Possession Notice (For Immovable Property) Rule 8-(1)

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-H FL) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) mad with Rule 3 of the Security Interest (Enforcement) Rules 2002, a Demand Notice was issued by the Authorised Officer of the company to the Borrower/Co-Borrowers mentioned herein below 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 under Section 13(4) 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 **IIFL HFL** for an amount as mentioned herein under with interest thereon. The borrowers attention is invited to provisions of sub-section (8) of section 13 of the Act, If the borrower dears the dues of the **"IIFL HFL"** together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by **"IIFL HFL"** and no further step shall be taken by **"IIFL HFL"** for transfer or sale of the secured assets.

Name of the Borrower(s)/ Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mrs. Manisha Sharma, Kiran Enterprises Mr. Praveen Kumar **(Prospect No 955865 & 957760)**	All that piece and parcel of Upper Ground Floor without roof rights out of the Khasra No. 745 erected on property No. X-187/4-A, Stuated in the abadi of X-110053, Gali No 8, Brahampuri, Illaqa Shahadara, Delhi-110053 Area Admeasuring (IN SQ. FT.): Property Type: Area_ Admeasuring Property Area: 513	**955865 is Rs. 1167824.40/-**Rupees Eleven Lakh Sixty Seven Thousand Eight Hundred and Twenty Four Rupees and Forty Paise Only & **957760 is Rs. 97657.68/-**Rupees Ninety Seven Thousand Six Hundred and Fifty Seven Rupees and Sixty Eight Paise Only	11-08-2026	11-11-2026
Mr. Raman Singh Mr. Surjeet Singh Mrs. Pravindra Kaur, Aman Tours Travels **(Prospect No IL10289621)**	All that piece and parcel of Flat No --FF, Rear-RHS ,plot No. 248, Block-D, Indraprastha Colony, Ghaziabad, Up 201102 Area Admeasuring (IN SQ. FT.): Property Type: Saleable_Area, Carpet_Area Property Area: 378.00, 302.00	**Rs. 1210613/-**Rupees Twelve Lakh Ten Thousand Six Hundred and Thirteen Rupees Only	17-08-2026	11-11-2026
Mr. Mohan Kumar Mrs. Sangeeta **(Prospect No IL10698254)**	All that piece and parcel of Second Floor, Flat No. 202, Middle Front Rhs Side, With Common Roof/ Terrace Rights Of Built-Up Property Bearing Plot No. 3 & 4, Khasra N0.30/3, Situated In Village Hastsal, Colony Known As Kanhiya Enclave, Vikas Nagar Phase 2, Uttam Nagar, New Delhi, 110059 Area Admeasuring (IN SQ. FT.): Property Type: Area_ Admeasuring, Carpet_Area Property Area: 666.00, 566.00	**Rs. 2706252/-**Rupees Twenty Seven Lakh Six Thousand Two Hundred and Fifty Two Rupees Only	20-08-2026	11-11-2026

For, further details please contact to Authorised Officer at **Branch Office :** Office No 1, First Floor, Mahaluxmi Metro Tower, Plot No. C-1, Sector-4, Vaishali, Ghaziabad, Uttar Pradesh - 201010 **or Corporate Office :** IIFL Tower, Plot No. 98, Udyog Vihar, Ph-IV Gurgaon, Haryana.

Place : Delhi; Date : 13-11-2026 **Sd/- Authorised Officer, For IIFL Home Finance Ltd.**

"IMPORTANT"

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ACE

ACTION CONSTRUCTION EQUIPMENT LIMITED

CIN: L74899HR1995PLC053860
Regd. Office: Dudhola Link Road, Dudhola, Distt. Palwal-121102, Haryana
Phone: +91-1275-280111 (50 Lines), Fax: +91-1275-280133 Website: www.ace-cranes.com, Email Id:cs@ace-cranes.com

EXTRACT OF STANDALONE AND CONSOLIDATED UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER, 2026 .

