KOTAK MAHINDRA BANK LIMITED

POSSESSION NOTICE

Registered Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051
Branch Office: 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313

Whereas, the Authorized Officer of Kotak Mahindra Bank Ltd. issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 calling upon the borrower(s) to repay the dues within 60 days and whereas the borrower(s) having failed to repay the said amount within the stipulated period, Notice is hereby given that the undersigned has taken possession of the secured asset under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the respective date(s) mentioned below. The borrower(s) and the public are cautioned not to deal with the below mentioned property(s), as it is under the Bank's charge for recovery of dues along with interest, costs and charges. The borrower(s) may redeem the secured asset under Section 13(8) of the Act before its sale by paying the full outstanding dues.

S. No.	Borrower(s)/Loan A/c No	1. Date of Possession 2. Type of Possession 3. Demand Notice Date 4. Amount Due In Rs.
1.	1. Mr. Ashish Manchanda S/o Mr. Ashok Manchanda, 2. Mr. Ashok Manchanda S/o Late Mr. Roshan Lal Manchanda, 3. Ms. Sarita Manchanda W/o Mr. Ashok Manchanda Loan A/No.: PR00413139 & PR00408356	1. 27.10.2026 2. Physical Possession 3. 27.12.2019 4. Rs. 47,20,274.67/- due as of 26.10.2026 with applicable interest from 27.10.2026 alongwith cost and charges until payment in full.

Mortgaged Property Description : Free Hold Plot No. - 402, (admeasuring Area 167.226 Sq. Meter) Situated At Block- B, Scheme-40, Panki, Kanpur Nagar, Bounded As Below:- On The North: Part Of House No. 402 There After Plot No.-403 On The South: 40 Ft. Wide Road On The East: 60 Ft. Wide Road On The West: Part Of House No. 402 There After Plot No. 423, **Name Of The Mortgagor : Mr. Ashok Manchanda S/o Late Roshan Lal Manchanda.**

Date: 31.10.2026
Place: Uttar Pradesh

For Kotak Mahindra Bank Limited
Authorized Officer

For any query please Contact Mr. Ritesh Chauhan Mobile No. (+917355036788); and Mr. Somesh Sundriyal Mobile No. (+919910563402)

"IMPORTANT"

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TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

APPENDIX-IV-A [SEE PROVISION TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6)] of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Symbolic Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis in e-auction on 19-Nov-2026 between 11.00 a.m. to 1.00 p.m for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table.

Details of Borrowers and Guarantors, amount due, Short Description of the immovable property, reserve price and earnest money deposit and date of Inspection are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
Mr. Sumit S/o Mr. Mukesh **House No. 280, J.P Camp, Block-C, Sector-20, Rohini, Sultanpuri, North West Delhi-110086.** **Also At:Plot No. 518, Gram Sabha, Pooth Kalan, Delhi-110086.** **Also At:House No.140, 2nd Floor, Pocket-10, Sector-20, Rohini, Delhi-110086.** **Mrs. Asha W/o Mr. Mukesh** **House No. 280, J.P Camp, Block-C, Sector-20, Rohini, Sultanpuri, North West Delhi-110086.** **Also At:Plot No. 518, Gram Sabha, Pooth Kalan, Delhi-110086.** **Also At: House No.140, 2nd Floor, Pocket-10, Sector-20, Rohini, Delhi-110086.** **Date of Possession & Type** 07-Aug-2026 - Symbolic Possession **Encumbranches known** Not Known	Rs.30,23,507/- (Rupees Thirty Lakh Twenty Three Thousand Five Hundred Seven Only) in respect of Loan Account No. SHLHGPRK0002777 as on 11-May-2026 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. Demand Notice Date: 14-May-2026	Rs.30,24,000/- (Rupees Thirty Lakh Twenty-Four Thousand Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit(EMD)(Rs.)** Rs.3,02,400/- (Rupees Three Lakh Two Thousand Four Hundred Only) **Last date for submission of EMD : 18-Nov-2026 Time: 10.00 A.M to 5.00 P.M**	19-Nov.-2026 & Auction Time: 11.00 A.M. to 01.00 P.M	**Mr. Yuvraj Shridhar Mob.No. – 9650420612.** **Mr. Devjyoti Mob.No- 9874702021** **Property Inspection Date: 17-Nov-2026 Time 11.00 a.m. to 12.00 p.m**

