaipur Measuring Approx. 1300 Sftt Bounded as North- Other Plot South- Flat No. 404, East- Road, West- Flat No. 401

Date: 10/06/2026, Place: RAJASTHAN Sd/- Authorised Officer, For UGRO Capital Limited

ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ Punjab National Bank
 ARMB: West Delhi, Second Floor, Vikrant Tower, Rajendra Place, New Delhi – 110008 e-mail: cse8334@pnbs.bank.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Date: 02-06-2026
 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 hereby given to the Borrower(s) and the public in general that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical symbolic possession of which has been taken by the Authorized Officer of the Bank's Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit to be as mentioned in the table below against the respective property.

Name of the Branch: ARMB: West Delhi	Details and full description of the immovable property	(A) Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002 (B) Outstanding Amount as on 31.01.2025 (C) Possession date u/s 13(4) of SARFAESI Act, 2002 (D) Nature of Possession (Symbolic/ Physical/ Constructive)	(A) Reserve Price (B) EMD (C) Bid Increase Amount	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
M/s Bell Diamond Aluminium Private Limited	1. Entire First Floor without Roof Rights of B.U.I.I. 1/1 Freehold Property Bearing No. 99, Measuring 155.94 Sq. Mtrs (186.53 Sq. Yds). Situated in the Layout Plan of Public Sector (P&T) Employee Co-op. House Building No. 1122403 Society Ltd, Known as Sandesh Vihar, Pitampura, Delhi – 110034 with Common Passage and Staircase along with 33% Undivided Share in Land underneath the name of M/s Neera Metal Company Through its Proprietor namely Smt. Namrata Bhatia	(A) 01.02.2025 (B) Rs 21,06,47,133.49/- (C) 30.05.2025 (D) Symbolic	(A) 3.26 Crore (B) Rs. 32,60,000/- (C) Rs. 2.00 lakh	On 29.06.2026 11:00 AM To 04:00 PM	Not known
M/s Bell Diamond Aluminium Private Limited (Through its Director/authorized representatives namely Suhail Singh, Namrata Bhatia, Parvinder Singh Bhatia)	2. Industrial Plot No. at G1-127, RIICO Industrial Area, Khushkhera, Bhiwadi, Alwar, Rajasthan-301019. Mobile: 9818878200 Sh. Suhail Singh (Director/Guarantor of M/s Bell Diamond Aluminium Private Ltd)	(A) 01.02.2025 (B) Rs 21,06,47,133.49/- (C) 30.05.2025 (D) Symbolic	(A) 3.06 Crore (B) Rs. 30,60,000/- (C) Rs. 2.00 lakh	On 29.06.2026 11:00 AM To 04:00 PM	Not known

TERMS AND CONDITIONS OF E-AUCTION SALE

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
 - The auction sale will be "online through e-auction" portal <https://Baanknet.com>.
 - The intending Bidders/ Purchasers are requested to register on portal <https://Baanknet.com> using their e-mail-id and mobile number. The process of e-KYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration fee of Rs. 10,000/- shall be paid by the bidder(s) in favour of "The Authorized Officer, Punjab National Bank, A/C (Name of the A/C) Payable at". In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
 - The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
 - <https://Baanknet.com>
 - www.pnb.bank.in
- The intending bidder(s) of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal <https://Baanknet.com>.
- Bidder's e-Wallet should have sufficient balance (=EMD amount) at the time of bidding.
- During the e-auction, successful bidder's bid will be higher bid and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.
- It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
- In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the Baanknet portal.
- After finalization of e-Auction by the Authorized Officer, any successful bidder will be informed by our above referred service provider through SMS and email. (On mobile no. email address given by them/ registered with the service provider).
- The secured asset will not be sold below the reserve price.
- The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/C (Name of the A/C) Payable at". In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of payment of remaining 75 % of the bid amount/full deposit of BID amount.
- The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjudicate/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The undersigned shall not be responsible for any error or omission in the specification.
- All statutory dues/attendances/charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or any person in respect of properties (E-Auctioned) or known to the bank. The intending Bidders/ Purchasers are advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
- Its opinion to the Bank to appoint a representative and make self-bid and participate in the auction.
- The authorized officer shall not be responsible for any variation or discrepancy between the physical area of the property and the area mentioned in registered title documents. It is the sole responsibility of the intending bidder to verify and satisfy themselves regarding the actual dimensions and extent of property before participating in the auction.

For detailed terms and conditions of the sale, please refer <https://Baanknet.com> or www.pnb.bank.in

Date: 02-06-2026 Place: Delhi. Authorized Officer Punjab National Bank Secured Creditor

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

DEMAND NOTICE
 UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")
 The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1	1) BALAJI SANITARY & HARDWARE 2) SAJJAN SINGH DEVPURA 3) KUNAL DEVPURA, 4) VIJAY LAXMI DEVPURA LAN – UGBHWS0000075587	Demand Notice date: 28-Mar-2026 Notice Amount: 93,05,343.00/- (Rupees Ninety Three Lakh Five Thousand Three Hundred Forty Three Only) As on 28/03/2026

DESCRIPTION OF SECURED ASSET(S): - Patta No. 13, Village&Gp-Bagor, Ps-Mandal, Dist-Bhiwara 311402 Admeasuring 1974 Sq. Ft. North – Chandra Singh S/O Radhakishan Devpura, South – Public Way, East – Chandra Singh S/O Radhakishan Devpura, West – Manjula Mantri W/O Vinod Kumar.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and heretofore due to the Secured Creditor, together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility available by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited.

