pnb Housing Finance Limited
Ghar Ki Baat

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

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi–110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.PITHAMPUR: 1st Floor, Indrasan Tower-2, Plot No 59, 60, 67 & 68 Situated At Sanskar Velly, Behind Sbi Bank, Mhow-Neemuch Road, Sec-1, Pithampur, Madhya Pradesh-454775, **B.O.UJJAIN:** Office No 103, 1st Floor, Smart trade, Bhoj Marg, Freegunj, Ujjain, Madhya Pradesh-456001, **B.O.INDORE:** EB Sch. No. 94, 244, 1st Floor, Ring Rd, Opp. Bombay Hospital, EB Sector, Scheme No 94 Sector EB, Indore, Madhya Pradesh - 452001, **B.O.MANDSAUR:** Plot No. 40, M.N. 39, Survey no. 37, Mira Colony, Village Kityani,Rani Laxmi Bai Choraha, Sanjeet Naka, Mandsaur - 458001, Madhya Pradesh.

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses-sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submision of Bid (G)	Bid Incr-emental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encum-brances/Court Case if any (K)
NHL/RPIT/0923/1165924, Arpit Tiwari / Harshita Dwivedi, B.O.: ROSHNI_PITHAMPUR	**Rs. 32,68,237 & 18-10-2024**	Physical Possession	Shop No 6 And 7, Ground Floor, Veer Sawarkar Market, Bojhaket Market, Pandey Ki Haveli, Municipal Plot No 83 84 Old No 14 And 107 108 Ward No 59 Tehsil And District Indore, Indore, Madhya Pradesh-452007, India.	**Rs. 23,06,000**	**Rs. 2,30,600**	26/10/2026	**Rs. 10,000**	15-10-2026 12:00pm to 04:00pm	27-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/RUJJ/0524/1256714, Teena Jaiswal / Rahul Jaiswal /Vishal Choukse, B.O.: ROSHNI_UJJAIN	**Rs. 21,27,840 & 15.10.2025**	Physical Possession	West Part Of Plot, No 579 Gram, Siddharth Nagar, Village Nainod, Indore, Madhya Pradesh-453112, India.	**Rs. 15,21,000**	**Rs. 1,52,100**	26/10/2026	**Rs. 10,000**	24-10-2026 12:00pm to 04:00pm	27-10-2026 2PM to 03:00PM	NOT KNOWN
HOU/RIND/0424/1242899, Teena Vishwakarma / Deepak Vishwakarma / Pankaj Vishvkarma, B.O.: ROSHNI_INDORE	**Rs. 12,02,761.94 & 15.04.2025**	Physical Possession	Plot No 1756, Kundan Nagar, Survey No 221, Village Ahirkhedi, Tehsil And District Indore, Madhya Pradesh-452013, Indore, India.	**Rs. 9,22,000**	**Rs. 92,200**	26/10/2026	**Rs. 10,000**	15-10-2026 12:00pm to 04:00pm	27-10-2026 2PM to 03:00PM	NOT KNOWN
NHL/RMAN/1223/1195361, Mukesh Chandel / Manju Bai, B.O.: Roshni_Mandsaur	**Rs. 9,48,753 & 05-09-2025**	Physical Possession	Patwari Halka No 09, Village Kundkheda, The Manasa, Distt Neemuch, Manasa, Madhya Pradesh-458110, Neemuch, India.	**Rs. 6,67,000**	**Rs. 66,700**	26/10/2026	**Rs. 10,000**	24-10-2026 12:00pm to 04:00pm	27-10-2026 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ajay Bairagi, M.: 88319912127, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : Madhya Pradesh DATE :- 12.10.2026 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

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homefirst
We'll take you home

Home First Finance Company India Limited

CIN: L65990MH2010PLC240703 Website: homefirstindia.com
Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

POSSESSION NOTICE

REF: POSSESSION NOTICE UNDER SUB-RULE (1) OF RULE 8 OF THE SECURITY INTEREST (ENFORECEMENT) RULES, 2002

WHEREAS the undersigned being the Authorized Officer of HOME FIRST FINANCE COMPANY INDIA LIMITED, pursuant to demand notice issued on its respective dates as given below, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 calling upon you/Borrowers, the under named to pay outstanding dues as within 60 days from the date of receipt of respective notices. You/Borrowers all, however, have failed to pay the said outstanding dues within stipulated time, hence **HOME FIRST FINANCE COMPANY INDIA LIMITED** are in exercise and having right as conferred under the provision of sub section (4) of section 13 of SARFAESI ACT,2002 read with rules thereunder, taken **POSSESSION** of the secured assets as mentioned herein below:

Sr. No	Name of Borrowers/ Co-Borrowers/ Guarantors	Description of Mortgaged Property	Date of Demand Notice	Total O/s as on date of Demand Notice (in INR)	Date of possession
1.	**Sapna Devnarayan,Alankesh Choudhary**	**Row House-423,Survey 428/5 ,patwari halka no.55/107, Gram Sejwaya,Tehsil-Dhar, Jila- Dhar,Dhar,Madhya Pradesh, 454773, Bounded by : East-House no. 433 and 434,West-Road,North-House No. 422,South-House No. 424**	**07-08-2026**	**1,111,199**	**08-10-2026**

The borrower having failed to repay the amount, notice is hereby given to the borrower / Guarantor 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 rule on the date mentioned above.