Description of Property

All that piece and parcel of the free hold Property bearing No. 140, Entire Second Floor, Without Roof Rights, Area admeasuring 48 Sq., Mtrs, Pocket-10, Sector-20, Situated in the layout of Plan of Rohini, Residential Schame Rohini, Delhi.
Boundaries of the said Property :- East: Entry West: Service Lane North: Plot No. 141 South: Plot No. 139

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
M/S. Anas Kirana Store **Through it's Proprietor/ Partner/Manager Director/ Authorised Signatory** **Office at. Mugal Garden, Piplehda Road, Rajapur, Masuri, Ghaziabad, Uttar Pradesh-201302.** **Mr. Mahboob S/o Mr. Sakhawat** **House No. 5, Village - Pipalheda, Tehsil-Dhaulana , District - Hapur, Uttar Pradesh-201015.** **Also At:House No. 268, Piplehda, District - Hapur, Uttar Pradesh-201015.** **Mrs. Muskan W/o Mr. Mahboob Ali** **House No. 268, Piplehda, District - Hapur, Uttar Pradesh-201015.** **Date of Possession & Type** 05-Aug-2026 - Symbolic Possession **Encumbranches known** Not Known	Rs.31,83,888/- (Rupees Thirty One Lakh Eighty Three Thousand Eight Hundred Eighty Eight Only) in respect of Loan Account No. SLPHGPRK0002269 as on 11-May-2026 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. Demand Notice Date: 11-May-2026	Rs.28,74,000/- (Rupees Twenty-Eight Lakh Seventy-Four Thousand Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit(EMD)(Rs.)** Rs. 2,87,400/- (Rupees Two Lakh Eighty-Seven Thousand Four Hundred Only) **Last date for submission of EMD : 18-Nov-2026 Time: 10.00 A.M to 5.00 P.M**	19-Nov.-2026 & Auction Time: 11.00 A.M. to 01.00 P.M	**Mr. Yuvraj Shridhar Mob.No. – 9650420612.** **Mr. Devjyoti Mob.No- 9874702021** **Property Inspection Date: 17-Nov-2026 Time 11.00 a.m. to 12.00 p.m**

Description of Property

All that piece and parcel of the free hold Property bearing No. 5, Part of Khasra No. 55, Area Admeasuring 251.36 Sq., Yards., Situated at Village - Pipalheda, Tehsil-Dhaulana , Pargana Dasna, District-Hapur, Uttar Pradesh. Boundaries of the said Property :- East: Other Plot West: Road 14Ft. Wide North: Others Plot South: Plot of Intezar

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
Mr. Mohd. Adil S/o Mr. Tahir Ali **House No. 374, Gali No.6, Rajiv Gandhi Nagar, New Mustafabad, North East , Delhi-110094.** **ALSO AT : House No. B-351, Village Mustafabad, Gali No.6, Nehru Vihar, Illaqa-Shahdara, Delhi-110094.** **Mrs. Aaftara W/o Mr. Adil** **House No. 462, Gali No.6, Main 25 Feet Road, Rajiv Gandhi Nagar, New Mustafabad, North East, Delhi-110094.** **ALSO AT : House No. 374, Gali No.6, Rajiv Gandhi Nagar, New Mustafabad, North East , Delhi-110094.** **ALSO AT : House No. B-351, Village Mustafabad, Gali No.6, Nehru Vihar, Illaqa-Shahdara, Delhi-110094.** **Mr. Tohid Ali S/o Mr. Tahir Ali** **House No. 374, Gali No.6, Rajiv Gandhi Nagar, New Mustafabad, North East , Delhi-110094.** **ALSO AT : House No. B-351, Village Mustafabad, Gali No.6, Nehru Vihar, Illaqa-Shahdara, Delhi-110094.** **Mr. Mohd Abid S/o Mr. Mohd Tahir** **House No. 374, Gali No.6, Rajiv Gandhi Nagar, New Mustafabad, North East , Delhi-110094.** **ALSO AT : House No. B-351, Village Mustafabad, Gali No.6, Nehru Vihar, Illaqa-Shahdara, Delhi-110094.** **Loan Agreement No.- SHLHGPRK0000102** **Date of Possession & Type** 26-Aug-2026 - Symbolic Possession **Encumbranches known** Not Known	Rs. 50,54,615/- (Rupees Fifty Lakh Fifty Four Thousand Six Hundred Fifteen Only) as on 17-Jun-2026 under reference of Loan Account No. SHLHGPRK0000102 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. Demand Notice Date: 18-Jun-2026	Rs.63,79,000/- (Rupees Sixty-Three Lakh Seventy-Nine Thousand Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit(EMD)(Rs.)** Rs. 6,37,900/- (Rupees Six Lakh Thirty-Seven Thousand Nine Hundred Only) **Last date for submission of EMD : 18-Nov-2026 Time: 10.00 A.M to 5.00 P.M**	19-Nov.-2026 & Auction Time: 11.00 A.M. to 01.00 P.M	**Mr. Yuvraj Shridhar Mob.No. – 9650420612.** **Mr. Devjyoti Mob.No- 9874702021** **Property Inspection Date: 17-Nov-2026 Time 11.00 a.m. to 12.00 p.m**