(Rs. in Lakhs except EPS)

S. No.	Particulars	Standalone						Consolidated					
		Quarter Ended			Six month Ended		Year Ended	Quarter Ended			Six month Ended		Year Ended
		30.09.2026 (Un-Audited)	30.06.2026 (Un-Audited)	30.09.2025 (Un-Audited)	30.09.2026 (Un-Audited)	30.09.2025 (Un-Audited)	31.03.2026 (Audited)	30.09.2026 (Un-Audited)	30.06.2026 (Un-Audited)	30.09.2025 (Un-Audited)	30.09.2026 (Un-Audited)	30.09.2025 (Un-Audited)	31.03.2026 (Audited)
1.	Total Revenue from Operations	88352	78168	74114	166520	139308	327368	88609	78568	74424	167177	139632	328044
2.	Net Profit for the period (before Tax, Exceptional and Extraordinary items)	16539	15679	13749	32218	26413	56645	16690	15842	12369	32532	25141	55671
3.	Net Profit for the period before tax (after Exceptional and Extraordinary items)	21539	15679	13749	37218	26413	56645	21690	15842	12369	37532	25141	55671
4.	Net Profit for the period (after tax, Exceptional and Extraordinary items)	16297	11859	10387	28156	20070	42542	16425	11949	9006	28374	18778	41510
5.	Total Comprehensive Income (after tax)	16301	11862	10373	28163	20056	42555	16429	11952	8992	28381	18764	41523
6.	Equity Share Capital (Face value of Rs. 2/- each)	2382	2382	2382	2382	2382	2382	2382	2382	2382	2382	2382	2382
7.	Earnings Per Share (Face value of Rs. 2/- each) 1. Basic:	13.70	9.96	8.73	23.66	16.87	35.75	13.80	10.04	7.57	23.84	15.78	34.88
	2. Diluted:	13.69	9.96	8.73	23.65	16.86	35.74	13.80	10.04	7.57	23.84	15.78	34.87

Notes:

(a) The above is an extract of the detailed format for quarter and half year ended on 30th September, 2026 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarter/half year Financial Results are available on the websites of the Stock Exchange(s) (www.nseindia.com, www.bseindia.com) and on the Company's website www.ace-cranes.com.

(b) The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on November 12, 2026.

(c) Earnings per share is not annualized for the quarter ended 30th September,2026 , 30th June 2026 and 30th September,2025 and half Year ended 30th September,2026, 30th September,2025

(d) Profit and total comprehensive income attributable to non-controlling interest of Rs. 33546 for the quarter ended 30 June 2026 has not been disclosed due to rounding off of Rs. into lakhs.

Place : Faridabad
Date : 12th November, 2026

For Action Construction Equipment Limited
Sd/-
Vijay Agarwal
Chairman & Managing Director

OCTAVIUS PLANTATIONS LIMITED

Registered Office: E-40/3, Okhla Industrial Area Phase-II, New Delhi - 110020
Email ID: csdelhi@octavius.in CIN: L65910DL1984PLC018466, PAN-AAACR1502R

EXTRACT OF UN-AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30 TH SEPTEMBER, 2026

Amount in Lacs

S. NO.	Particulars	Quarter Ended 30.09.2026 Un-audited	Quarter Ended 30.06.2026 Un-audited	Quarter Ended 30.09.2025 Un-audited	Half Year Ended 30.09.2026 Un-audited	Half Year Ended 30.09.2025 Un-audited	Year Ended 31.03.2026 Audited
1	Total income from operations	1,320.34	1,313.69	602.84	2,634.03	1,163.66	6,464.04
2	Net Profit/ (Loss) for the period (before tax, Exceptional and/or Extraordinary items)	20.89	11.01	7.87	31.91	37.03	101.20
3	Net Profit / (Loss) for the period before tax(after Exceptional and/or Extraordinary items)	20.89	11.01	7.87	31.91	37.03	101.20
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	12.95	12.73	10.24	25.70	38.51	83.86
5	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and other Comprehensive Income (after tax)	13.05	12.70	10.29	25.75	38.56	84.00
6	Paid up Equity Share Capital (Face Value Rs 10/-)	300.0	300.0	300.0	300.0	300.0	300.0
7	Earning Per Share (of Rs 10/- each) Basic and diluted (not annualised)	0.44	0.42	0.34	0.54	1.28	2.80