The **BORROWERS/ GUARANTORS** and the **PUBLIC IN GENERAL** are hereby cautioned not to deal with the above referred Properties/Secured Assets or any part thereof and any dealing with the said Properties/Secured Assets shall be subject to charge of HOME FIRST FINANCE COMPANY INDIA LIMITED for the amount mentioned hereinabove against Properties/Secured Assets which is **payable with the further interest thereon until payment in full.**

The borrower's attention is invited to the provisions of subsection (8) of Section 13 of the Act, in respect of time available to redeem the secured asset.

Place: Madhya Pradesh Date: 12-10-2026 Authorised Officer, Home First Finance Company India Limited

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IndiaShelter Home Loans

INDIA SHELTER FINANCE CORPORATION LTD.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Corporate Office: 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram-122003 Haryana Tel: 1800- 532-4444,
BRANCH : Madhya Pradesh

Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitisation And Reconstruction Of Financial Assests And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(2) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Property/ies Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Properties And Any Dealing With The Property/ies Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Name Of The Borrower / Guarantor (owner Of The Property) & Loan Account No.	Description Of The Charged / Mortgaged Property (All The Part & Parcel Of The Property Consisting Of)	Date Of Demand Notice, Amount Due As On Date Of Demand Notice	Date Of Possession
MR./ MRS. JAGESHAWARI PANWAR W/O PANKAJ SHARMA & MR./ MRS. PANKAJ SHARMA S/O RAMESHWAR SHARMA 468/19 Samajwadi Indra Nagar 452001 Madhya Pradesh **(LOAN ACCOUNT NO.-**: HL45CHLONS000005049111 & LA45CLLONS000005050364 **(INDORE)**	All Piece And Parcel Of Plot No. 468 (468/19) Road No. 19, Samajwadi Indira Nagar Tehsil & Dist Indore (M.P) 452001 Indore Madhya Pradesh Total Area :- 675 Sq. Ft Or 62.72 Sq.mtr. = 45 X 15 Ft. Boundary:- (As Per Title Deed) East:- Plot No. 457, West:- Road No. 19, North:- Plot No. 469, South:- Plot No. 467. (as Per Site) East:- Owner House, West:- Road, North:- Plot No. 469/19, South:- Plot No. 467/19.	DEMAND NOTICE 11/05/2026 Rs. 442118/- (Rupees Four Lakh Forty Two Thousand One Hundred Eighteen Only) with further interest applicable from 10.05.2026 along with all cost, charges and expenses until payment in full.	06.10.2026
MR./ MRS. KUSHAL BAI W/O KRIPAL SINGH, MR./ MRS. KRIPAL SINGH S/O NATHU SINGH 09, Gram Bhanpura, Po- Agar Malwa Dist Agar Malwa, Madhya Pradesh - 465441 **(LOAN ACCOUNT NO.-**: HLAGSVLONS000005190603 **(AGAR MALWA)**	All Piece And Parcel Of One Residential Property of House No/Plot No (P) 20, Block No (B) 58, Gram Bhanpura, Teh.- Agar, Distt.- Agar Malwa, Madhya Pradesh, 465441 Total Area- 1926 Sq. Ft. Boundary:- (As Per Title Deed) East- Road Plot No.- 22; West- (house Of Shiv Singh, Antar Singh & Dilip Singh)- Pn 16, North- House Of (sonu Solanki, Kamal Singh S/o Dule Singh)- Pn 19; South- House Of (roda Singh, Kalu Singh) S/o Karan Singh Pn 21.	DEMAND NOTICE 12/07/2026 Rs. 566451/- (Rupees Five Lakh Sixty-Six Thousand Four Hundred And Fifty-One Only) with further interest applicable from 10/07/2026 along with all cost, charges and expenses until payment in full.	07.10.2026
MR./ MRS. RAHUL VERMA S/O RAMESHVAR VERMA, MR./ MRS. MOHAN BAI SEN W/O RAMESHWAR SEN Ward No 12 Purana Lodhi Mohalla Pithampur Dhar Dhar, Madhya Pradesh - 454775 **(LOAN ACCOUNT NO.-**: HL45CHLONS000005154976 **(INDORE)**	All Piece And Parcel Of One Residential Property of Plot No. 19, Survey No. 35/6/1, PH No. 37 (New 80), Kali Billod Betma, Tehsil Depalpur, Dist. Indore M.P. Pincode- 453001, Madhya Pradesh – 453001, Ph.No. 7224000524. Total Admeasuring Area: 1000 Sq.ft. Or 92.93 Sq.mtr. = 25x40 Ft. Boundary:- (As Per Title Deed) East - Other Plot, West – Road, North - Plot No.20, South - Plot No.18.	DEMAND NOTICE 12/07/2026 Rs. 1154372/- (Rupees Eleven Lakh Fifty-Four Thousand Three Hundred And Seventy-Two Only) with further interest applicable from 10/07/2026 along with all cost, charges and expenses until payment in full.	06.10.2026
MR./ MRS. SAPNA SIKDER W/O SUKHDEV KUMAR SIKDER, MR./ MRS. SUKHDEV KUMAR S/O SUNIL CHANDRA SIKDER Ward No 1 Alot Roud, Tahsil Barode Jila Agar, Madhya Pradesh - 465550 **(LOAN ACCOUNT NO.-**: HLAGSVLONS000005164457 **(AGAR MALWA)**	All Piece And Parcel Of One Residential Property Of Property Situated At Survey No. 137/1/1/2/1/1, Ward No. 21, Patwari Halka No. 16, Block Badod, Tehsil Badod, District Agar Malwa, M.p, Pincode- 465550. Total Area: - 800 Sq. Ft. Boundary:- (As Per Title Deed) East- 14 Ft Road From Seller Land; West- Seller Land; North- Seller Land; South- Seller Land.	DEMAND NOTICE 12/07/2026 Rs. 832342/- (Rupees Eight Lakh Thirty-Two Thousand Three Hundred And Forty-Two Only) with further interest applicable from 10/07/2026 along with all cost, charges and expenses until payment in full.	07.10.2026