Description of Property

All that piece and parcel of the Property bearing No. B-351, Out of Khasra No.333, Area admeasuring 100 Sq., Yards., Situated at Village-Mustafabad Gali No.6, Nehru Vihar, Illaqa-Shahdara, Delhi-110094. Boundaries of the said Property:- North: Road 20Ft. Wide. South: Property of Others. East: Property No. B-350. West : Property No. B-352.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
Mr. Deepak Kumar S/o Mr. Rajesh Kumar **House No. 332, Gali No. 03, Jai Prakash Nagar, New Daulat Pura, Ghaziabad, Uttar Pradesh – 201001.** **Also At:-Plot No. 232, Gali No. 9, Krishna Nagar, Village - Baghu,Mawai, District – Ghaziabad, Uttar Pradesh – 201009.** **Mrs. Santosh Kumari W/o Mr. Deepak Kumar** **House No. 332, Gali No. 03, Jai Prakash Nagar, New Daulat Pura, Ghaziabad, Uttar Pradesh – 201001.** **Also At:- House No. 232, Gali No. 9,Krishna Nagar Baghu, Village -Mawai, Ghaziabad, Uttar Pradesh-201009.** **Date of Possession & Type** 01-Aug-2026 - Symbolic Possession **Encumbranches known** Not Known	Rs.21,80,360/- (Rupees Twenty One Lakh Eighty Thousand Three Hundred Sixty Only) in respect of Loan Account No. SHLHGPRK0003719 as on 11-May-2026 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. Demand Notice Date: 13-May-2026	Rs. 29,70,000/- (Rupees Twenty-Nine Lakh, Seventy Thousand Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit(EMD)(Rs.)** Rs. 2,97,000/- (Rupees Two Lakh, Ninety-Seven Thousand Only) **Last date for submission of EMD : 18-Nov-2026 Time: 10.00 A.M to 5.00 P.M**	19-Nov.-2026 & Auction Time: 11.00 A.M. to 01.00 P.M	**Mr. Sanjeev Sharma 9810328494** **Mr. Devjyoti Ph. 9874702021** **Property Inspection Date: 17-Nov-2026 Time 11.00 a.m. to 12.00 p.m**

Description of Property

All that piece and parcel of the Residential Property bearing House No. 232, Khasra No. 232 Min., Area admeasuring 80 Sq., Yds., situated in Gali No. 9, Krishna Nagar Baghu, Village -Mawai, Paragna- Loni, Tehsil & District – Ghaziabad, Uttar Pradesh.
Boundaries of the said Property :- East:- Road 6 feet wide , West:- Plot Mukesh, North:-Plot Sanjay , South:- Other Plot

