UTTAR PRADESH GRAMIN BANK
(Scheduled Bank Owned by Government)
Head Office: Gomti Nagar Extension, Lucknow-226010

Regional Office: 18, Sanjay Nagar, District Centre, Raj Nagar, Ghaziabad, Phone: 0120-2986071
E-mail: recovery.roghaz@upgb.bank.in

Undelivered Notice U/s 13(2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002

All the borrowers/guarantors mentioned herein below are notified that loan(s) availed by them from **Uttar Pradesh Gramin Bank, Uttar Pradesh Gramin Bank, Head Office: 2nd & 3rd Floor, NBCC Commercial Complex, Vardan Khand, Gomti Nagar Extention, Lucknow - 226010**, have already become NPAs.
The demand notices u/s 13(2) of the SARFAESI Act, 2002 were sent to them through Registered Post have been returned/undelivered. We have indicated our intention of taking possession of securities owned by them, the title holders with brief details mentioned against the accounts, as per section 13(4) of the Act in case of their failure to pay the amount mentioned against their account within 60 days.

Name of the Branch	Name of the Borrower/Guarantor (Owner of the Property)	Description of the Property mortgaged	Date of Demand Notice/NPA	Amount outstanding as on date
Madhav puram	**Borrower: Rais Ahmad** S/o Mohd. Haneef, Address Plot No. A-82, Khasra No. 3156, Golden Eidgah Colony, Near Ekminar Masjid, Meerut, Pin 250002, Mobile: 9319943505. **Borrower Address:** Plot No. H.No. 773/4, South Islamabad, Meerut, Pin 250002. **Guarantor: Mohd. Zishan** S/o Mahmood Ahmad, H.No. 25/1,26, Purwa Abdulwali, Bhagat Singh Market, Meerut, Pin 250002, Mobile 9997166791. **A/c: 9154NC00003999 & 9154TU00000043.**	A residential house, bearing Plot No.A-82, part of Khasra No-3156, Situated at Golden Eidgah Colony, Tehsil & Dist- Meerut **Measuring:83.61 sq.mt.**, **Bounded on East:** 45 feet/Plot No-A-81 of Naem Khan, **West:** 45 feet/Plot of Haji Mustaq, **North:** 20 feet/Plot No-A-83 of Vakeel Khan, **South:** 20 feet/ Rasta 20 feet wide, The title deed of said property is registered with SR Meerut on 02-02-2024 in Bahi No. 1 Zild No. 15594 Page No.235-252 at Sl. No. 1383.	Demand Notice 19.06.2026 NPA Notice 01.06.2026	Rs. 27,78,135.45 + intt + other charges.

The Borrowers/Guarantors are advised to pay the amount outstanding with interest and other costs within 60 days from the date of publication referred to above further action under SARFAESI.

Date: 18.07.2026 **Authorised Officer, Uttar Pradesh Gramin Bank**

UMMEED HOUSING FINANCE PVT. LTD
CIN: U64990HR2016PTC057984
Regd. Off.: 2009-2014, 20th Floor, Magnum Global Park, Golf Course Extn. Road, Sector 58, Gurugram-122011

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under Rule 8(5) Read with 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) whose details are given in below mentioned table 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 **M/s Ummeed Housing Finance Pvt. Limited** secured creditor on **15.07.2026,** pursuant to assignment of debt in UHFPL, will be sold on **21.08.2026 "As Is Where Is", "As Is What Is",** and "Whatever There Is" basis for realization of company's dues.

Description of the Immovable Property with Known Encumbrance, if Any
Property Description: All that part and parcel of property having land area 512 Sq. Ft. i.e. 47.58 Sq. Mtrs. part of Khata-Khatoni No. 133, Khasra No. 258KH MI, Dimention East to West 32Ft, North to South 16Ft. Situated at - Village Khatola, Tehsil Gadarpur, District Udhamsingh Nagar. Bounded as- East- House of Aman Dhali West- Rasta 10 Ft. North- Others Land South- Rasta 10 Ft.
Auction to be conducted at Ummeed office- 2nd Floor, SGAD Complex, Civil Line, Rudrapur, Udham Singh Nagar, Uttarakhand - 263153

Borrower/s & Guarantor/S Name & Address	1. Date & Time of Auction 2. Last Date of Submission of EMD 3. Date & Time of The Property Inspection	1. Reserve Price 2. EMD of The Property 3. Bid Increment
1. Sunil Mandal S/o Vimal Mandal (Borrower), 2. Sulekha Mandal W/o Sunil Mandal (Co-Borrower) Both above residing at- Ward No. 1, Dineshpur, Raipur, Udham Singh Nagar, Uttrakhand-263160. **Also at-** Manjushree Technopark Ltd. Plot No. 22B, 23, 23A IIE SIDCUL Pantnagar Udhamsinghnagar, Uttrakhand-263153. **LAN. Nos. LXHLD02922-230021122**	1. Auction Date: 21.08.2026 between 12:00 PM to 1:00 PM with unlimited extension of 5 minutes. 2. Last Date of Submission of EMD with KYC is 19.08.2026 up to 7:00 P.M. (IST.) 3. Date of Inspection: 17.08.2026 between 11:00 AM to 4:00 PM (IST.)	1. Reserve Price Rs. 09,85,600/- 2. EMD of the Property Rs. 98,560/- 3. Bid Increment Rs. 15000/- & in such multiples.