MR./ MRS. SHYAMU BAI W/O BALU CHOUHAN, MR./ MRS. BALU SINGH S/O SARDAR SINGH CHOUHAN Ward No 02, Sonchidi, Post- Piplon Kalan, Sonchidi Po Agar-malwa, Dist Shajapur Madhya Pradesh - 465441 **(LOAN ACCOUNT NO.-**: HLAGSVLONS000005183270 **(AGAR MALWA)**	All Piece And Parcel Of One Residential Property Of Plot No 71, Survey No 239, Patwari Halka No 59, Gram Sonchidi, Tehsil Agar, District Agar Malwa, Madhya Pradesh, 465441 Total Area- 1441.84 Sq Ft. Boundary:- East- House Of Narayan Singh S/o Bapu Singh (Plot No 65); West- Road: North- House And Land Of Basant Singh & Kishan Singh (Plot No 70); South- House Of Pur Singh (Plot No 72).	DEMAND NOTICE 12/07/2026 Rs. 451743/- (Rupees Four Lakh Fifty-One Thousand Seven Hundred And Forty-Three Only) with further interest applicable from 10/07/2026 along with all cost, charges and expenses until payment in full.	07.10.2026
MR./ MRS. TANNU PANWAR, MR./ MRS. BHUPENDRA PAWAR 26 Badchhappra Dhar 454773 Madhya Pradesh **(LOAN ACCOUNT NO.-**: LA45VLLONS000005149157 **(DHAR)**	All Piece And Parcel Of Property Situated at Survey No. 120 P.H.N. 55/97, Gram Badchhapra Tehsil & Dist. Dhar, MP. Pincode- 454773 Madhya Pradesh. Total Area: 1080 Sq.ft. Boundary:- Boundary:- (As Per Title Deed) East: Off The Road, West: Beyond From House Of Roopsingh, North: Beyond From The House Of Kalyan Singh Pawar, South : Vacant Space.	DEMAND NOTICE 11-Nov-2025 Rs. 466158/- (Rupees Four Lakh Sixty Six Thousand One Hundred Fifty Eight Only) with further interest applicable from 12th Nov 2025 along with all cost, charges and expenses until payment in full.	06.10.2026
MR./ MRS. USHA SIROLE, MR./ MRS. RUPRSH SIROLE Makan No. 100, Ward No. 25 Dipo Ke Peeche, Lakshmi Nagar Shajapur 465001 Madhya Pradesh **(LOAN ACCOUNT NO.-**: LA45CLLONS000005032941 & LA45VLLONS000005067096 **(UJJAIN)**	All Piece And Parcel Of Old PHN 15, New PHN 41, WN 25, House No- 4/1, Inside to Laxminagar Main Road, Behind Dipo Office Shajapur Teh & Distt Shajapur 465001 Ujjain Madhya Pradesh. Total Area : 375 Sq.ft. Or 48.85 Sq.mtr. Dimensions : 25 X 15 Ft. Boundary:- (As Per Title Deed) East- house Of Jagdish,west- House Of Kailash Tiwari, North-plot Of Mangilal, South-road	DEMAND NOTICE 15-April-2026 Rs. 1016056.34/- (Rupees Ten Lac Sixteen Thousand Fifty Six Only) with further interest applicable from 16th April 2026 along with all cost, charges and expenses until payment in full.	06.10.2026
MR./ MRS. SIDDHU BAI W/O CHATAR SINGH, MR./ MRS. CHATAR SINGH S/O NATHU SINGH, MR./ MRS. PAHLVAN SINGH S/O CHATAR SINGH Gram Palda, Post Susner, The.- Susner, Jila- Shajapur Borkhedi Lada, Susner Shajapur, Madhya Pradesh - 465447 **(LOAN ACCOUNT NO.-**: HLAGSVLONS000005161907 **(AGAR MALWA)**	All Piece And Parcel Of One Residential Property Of Plot No.42, Survey No.153, Saral No.42, P.h.no.36, Village-borkhedi Lada, Tehsil-susner, District-agar Malwa, M.p Pincode- 465447. Total Area- 2851 Sq. Ft. Boundary:- East- Road; West- Road Than House Of Arjun Singh; North- Road; South- House Of Ramlal Ji.	DEMAND NOTICE 12/07/2026 Rs. 235528/- (Rupees Two Lakh Thirty-Five Thousand Five Hundred And Twenty-Eight Only) with further interest applicable from 10/07/2026 along with all cost, charges and expenses until payment in full.	06.10.2026
MR./ MRS. ANNUBAEE . W/O BHERULAL & MR./ MRS. BHERU . S/O GORDAN Gram Karnawad Teh Nagada Karnawad Po Alot Jagir Dist Ujjain 456221 Madhya Pradesh **(LOAN ACCOUNT NO.-**: HL45SVLONS000005185747 **(UJJAIN)**	All Piece And Parcel Of Plot No 433 (P), Block No 928 (B), Ph No. 006, Gram Karnawad Tehsil-unhel (old Tehsil Nagda) District Ujjain, M.P, 456221 456221 Ujjain Madhya Pradesh Total Area : 1400 Sq.ft. Or 130 Sq. Mtr. Boundary:- (As Per Title Deed) East : Plot Of Rameshwar S/o Naag Ji, West : Gali Used For House Of Mohan S/o Nagu Ji (Plot No 434) , North : House Of Mohan S/o Nagu Ji (Plot No 434) , South : Cc Road. (Actual At Site) East : Plot Of Rameshwar S/o Nag Ji , West : Gali Used For House Of Mohan S/o Nagu Ji (Plot No 434) , North : House Of Mohan S/o Nagu Ji (Plot No 434) , South : Cc Road.	DEMAND NOTICE 11-May-2026 Rs. 675874/- (Rupees Six Lakh Seventy Five Thousand Eight Hundred Seventy Four Only) with further interest applicable from 11th May 2026 along with all cost, charges and expenses until payment in full.	06.10.2026