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) & Bid Increment	Date & Time of Auction	Contact Person Details – (AO and Disposal team)
Mr. Dilip Kumar Sharma S/o Sh. Rama Kant Sharma **House No. RZQ-16A and 17, Upper Ground Floor, Nihal Vihar, Nangloi, West Delhi-110041.** **Also At : House No. A-49, Upper Ground Floor, Syndicate Enclave, Gali No. 3, Raghu Nagar, Village-Dabri, New Delhi-110045.** **Mrs. Yamini Sharma W/o Mr. Dilip Kumar Sharma** **House No. RZQ-16A and 17, Upper Ground Floor, Nihal Vihar, Nangloi, West Delhi-110041.** **House No.A-49, Upper Ground Floor, Syndicate Enclave, Gali No. 3, Raghu Nagar, Village-Dabri, New Delhi-110045.** **Date of Possession & Type** **20-Apr-2026 - Symbolic Possession** **Encumbranches known** Not Known	Rs. 35,26,717/- (Rupees Thirty-Five Lakh Twenty-Six Thousand Seven Hundred Seventeen Only) in respect of Loan Account No. TBTHGZBD0001486 as on 07-Feb-2026 and Rs. 17,77,017/- (Rupees Seventeen Lakh Seventy-Seven Thousand Seventeen Only) respect of Loan Account No. TTUHGZBD0001613 as on date 07-Feb-2026 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. Demand Notice Date: 10-Feb-2026	Rs.51,35,000/- (Rupees Fifty-One Lakh Thirty-Five Thousand Only) **Bid Increment:** Rs. 10,000/- and in such multiples. **Earnest Money Deposit(EMD)(Rs.)** Rs.5,13,500/- (Rupees Five Lakh Thirteen Thousand Five Hundred Only) **Last date for submission of EMD : 18-Nov-2026 Time: 10.00 A.M to 5.00 P.M**	19-Nov.-2026 & Auction Time: 11.00 A.M. to 01.00 P.M	**Mr. Yuvraj Shridhar Mob.No. – 9650420612** **Mr. Devjyoti Ph-9874702021** **Property Inspection Date: 17-Nov-2026 Time 11.00 a.m. to 12.00 p.m**

Description of Property

All that piece and parcel of the Property bearing No. A-49, Upper Ground Floor Without Roof Rights, Admeasuring Area 86.61 Sq., Mtrs., Out of Khasra No. 15/10/2, Situated in the area of Village-Dabri, Colony Known as Syndicate Enclave, Gali No. 3, Raghu Nagar, New Delhi-110045.
Boundaries of the said Property :- East: Other Plot West: RZ 50-A North: Gali 15Ft. South: Entry/Road

1) **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**
2) **The intending bidders have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**

Place : Delhi, Hapur U.P, Ghaziabad U.P
Date: 31-10-2026

Sd/- Authorised Officer- Truhome Finance Limited (Formerly Shriram Housing Finance Limited)

DEUTSCHE BANK AG

14th Floor, Hindustan Times House, 18-20, Kasturba Gandhi Marg New Delhi – 110001

PUBLIC NOTICE FOR AUCTION FOR SALE OF IMMOVABLE PROPERTIES

The Undersigned being the Authorized Officer of **DEUTSCHE BANK AG**, having its office at **14th Floor, Hindustan Times House, 18-20, Kasturba Gandhi Marg New Delhi – 110001** under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (The Act), That vide Order dated 04.12.2025 passed by Sh. Mohit Sharma, CJM Shahdara Karkardooma Court, Delhi was pleased to allow the application and appointed Adv. Vikas Yadav as Court Receiver to take the Physical Possession of the Secured Asset being First Floor portion of Free Hold built up property No. C-144 (Block No. C, Plot No. 144) measuring 158.86 Sq. Mtrs. Situated in the layout plan of Delhi School Teachers Co-operative House Building Society Ltd. In the colony known as Suraj Mal Vihar, in the village Karkardooma, Illaqa Shahdara, Delhi 110092 That Adv. Vikas Yadav (Court Receiver) issued 30 days advance possession notice dated **09.12.2024** and fixed 09.01.2025 as date of physical possession The said Notice was also duly sent through Post, affixed on the Mortgage Property. That thereafter, Adv. Yashvardhan Sain (Court Receiver) along with the undersigned and local police took Physical Possession of the Secured Asset on **09.01.2025** Since the undersigned has come in physical possession of the Secured Asset being First Floor portion of Free Hold built up property No. C-144 (Block No. C, Plot No. 144) measuring 158.86 Sq. Mtrs. Situated in the layout plan of Delhi School Teachers Co-operative House Building Society Ltd. In the colony known as Suraj Mal Vihar, in the village Karkardooma, Illaqa Shahdara, Delhi 110092. The Borrower having 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 mortgaged with the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules. The sale will be done by the undersigned through e-auction platform provided at the website: **https://www.bankeauctions.com** on **"AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS"** as per the brief particular given hereunder