& LXHLD04423-240032368, Loan Agreement Date: 06-Dec.-2022 & 03-Jan-2024, Loan Amount: Rs. 700000/- Rs.+500000/-, Total Aggregate Amount Dues of Rs. 15,59,115/- as on 15-07-2026 + Further Interest and Other Charges from 16-07-2026.

Place : Gurugram
Date : 18.07.2026
Authorise Officer, Mr. Gaurav Tripathi Mob-9650055701
UMMEED HOUSING FINANCE PVT.LTD.

PHYSICAL POSSESSION NOTICE

ICICI Home Finance Registered Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051
Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
Branch Office: 307/1, 1st floor, Bishnoi Tower, Mangal Pandey Nagar, Opposite Apex Tower, Meerut- 240002

Whereas
The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below 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 the below-mentioned dates. The borrower 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 ICICI Home Finance Company Limited.
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.

Sr. No.	Name of the Borrower/ Co-Borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	Ashwani Kumar Kamboj (Borrower), Geeta Kamboj (Co-Borrower), LHMRT00001409772.	H.No. 839 Situted Mohalla Gujratiyan Pargana Tehsil Dist Shamli Shamli 1 839 Shamli Uttar Pradesh 247776 (Ref. LAN No. LHMRT00001409772). Bounded By- North: House Of Mangeram, South: House of Trilok Singh, East: 9.4 Ft Wide Gali, West: House of Prahld Singh./ Date of Possession-14-Jul-26	12-02-2024 Rs. 15,58,428/-	Meerut

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : July 18, 2026, Place: Shamli
Authorized Officer, ICICI Home Finance Company Limited

IDBI BANK

IDBI BANK LIMITED, Retail Recovery, 8th Floor, Plate B, Block 2, NBCC Office Complex, East Kidwai Nagar, New Delhi-110023 PH No-011-69297259

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)/9(1) of Security Interest (Enforcement) Rules, 2002

NOTICE FOR E-AUCTION TO BE HELD ON 06.08.2026 from 11:00 AM -12.00 PM

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immoveable properties/ secured assets mortgaged/charged to the IDBI Bank Ltd., the physical possession of which has been taken by the Authorized Officer of the IDBI Bank Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is" on **06.08.2026** for recovery of Rs. 34,74,250/- due to the IDBI Bank Ltd. from Baldeep Aurora (Borrower) & Jaya Aurora (Co-borrower) as per the Demand Notice dated 28.02.2019 plus future interest, costs and charges incurred by the bank thereon, less recoveries if any, thereafter. The **Reserve Price will be Rs.1,20,00,000/-** and the **EMD will be Rs. 12,00,000/-** . The details of the Borrower(s), Mortgagor(s) and Guarantor(s) amount due, reserve price and earnest money deposit and brief description of the immovable property is as mentioned below :-

Sr. No.	Name of Borrower/Co-Borrower/Guarantor	Date of Demand Notice and O/S Amount mentioned therein	Description of Secured Assets/Immovable Properties	Status of Possession (Physical or Symbolic)	Date of Possession	Reserve Price	Earnest Money Deposit (EMD) Amount	Last Date & Time of deposit of EMD & Bid Document	Details of a/c in which EMD be deposited through RTGS & IFSC	Date & Time of Inspection of Property	Incremental Bidding	Authorised Officer/Nodal Officer of Bank
1.	Mr. Baldeep Aurora (Borrower) & Mrs. Jaya Aurora (Co-borrower)	28.02.2019 & Rs. 34,74,250/-	FLAT NO D-1802 on 18th Floor in the Group Housing Complex JKG Palm Court situated at Plot No. GH/1-D, Sector 16 C, Greater Noida West, Gautam Budh Nagar, AREA APPROX. 2005 SQFT.	Physical	17.03.2026	Rs. 1,20,00,000/-	Rs. 12,00,000/-	05.08.2026 till 6.00 PM	Account Number-181134915010026 IDBI Bank Ltd. IFSC Code - IBKL0001811	Prospective buyers may visit on their own.	Rs. 50,000/-	Mr. Amit Rana 9990527220 Mr. Inder Pal Singh 9810780872