For any query, please Contact-Mr. Suryakant Rawat-(9685768426), Sanjay Singh Rathore-(9993460061)

PLACE: Madhya Pradesh,
DATE: 12.10.2026

(AUTHORIZED OFFICER)
INDIA SHELTER FINANCE CORPORATION LTD

AUTHUM

AUTHUM INVESTMENT & INFRASTRUCTURE LIMITED

Registered Office: 707, Raheja Centre, Free Press Journal Road, Nariman Point,
Mumbai-400 021. Ph.: (022) 6747 2117 Fax: (022) 6747 2118 E-mail: info@authum.com

APPENDIX- IV-A [See proviso to rule 8 (6)] | Public Notice For E-Auction Cum Sale (Appendix – IV A) (Rule 8(6))

That pursuant to the approved resolution plan of the Reliance Home Finance Limited. (RHFL) by its Lenders in terms of RBI Circular No. RBI/2018-19/ 203, DBR.No. BP. BC. 45/21.04. 048/2018-19 dated June 7, 2019 on Prudential Framework for Resolution of Stressed Assets, the order of Hon'ble Supreme Court of India dated March 3, 2023 and the Special Resolution passed by the Shareholders on March 25, 2023, RHFL has entered into the agreement to transfer its Business by way of a slump sale on a going concern basis, to Reliance Commercial Finance Limited (Hereinafter referred to as "RCFL") and whereas all the rights and liabilities pertaining to the loan account (s) of the Borrower has/have also been transferred to RCFL.

Sale of Immovable property mortgaged to Authum Investment & Infrastructure Limited ("AIIL") (Resulting Company pursuant the demerger of lending business from Reliance Commercial Finance Limited ("RCFL") to AIIL vide NCLT order dated 10.05.2024) having **Corporate Office at The Ruby 11th Floor, North-West wing, Plot No.29, Senapati Bapat Marg, Dadar (west), Mumbai- 400028 and Branch Office at Authum Investment & Infrastructure Limited, C/o My Branch Services Pvt Ltd, M-12 to 16, Commerce House, 7 racecourse Road, R.S. Bhandari Marg, Indore, Madhya Pradesh – 452001** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of Authum Investment & Infrastructure Limited had taken the possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on ''AS IS WHERE IS BASIS & AS IS WHAT IS BASIS'' for realization of Authum Investment & Infrastructure Limited dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.bankeauctions.com.