In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or otherwise or by any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition to and independent of all other remedies available to UGRO Capital Limited under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Date: 10/06/2026 Sd/- (Authorized Officer), For UGRO Capital Limited, authorised.officer@ugrocapital.com

YES BANK YES BANK LIMITED Branch Office: 4th Floor, Anand Bhawan, Plot No. 307, Sansar Chandra Road, Chowki Haveli, Jaipur - Rajasthan - 302001 Registered Office: Yes Bank House, Off Western Express Highway, Santacruz East, Mumbai - 400055

Ref No: SAR/16205863/RAJ Date: 08-Jun-2026

Mr. Himmat Singh Panwar (Borrower) Address: Karol Kalan, Bhiwara, Rajasthan - 311802
Mrs. Bhagwati Kanwar (Co-Borrower & Mortgagor) Address:- Karol Kalan, Bhiwara, Rajasthan - 311802

Also At:- House No. 9-E-35, Patel Nagar Yojana, Bhiwara, Rajasthan - 311001
 Also At:- Kumbha Chattrawaj Ke Pass, A-485, Azad Nagar, Bhiwara, Rajasthan - 311001

It is hereby informed to all borrowers that YES BANK Limited ("the Bank"), has granted credit facility of Rs. 7,83,000/- (Rupees Seven Lakh Eighty Three Thousand Only) vide Loan Agreement dated 23-June-2020 to Mr. Himmat Singh Panwar "the Borrower" and Mrs. Bhagwati Kanwar "the Co-Borrower" for the purpose of purchase of residential address as mentioned under the loan account No. AFPH0330064967B. Borrowers have failed to repay the dues, hence, Bank initiated legal actions under SARFAESI Act, 2002 and as per order of Hon'ble Chief Judicial Magistrate, Bhiwara, Authorized Officer took physical possession of the property mentioned in Schedule - I on 17-Dec-2025.

At the time of taking physical possession of property as mentioned in Schedule-I, the property was locked and Borrower/Co-borrower/Guarantors not presented at mortgaged property, and moveable items were lying in the said property and inventory of these items were prepared accordingly. We hereby intimate to Borrower/Co-borrower/Guarantors to contact the Officer of the bank (Mr. Anil Kumar on contact No. 7027029485) and take back the movable assets/ inventory lying inside the secured asset during office hours within 7 days of receipt of this notice.

If the borrowers will not take movable asset from the property, in that event, Secured Creditor shall not be responsible to maintain/preserve the movables lying in the secured asset and no claim or complaint will be heard with respect to loss or damages caused/probable assets.

Schedule - I
Detail of Mortgaged Property

All that piece and parcel of Residential House No. 9-E-35, Patel Nagar Yojana, Bhiwara, Rajasthan Admeasuring 360.0 Sq. Ft. and owned by Mrs. Bhagwati Kanwar W/o Mr. Himmat Singh Panwar and same bounded as under:
 North: Residential House No. 9-E-34 South: Residential House No. 9-E-36
 East: Road 20'0 Ft. West: Residential House No. 9-E-4

Dated: 08.06.2026 Place: Bhiwara, All Rajasthan For YES BANK LTD Authorized Officer

IndusInd Bank
 IndusInd Bank Limited Registered Office 2401, General Thimmayya Road (East Street), Cantonment, Pune - 411001, Consumer Division Corporate Office 34, G.N. Chetty Road, T Nagar Chennai 600017 Regional Office 5th Floor Unique Aspire Building Gurgaon Road Near Annapuri Circle, Vashi Near Jaipur Rajasthan.

POSSESSION NOTICE
 [See Rule 8 (1)]
POSSESSION NOTICE
 Whereas, The undersigned being the Authorized Officer of the IndusInd Bank Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 24/07/2025 calling upon the Borrowers / Mortgagor/ Guarantor Mrs. Kamlesh C/o Shri Het Ram, Mr. Shankar Lal Goyal S/o Amar Chand Goyal, to repay the amount mentioned in the notice being Rs. 33,02,373.75/- (Rupees Thirty-Three Lakh Two Thousand Three Hundred Seventy-Three & Paise Seventy-Five Only) as on 17/07/2025, payable in respect of loan A/c bearing No. RJA05125M with further interest & charges until payment in full.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The Borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 5th day of June of the year 2026.

"The Borrower's attention is invited to provisions of sub section (8) of section 13 of the act, in respect of time available to redeem the secured assets."

The Borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the IndusInd Bank Ltd for an amount of Rs. 33,05,636.04/- (Rupees Thirty-Three Lakh Five Thousand Six Hundred Thirty-S