BRIEF TERMS AND CONDITIONS OF E-AUCTION SALE: To the best of knowledge and information of the Authorized Officer encumbrances known on the immoveable properties are described in the Tender/Bid Document, however the intending bidder should make their own independent enquiries regarding the encumbrances, title of the properties put on auction and claims/rights/dues/affecting the property prior to submitting their bid. Please note that the e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank and the Authorized Officer shall not be held responsible in any way for any third party claims/rights/dues. (2) The sale is strictly subject to the terms & conditions given in this advertisement and in the "Bid Document". Bid document can be obtained from any of our offices, on all working days or downloaded from IDBI's website i.e. www.idbibank.in and also at https://www.bankeauctions.com (3) The sale would be on e-auction platform at website through E-aucion service provider Baanknet, https://baanknet.com, https://psballiance.com. For detailed Terms and Conditions, please refer to the link provided in IDBI Bank's (Secured Creditor) website i.e., https://www.idbibank.in and/or contact AO/Nodal Officer of the Bank (4) The successful bidder will be required to deposit 25% of the sale price immediately on confirmation of the sale, inclusive of earnest money deposited. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money. (5) In case of default in depositing the 25% bid amount immediately or balance 75% of the bid amount within the prescribed period, the amount already deposited will be forfeited and secured assets will be resold. (6) All statutory dues/ attendant charges/other dues including registration charges, stamp duty, taxes extra shall be borne by the purchaser. For further details and complete Terms and Conditions, please visit www.idbibank.in and/or contact the Nodal officers/Authorized Officers mentioned above against the property.

STATUTORY 30/15 DAYS SALE NOTICE UNDER RULE 8(6) OF SARFAESI ACT 2002
The borrower/guarantors have been given notice dated 17.07.2026 as required under proviso of Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Date : 18.07.2026 **Place : Delhi** **Sd/- AUTHORIZED OFFICER, IDBI BANK LTD**

CHOICE FINSERV PRIVATE LIMITED
CIN: U74999MH2016PTC281908
Registered Office: Sunil Patodia Tower, Plot No. 156-158, J.B. Nagar, Andheri (East), Mumbai- 400099, Telephone No.: +91-22-6707 9999, Website: www.choiceindia.com, Email ID: cfpl@choiceindia.com

EXTRACT OF UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026
[Regulation 52(8), read with regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

(Amount in Lacs, except EPS)

Sl. No.	Particulars	Qtr. ending June'26	Qtr. ending June'25	Year Ended March'26
1	Total Income from Operations	4,449.44	3,878.14	15,997.31
2	Net Profit/ (Loss) for the period (before Tax, Exceptional and/ or Extraordinary items)	421.39	398.47	1,562.03
3	Net Profit/ (Loss) for the period before tax (after Exceptional and/ or Extraordinary items)	421.39	398.47	1,562.03
4	Net Profit/ (Loss) for the period after tax (after Exceptional and/ or Extraordinary items)	373.47	350.25	1,184.99
5	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	351.24	358.19	1,206.26
6	Paid up Equity Share Capital	10,275.00	10,275.00	10,275.00
7	Reserves (excluding Revaluation Reserve)	36,885.98	35,597.32	36,511.76
8	Securities Premium Account	30,964.96	30,964.96	30,964.96
9	Net worth	47,160.98	45,872.32	46,786.76
10	Paid up Debt Capital/ Outstanding Debt	64,031.86	41,680.13	58,014.75
11	Outstanding Redeemable Preference Shares	NA	NA	NA
12	Debt Equity Ratio	1.36	0.91	1.24
13	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations) - 1. Basic: 2. Diluted:	 0.36 0.36	 0.37 0.37	 1.17 1.16
14	Capital Redemption Reserve	NA	NA	NA
15	Debenture Redemption Reserve	NA	NA	NA
16	Debt Service Coverage Ratio	NA	NA	NA
17	Interest Service Coverage Ratio	NA	NA	NA

Notes: The above is an extract of the detailed format of un-audited financial results for the Quarter ended June 30, 2026 which have been reviewed by the Audit Committee in its Meeting dated July 15, 2026 and subsequently approved by the Board of Directors in their meeting held on July 16, 2026, subjected to the limited review by the Statutory Auditors of the Company and filed with the Stock Exchange under regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the quarterly/annual financial results and other line items referred in regulation 52(4) of the Listing Regulations are available on the website of BSE Limited at www.bseindia.com and on the website of the Company at www.choiceindia.com.

For and on behalf of Board of Directors of Choice Finserv Private Limited

Sd/-
Mr. Vijendra Singh Shekhawat
(Director & CEO)
DIN: 09435913

Place : Mumbai
Date : July 17, 2026