Borrower(S) / Co-Borrower(S) / Guarantor(S)	Demand Notice Date And Amount	Date of Physical Possession	Reserve Price / Earnest Money Deposit
Loan A/c No. RHAHIND000035353 & RHAHIND000044150 Branch: INDORE 1 MR. KAPIL DEV 2. MRS SANGEETA DEVI	**17/10/2018 & Rs. 12,47,651/- (Rupees Twelve Lacs Forty-Seven Thousand Six Hundred Fifty-One Only) Bid Incremental : Rs. 20,000/- [Rupees Twenty Thousand Only]**	**17-01-2026 Total Outstanding as on 24/09/2026 Rs. 4232307.66/- (Rupees Forty-Two Lakh Thirty-Two Thousand Three Hundred Seven and Sixty-Six Paisa only)**	**Rs. 20,00,000/- (Rupees Twenty Lacs Only) Earnest Money Deposit (EMD) : Rs. 2,00,000/- (Rupees Two Lacs Only)**
Description Of The Immovable Property/ Secured Asset : ALL THE PIECE AND PARCEL OF PROPERTIES AS PER FIRING - NORTH PART OF PLOT NO 374, (KNOWN AS NO. 374-A) TOTAL AREA 400 -00 SQ.FTS. OR 37.17 SQ.MTR. PART NO.- A, "KALYAN SAMPAT GREENS" COLONY, VILL KALI BILODH, TEHSIL DEPALPUR, DIST. INDORE, MADHYA PRADESH AND BOUNDARIES OF THE PROPERTY: - On the North: - PLOT NO. 373, On the East: - COLONY ROAD, On the South: - REST PART OF PLOT NO. 374, on the West: - PLOT NO. 435.			
Loan A/c No. RHAHIND000054318 & RHATIND000055009 Branch: INDORE 1. MR. AKHILESH KUMAR DUBEY 2. MRS. PUNAM DEVI	**07/03/2025 & Rs. 38,48,249.62 [Rupees Thirty-Eight Lacs Forty-**Eight Thousand Two Hundred Forty-Nine & Sixty-Two Paise Only] **Bid Incremental : Rs. 20,000/-** (Rupees Twenty Thousand Only)	**05-12-2025 Total Outstanding as on 24/09/2026 Rs. 4904023.27/-** (Rupees Forty-Nine Lakh Four Thousand Twenty-Three & Twenty-Seven Paisa Only)	**Rs. 20,50,000/-** (Rupees Twenty Lacs & Fifty Thousand Only) **Earnest Money Deposit (EMD) : Rs. 2,05,000/-** (Rupees Two Lacs & Five Thousand Only)
Description Of The Immovable Property/ Secured Asset : ALL THAT PIECE AND PARCEL OF THE IMMOVABLE PROPERTY BEARING PROPERTY PLOT NO. 1022 SITUATED AT VISHWASH NAGAR COLONY, GRAM BANGARI, TEHSIL MHOW, DISTRICT INDORE, MADHYA PRADESH AREA MEASURING 450 SQ.FT. OR 41.82 SQ.MTR. THE AFORSAID PROPERTY IS BOUNDED. AS FOLLOWS: - ON EAST BY – PLOT NO. 1021-A, ON NORTH BY – ROAD OF COLONY, ON WEST BY – PLOT NO. 1023, ON SOUTH BY- PLOT NO. 1044-A.			

Date Of Inspection :	EMD Last Date :	Date/ Time of E-Auction
13th Nov 2026 11:00 - 15:00	19th Nov 2026 till 5:00 PM	20th Nov 2026 11:00 - 13:00

Mode Of Payment :- All payment shall be made by demand draft in favour of "Authum Investment & Infrastructure Limited" payable at INDORE or through RTGS/NEFT The accounts details are as follows: a) Name of the account: - Authum Investment & Infrastructure Limited CHD A/C b) Name of the Bank: HDFC Bank Ltd., c) Account No: 99999917071983, d) IFSC Code: HDFC0001119.

TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-

1. The Property is being sold on **"AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS".** As such sale is without any kind of warranties & indemnities.
2. For details, help, procedure and online bidding on e-auction prospective bidders may contact the **Service Provider M/S C1 India Pvt Ltd, Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26) Support Email – Support@bankeauctions.com , Mr. Bhavik Pandya Mob. 8866682937 Email: Gujarat@c1india.com**
3. For further details and queries, contact **Authorized Officer: MR. RAJKUMAR MALVIYA - 9399335395**
4. This publication is also 30 (Thirty) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place. **PLEASE REFER THE WEBSITE FOR DETAILED TERMS AND CONDITIONS (Use Code: 242919 & 242922 and see the NIT Document) (https://www.bankeauctions.com)**

Place: Madhya Pradesh / Date : 12.10.2026 SD/-,Authorized Officer

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Sitaara

SITAARA HOUSING FINANCE LTD

(Formerly known as Sewa Grih Rin Ltd)
Registered office: 1st Floor, 216/C-12, Old No. C-12, Plot No. 13-B, Guru Nanak Pura, Laxmi Nagar, Delhi-110092

1. **Authorized Officer: Juilee Mob. 9076314003, Email ID: juilee.bhambid@sitaara.in**
2. **Auction Service Provider - C1 India Private Limited, Contact Person - Balaji Mannur, Mob. 7977701080**

E-Auction Sale Notice

[See Rule 8(6) & (7) read with Rule 9 (1) Security Interest (Enforcement) Rules, 2002]

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular by the Authorized Officer of Sitaara Housing Finance Limited (Formerly known as Sewa Grih Rin Limited) that physical possession of the below mentioned properties mortgaged to Sitaara Housing Finance Limited (Formerly known as Sewa Grih Rin Limited) (Secured Creditor) have already been taken over under provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and whereas the secured creditor acting through its Authorized Officer in exercise of its rights under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 will put below mentioned properties to E-auction for the recovery of amount due (along with further interest, charges, etc.) from Borrower, Co-Borrower (s) and Mortgagor (s). Offers/Bid are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the physical possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', and "Without Recourse Basis" as such sale is without any kind of warranties and indemnities. The below mentioned properties will be sold by way of Online E-Auction through website **https://www.bankeauctions.com** and will be conducted through the SGRL approved online auction service provider "C1 India Private Limited".