DESCRIPTION OF IMMOVABLE PROPERTY/IES

Lot No.	Loan A/C and Name of the Borrower	Property Description	Demand Notice Date / Outstanding Amount (Secured debt)	EMD SUBMISSION ACCOUNT DETAILS	Reserve Price / EMD / Minimum Bid Enhance Amount	Inspection Date & Time	Date/ Time of e-Auction
1.	Loan Account Number: 100041399660019 Kone Enterprises, Satender Kumar Gupta, Shakuntala Devi, Babita Gupta	First Floor portion of Free Hold built up property No. C144 (Block No. C, Plot No. 144) measuring 158.86 Sq. Mtrs. Situated in the layout plan of Delhi School Teachers Co-operative House Building Society Ltd. In the colony known as Suraj Mal Vihar, in the village Karkardooma, Illaqa Shahdara, Delhi 110092	**Date: 05.04.2024 Rs. 2,06,01,197.00 as on 04.04.2025 + interest + other charges**	**A/c Name – Deutsche Bank AG EMD, DD payable at New Delhi**	**Rs. Rs. 2,96,50,000.00 (Reserve Price) Rs. 29,65,000/- (10% Of The Reserve Price) Rs. 1,00,000.00 (Bid Inc. Amount)**	12.11.2026, 12:00 pm to 3:00 pm	**26.11.2026, 2:00 pm**
2.	Loan Account Number: 100041399790019 DXB Enterprises, Shakuntala Devi, Babita Gupta, Sahil Gupta		**Date: 05.04.2024 Rs. 3,08,51,012.79 as on 04.04.2025 + interest + other charges**				

The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies 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 bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. **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 property/ies put on auction will be permitted to interested bidders on **12 th November 2026 between 12 PM to 3 PM. 3.** The interested bidders shall submit their EMD through Web Portal: **https://www.bankeauctions.com** (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: https//www.bankeauctions.com) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries : sales@bankeauctions.com, 7291981129 and for any property related query may contact **Authorised Officer: Mr. Danish Khan; Mobile No: 9999721786/011-7110-9563/011-71109664 Email : danish-y.khan@db.com** during the working hours from Monday to Friday. **4.** The interested bidder must submit their Bid amount (not below the Reserve Price) and required documents (mentioned in Point No. 3) on/ before **25th November 2026 up to 4:00 PM** and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. EMD also can be deposited in the bank by way demand draft favoring "Deutsche Bank AG EMD" the same will be returned to unsuccessful bidder. **5.** The properties shall not be sold below the Reserve Price fixed. **6.** During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Enhancement Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification **7.** The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th days of conveying the confirmation of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Secured Creditor as per Rule 9 of the Security Interest (Enforcement) Rule 2002.. In case of default in payment by the successful bidder, the amount already deposited shall be forfeited and property shall be put to re-auction and the defaulting Purchaser / Bidder shall have no claim/ right in respect of property or any part of the sum already paid towards the purchase thereof. **8.** The immovable property described herein above shall remain and be in sole risk of the successful purchaser in all respects including loss and damage by fire or theft or other accidents, and other risks from the date of confirmation of the Sale by the undersigned Authorised Officer . The successful bidder shall not be entitled to annul the sale at any ground of whatsoever is nature. **9.** The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event. **10.** The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment/electricity charges, fees etc. owing to anybody. **11.** The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. **12.** The prospective bidders are to take note that there are pending litigation which was filed by the Borrowers being SA 115/2026 & SA 76/2026, DRT-I, Delhi. **13.** The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., https://www.bankeauctions.com before submitting their bids and taking part in the e-Auction **14.** The publication is subject to the force Majeure clause. **15.** This Notice is also a Notice to the Borrowers under Rule 8 (6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Special Instructions **16.** Bidding in the last moment should be avoided in the bidders own interest as neither the DEUTSCHE BANK AG nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 31.10.2026
Place: New Delhi

Danish Khan
Authorized Officer Deutsche Bank AG

HDFC Bank Limited

Branch : The Capital Court, Munirka, Outer Ring Road, Olof Palme Marg, New Delhi-110067
Tel: 011-41596568, CIN L65920MH1994PLC080618, Website: www.hdfcbank.com

DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorized Officer of **HDFC Bank Limited** (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) **(HDFC)** under Securitisation and Reconstruction of Financial Assets and Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to HDFC, within 60 days from the date of publication of this Notice, the amounts indicated hereinbelow in their respective names, together with further interest as applicable as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC by the said Borrower (s) respectively.

Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Sr. No.	Name of Borrower(s) / Legal Heir(s) / Legal Representative(s)	Outstanding Dues	Date of Demand Notice	Description of Immovable Property / Secured Asset
1.	MR. ATUL	Rs. 5,65,662 /- as on 31-JUL-2026.	18-AUG-2026	FLAT A 3293, FLOOR -3, BLOCK NO 40 & TOWER 40 SITUATED AT THE DINESH NAGAR PLOT 10 BLOCK 12 NH24 PABLA MODINAGAR ROAD PIKHUWA, GHAZIABAD, UTTAR PRADESH AND CONSTRUCTION THEREON PRESENT AND FUTURE
2.	MRS. SHEELA DEVI (WIFE/ LEGAL REPRESENTATIVE/ LEGAL HEIR(S) OF BORROWER MR. RAJENDRA SINGH (SINCE DECEASED)	Rs. 4,32,690/-DUES AS ON 30-JUN-2026	30-JUL-2026	FLAT NO. 438, FF GREATER NOIDA SCHEME BHS11, PLOT NA 0, SECTOR MU-01, SCHEME, BHS-11, GREATER NOIDA, UTTAR PRADESH WITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH AND CONSTRUCTION THEREON PRESENT AND FUTURE
3.	MR. PRAFULLA KUMAR JENA & MRS. MANJULATA JENA	Rs. 47,22,908/- DUES AS ON 31-AUG-2026	23-SEP-2026	FLAT NO. T070403 TOWER T7, GREEN PARC CRESCENT PARC, SECTOR 92, WAZIRPUR VILLAGE, GURGAON, HARYANA, WITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH AND CONSTRUCTION THEREON PRESENT AND FUTURE
4.	MR. MANISH KOTRU & MRS. MEENAKSHI KOTRU	Rs. 20,61,148/- DUES AS ON 31-AUG-2026	24-SEP-2026	B-37-SF ERA DIVINE COURT BLOCK B SECTOR 76, FARIDABAD HARYANA, WITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH AND CONSTRUCTION THEREON PRESENT AND FUTURE
5.	MRS. DEBOJANI SHARMA (MOTHER//LEGAL HEIR/LEGAL REPRESENTATIVE OF MR. ANIRBAN ROY (BORROWER) [SINCE DECEASED] Ms. PINAKI ROY (IN HER CAPACITY AS LEGAL GUARDIAN FOR Ms. ANUSHREE ROY/Legal Heir/LEGAL REPRESENTATIVE OF MR. ANIRBAN ROY (BORROWER) (since deceased) MR. APURBO KUMAR ROY (FATHER/LEGAL REPRESENTATIVE OF MR. ANIRBAN ROY (BORROWER) [SINCE DECEASED]	Rs. 24,41,043/- DUES AS ON 31-AUG-2026	28-SEP-2026	RESIDENTIAL FLAT 206, FLOOR-2, AAGMAN SOCIETY SITUATED AT THE SECTOR-70, VILLAGE MUJERI, FARIDABAD, HARYANA WITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH & CONSTRUCTION THEREON BOTH PRESENT AND FUTURE
6.	MR. AMIT RAY & MRS. KALPANA RAY	Rs. 77,17,631 DUES AS ON 31-AUG-2026	25-SEP-2026	RESIDENTIAL FLAT-803, 8Th FLOOR, TOWER 06, SATYA THE HERMITAGE SITUATED AT SECTOR-103, GURGAON, HARYANA WITH UNDIVIDED PROPORTIONATE SHARE OF LAND UNDERNEATH & CONSTRUCTION THEREON BOTH PRESENT AND FUTURE

* With further interest, costs, charges, expenses etc. incurred / that may be incurred till the date of payment and/or realization.

If the said Borrowers shall fail to make payment to HDFC as aforesaid, then HDFC shall proceed against the above Secured Assets / Immovable Properties under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Assets / Immovable Properties, whether by way of sale, lease or otherwise without the prior written consent of HDFC. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date : 30-OCT-2026
Place : Delhi

For HDFC Bank Limited
Sd/-
Authorized Officer

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400020