Inspection Date & Time: 10-Nov-2026 till 6:00 PM
Last Date of submission of Bid/EMD: 11-Nov-2026 till 5:00PM
Date & Time of e-auction: 12-Nov-2026 at 11:00 AM TO 02:00 PM (with 5 minute auto extensions)

Sr. No	Borrower(s) / Co-Borrower(s)/ Mortgagor (s)/ Guarantor (s)	Outstanding Amount (Rs.)	Description of the Immovable property (Secured Assets)	Reserve Price (RP) / Earnest Money Deposit (EMD) (10% of RP)	Minimum Incremental Bid Value
1.	**1. Smt. Jyoti Dhakad W/o Shri Kamal Singh** (Borrower) **2. Shri Narendra Dhakad S/o Shri Balveer Singh Dhakad**(Co-Borrower)	**In Loan Account No. H2CP00000 5007474 Rs. 6,89,349.00** as on 31.12.2024	Plot No. 2/1, Bhopal, Madhya Pradesh - 462001.**Boundaries:** East: 25 Foot Road, West: House No. 2/16, North: House No. 2/9, South: Empty Space. **The area of the mortgaged property plot is 450 Sq. Feet.**	**Rs. 13,05,000/-** **Rs. 1,30,500/-**	**Rs. 10,000/-**
2.	**1. Mrs. Sushila Malviya W/o Mr. Babu Lal** (Borrower) **2. Mr. Mohan Malviya S/o Mr. Babu Lal** (Co-Borrower) **3. Mr. Mahendra S/o Mr. Babu Lal** (Co-Borrower) **4. Mr. Ashok Malviya S/o Mr. Babu Lal Malviya**(Co-Borrower) **5. Mrs. Preeti Malviya W/o Mr. Ashok Malviya**(Co-Borrower)	**In Loan Account No. H3CP00000 5015002 Rs. 9,83,568.31** as on 10.08.2025	Plot No. 225, Khasra No. 18, 19, Village Chhola, Tehsil: Huzur, and District: Bhopal, Madhya Pradesh - 462001. **Boundaries:** East: 20 Feet Road, West: Plot No. 238, North: Plot No. 224, South: Plot No. 226. **The area of the mortgaged property plot is 1,000 Sq. Feet.**	**Rs. 23,00,000/-** **Rs. 2,30,000/-**	**Rs. 10,000/-**
3.	**1. Mrs. Soniya Rekwal W/o Mr. Bharat Rekwal** (Borrower) **2. Mr. Bharat Rekwal S/o Mr. Keshar Singh** (Co-Borrower) **3. Mr. Jitendra Singh Rekwar S/o Mr. Pratap Singh Rekwar** (Guarantor)	**In Loan Account No. H3GP00000 5007580 Rs. 6,48,060.62** as on 11-06-2025	House/Plot Number 11, Survey Number 505, P.H. Number 49, Village Dakachya, Sonkatch, Tehsil: Sonkatch, District: Dewas, Madhya Pradesh - 455118. **Boundaries:** East: Plot of Bane Singh, West: Plot of Rai Singh, North: Land of Rajendra, South: Road. **The area of the mortgaged property plot is 1,300 Sq. Feet.**	**Rs. 31,80,000/-** **Rs. 3,18,000/-**	**Rs. 10,000/-**
4.	**1. Smt. Shyam Kunwar W/o Shri Rajendra Singh** (Borrower) **2. Shri Rajendra Singh S/o Shri Lal Singh** (Co-Borrower) **3. Shri Yuvraj Singh Solanki S/o Shri Rajendra Singh** (Co-Borrower) **4. Shri Jitendra Singh S/o Shri Gattu Singh** (Guarantor)	**In Loan Account No. H3GP000 005007975 Rs. 6,27,213.00** as on 30.11.2024	P.H. No. 27 Survey Number 585 Plot Number 73 Village Meghpura Teh Alot and District Ratlam, Madhya Pradesh. **Boundaries:** East: House of Bhagwan Singh, West: Public Path (Aam Rasta), North: House of Narayan, South: House of Mod Singh. The area of the mortgaged property plot is 1000 Sq. Ft.	**Rs. 7,93,600/-** **Rs. 79,360/-**	**Rs. 10,000/-**
5.	**1. Mrs. Seema Bai W/o Mr. Rajendra Singh** (Borrower) **2. Mr. Rajendra Singh Balai S/o Mr. Munshi Lal Balai** (Co-Borrower) **3. Mr. Deepak Amlavadiya S/o Mr. Rajendra** (Co-Borrower) **4. Mr. Prakash Chandra Amlavadiya S/o Mr. Munshi Lal Amlavadiya** (Co-Borrower) **5. Mr. Munshi Ji Malviya S/o Mr. Hari Singh Malviya** (Co-Borrower) **6. Mr. Jagdish Singh Malviya S/o Mr. Prahlad Singh** (Guarantor)	**In Loan Account No. H3GP00000 5012988 Rs. 6,38,487.33** as on 26-05-2025	Survey No. 511/1, P.H. No. 11, Serial No. 2237, Village Patadia Najdik, Sonkatch, Tehsil: Sonkatch, and District: Dewas, Madhya Pradesh. **Boundaries:** East: House of Phool Singh, West: Road and own land, North: House of Mahesh, South: House of Mohanlal. **The area of the mortgaged property plot is 3,228 Sq. Feet.**	**Rs. 23,19,000/-** **Rs. 2,31,900/-**	**Rs. 10,000/-**
6.	**1. Smt. Neha Kunwar Shekhawat W/o Shri Vijay Singh** (Borrower) **2. Shri Vijay Singh Rajput S/o Shri Gatu Singh Rajput** (Co-Borrower) **3. Shri Lal Singh S/o Shri Shambu Singh** (Guarantor)	**In Loan Account No. H4GP00000 5007396 Rs. 4,37,880.70** as on 06.06.2025	House No. 585/1, Patwari Halka-27, Luni Meghpura, Ratlam, Madhya Pradesh, 457119. **Boundaries:** East: House of Shambu Singh, West: House of Bhagwan Singh, North: Passage, South: Passage. **The area of the mortgaged property plot is 783 Square Feet.**	**Rs. 6,58,750/-** **Rs. 65,875/-**	**Rs. 10,000/-**
7.	**1. Smt. Kavita Bai W/o Shri Babulal** (Borrower) **2. Shri Babulal S/o Shri Puranmal** (Co-Borrower) **3. Shri Deepak Pachoriya S/o Shri Babu Lal Pachoriya** (Co-Borrower) **4. Shri Pradeep Goswami S/o Shri Jivan Giri Goswami** (Guarantor)	**In Loan Account No. H4RR00000 5007301 Rs. 5,61,434.84** as on 06.06.2025	House Number 1/74, Ward Number 01, Harijan Mohalla, Bagli, Tehsil Bagli and District Dewas, Madhya Pradesh. **Boundaries:** East: House of Prahlad, West: House of Nanuram, North: Road, South: Wall of Joseph Hospital. **The area of the mortgaged property plot is 560 Square Feet.**	**Rs. 7,28,000/-** **Rs. 72,800/-**	**Rs. 10,000/-**
8.	**1. Smt. Sapna W/o Shri Dashrath** (Borrower) **2. Shri Dashrath S/o Shri Amarsingh Ji** (Co-Borrower) **3. Shri Shabhulal S/o Shri Madan Lal** (Guarantor)	**In Loan Account No. H4RR00000 5012621 Rs. 7,92,433.34** as on 11-06-2025	P.H. No. 61, Village Malakhedi, Taluka Khachrod, District Ujjain, Madhya Pradesh. **Boundaries:** East: Road, West: Open Land, North: House of Ashok, South: House of Karu Singh. **The area of the mortgaged property plot is 1200 Sq. Feet.**	**Rs. 11,40,000/-** **Rs. 1,14,000/-**	**Rs. 10,000/-**
9.	**1. Smt. Rajkumari Yadav W/o Shri Prakash Yadav** (Borrower) **2. Shri Prakash Yadav S/o Shri Govind Yadav** (Co-Borrower) **3. Shri Sajid Khan S/o Shri Abid Khan** (Guarantor)	**In Loan Account No. H5CP00000 5005846 Rs. 11,04,026.41** as on 06.06.2025	Khasra No. 137/2/2/1 Mauza Sonpur B. No. 588 P.H. No. 17/23 Tehsil District Chhindwara, Madhya Pradesh. **Boundaries:** East: 20 Feet Road, West: 15 Feet, North: Plot No. 47, South: 25 Feet Road. **The area of the mortgaged property plot is 139.40 Sq. Mtrs.**	**Rs. 9,00,000/-** **Rs. 90,000/-**	**Rs. 10,000/-**
10.	**1. Mrs. Seema Bai W/o Mr. Dilip** (Borrower) **2. Mr. Dilip S/o Mr. Bhadar Singh Ji** (Co-Borrower) **3. Mr. Bherulal S/o Mr. Hindu** (Guarantor)	**In Loan Account No. L1GP00000 5001523 Rs. 7,34,499.88** as on 31-12-2024	House No. 28, Survey No. 263, Village Dholna Khurd, Gram Panchayat Nogawa Khurd, Badnawar, Dist. Dhar, M.P.- 454001. **Boundaries:** East: Rameshwar Choudhary, West: Road, North: House of Karan, South: House of Nandi Bai. **The area of the mortgaged property plot is 1,485 Square Feet.**	**Rs. 19,30,500/-** **Rs. 1,93,050/-**	**Rs. 10,000/-**
11.	**1. Smt. Geeta Bai W/o Shri Narsingh** (Borrower) **2. Shri Narsingh S/o Shri Dhula Ji** (Co-Borrower) **3. Shri Jagdish Bodana S/o Shri Narsingh** (Co-Borrower) **4. Shri Bhamarlal Bagari S/o Shri Nanda Ji** (Guarantor)	**In Loan Account No. L1GP00000 5012059 Rs. 6,67,598.53** as on 10-08-2025	Survey No. 105, P.H. No. 29, Village Napakheda, Tehsil Tal, District Ratlam, Madhya Pradesh. **Boundaries:** East: Road, West: Road, North: Suresh Ji's House, South: Road. **The area of the mortgaged property plot is 1170 Sq. Ft.**	**Rs. 10,42,500/-** **Rs. 1,04,250/-**	**Rs. 10,000/-**

Terms and Conditions:

1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/rights/dues /effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the company. The property is being sold with all the existing and future encumbrances whether known or unknown to the company. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues/ outstanding statutory dues/ taxes, etc.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against each property description.
3. All interested participants of this E-Auction shall need to fill Bids/Tender Forms and submit the same along with EMD of 10% of above Reserve Price on or before the last date. All participants/bidders are required to submit their bids online on the web portal of online auction service provider **"C1 India Private Limited"** and the highest bidder shall be declared as Successful Bidder in whose favor Sale of aforesaid secured asset would take place. **Bids submitted in any other format /incomplete bids are liable to be rejected.** For details please contact above persons of M/s C 1 India Private Limited on https://www.bankeauctions.com ; Contact Person **Mr. Balaji Mannur, Mobile no. 7977701080 Support no. 07291981124/25/26,** Email Id: **support@bankeauctions.com;** mannur.govindarajan@c1india.com.
4. The online bidder hereby agrees that once he/she has formally registered a qualified Bid before the Authorized Officer, he/she will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider. Bid Forms shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above. For details please contact above persons of M/s C 1 India Private Limited on https://www.bankeauctions.com ; Contact Person **Mr. Balaji Mannar, Mobile no. 7977701080,** Support no. 07291981124/25/26, Email Id: **support@bankeauctions.com;** mannur.govindarajan@c1india.com.
5. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer(receipt of which shall be enclosed with the bid) latest by **11.11.2026** till 6:00PM in the following Account with HDFC Bank Ltd. Account Holder Name Sitaara Housing Finance Limited, Account No. - **57500001848343**, IFSC Code: **HDFC0000060** or by way of DD/ Pay Order drawn in favour of SITAARA HOUSING FINANCE LIMITED. addressed to the Authorised Offficer at 1st Floor, 216/C-12, Old No. C-12, Plot No. 13-B, Guru Nanak Pura, Laxmi Nagar,Delhi - 110092.
6. Bid Forms that are not filled up or EMDs received beyond last date will be considered as invalid and shall accordingly be rejected. No interest shall be paid on the EMD. This EMD shall be forfeited to Secured Creditor/SGRL if the successful bidder of this E-Auction, is either, not able to pay 25% of the sale price/bid price (inclusive of EMD) immediately upon acceptance of offer/bids or a day thereafter in terms of Rule 9(3) of SARFAESI Rules, 2002, or wishes to withdraw from Auction post declaration of him as Successful Bidder. The EMDs of unsuccessful bidders shall be returned.
7. The Balance 75% of the sale price/bid price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution/ SITAARA HOUSING FINANCE LIMITED (FORMERLY KNOWN AS SEWA GRIH RIN LIMITED) or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the amounts already paid/deposited by the Purchaser/Bidder shall stand forfeited along with all claims to the property or to any part of the sum for which it may be subsequently sold. Please refer Rule 9(3), 9(4) & 9(5) of SARFAESI Rules 2002 for more details with regards to Time of payment of Sale Price and related timelines.
8. In no eventuality the property would be sold below the Reserve Price. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.
9. **FOR DETAILED TERMS AND CONDITIONS OF THE SALE PLEASE REFER TO OUR WEBSITE www.sgrlimited.in AND https://www.bankeauctions.com BEFORE SUBMITTING BIDS AND PARTICIPATING IN THE E-AUCTION PROCEEDINGS.**
10. **The Borrowers/Guarantors may treat this as notice u/r 8(6) of Security /interest (Enforcement) Rules, 2002 and are hereby given a last and final opportunity to discharge the liability in full (including additional interest and incidental expenses, costs thereon till date) as stated above within 30 days from the date of this notice failing which the assets will be sold as per terms and conditions mentioned above and in the online portal of the auction service provider.** For further details, contact the Authorized Officer, at the above-mentioned Office address.

Sd/- Authorized Officer
Sitaara Housing Finance Limited
(Formerly known as Sewa Grih Rin Limited)

Date : 12.10.2026
Place : Madhya Pradesh