Note:

1) The above is an extract of the detailed format of result for quarter ended September 30, 2026 filed with stock exchange under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations 2015. The full format of the said results are available on the website of BSE Limited at www.bseindia.com as well as on the company's website at (www.octaviusplantations.com)



By order of the Board
For Octavius Plantations Limited
(Sd/-)
Raj Kumar Jain
Whole Time Director
DIN : 03505168

Place: Delhi
Date: 12.11.2026

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SAMB CHANDIGARH, SCO 60-61, Sector 17-B, Chandigarh, PIN 160017
Telephone No.: 0172-5040788 & 796, E-Mail: zs8340@pnb.bank.in

E-AUCTION/ SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

DETAIL OF THE ENCUMBRANCES KNOWN TO THE SECURED CREDITORS: NOT KNOWN

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 provisions of 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),mortgagor(s) and Guarantor (s) that the below described movable/immovable property(ies) mortgaged/hypothecated/charged to the Secured Creditor, the constructive/ physical (whichever is applicable) possession of which has been taken by the Authorized officer of Bank/Secured Creditor, will be sold on **"As is where is", "As is what is", & "Whatever there is"** on date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) & guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF SALE OF THE SECURED ASSETS

Lot. No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/Guarantors Account	Name of Owner(s) / Mortgagors of Property(ies)	Description of Immoveable Mortgaged Property(ies) and Name of Owner(s)/ Mortgagors	Date of Demand Notice u/s 13(2) of SARFAESI Act 2002 & amount as per demand notice 13(2) Nature of possession	Reserve Price / Earnest Money Deposit (EMD) / Bid Increase Amount	Date and Time of E-Auction
1.	**BRANCH: SAMB CHANDIGARH** **M/S RUPANA PAPER MILLS PVT. LTD.** **M/s Rupana Paper Mills Pvt. Ltd.** IV/928, Chhota Chppiwara, Chawari Bazar, Delhi, **Sh. Murari Lal Aggarwal**	Manju Aggarwal	Property bearing No. IV/928, 2nd Floor Backend Portion situated in Chhota Chippiwara, Chawari Bazar Delhi having Sale Deed No. 2466 dated 16.11.1987. in the name of Manju Aggarwal **(Physical Possession**	**13.03.2015** Rs. 105,58,70,568.08 plus further interest and other expenses . **Physical Possession**	**R.P.: Rs. 23,95,000/-** **EMD: Rs. 2,39,500/-** **Bid Increase amount: Rs. 50,000/-**	**03/12/2026 From 11.00 AM to 4.00 PM**
2.	**S/o Sh. Mangi Lal Aggarwal** House No. 5/28, Punjabi Bagh East, New Delhi-110026, **Smt. Manju Aggarwal W/o Sh. Murari Lal Aggarwal**, House No. 5/28, Punjabi Bagh East, New Delhi-110026,	Meena Agrawal	Property bearing no. IV/928, 2nd Floor with roof rights, front portion, measuring 400 sq. ft. situated in Chhota Chippiwara, Chawari Bazar, Delhi having Sale Deed No. 2536 dated 13.11.1998 in the name of Meena Agrawal. **(Physical Possession)**		**R.P.: Rs. 33,65,000/-** **EMD: Rs. 3,36,500/-** **Bid Increase amount: Rs. 50,000/-**	**03/12/2026 From 11.00 AM to 4.00 PM**
3.	**M/s Shiv Vanijay Capsec Pvt. Ltd.** IV/928, Chhota Chppiwara, Chawari Bazar, Delhi, **Sh. S. K. Aggarwal S/o Sh. Mangi Lal Aggarwal,** House No Shyam	Pushpa Agarwal W/o Suresh Kumar Agarwal	Property bearing no. IV/928, 1st Floor, situated in Chhota Chippiwara, Chawari Bazar, Delhi having Sale Deed No. 7690 Dated 02.11.1993. in the name of Pushpa Agarwal W/o Suresh Kumar Agarwal. **(Physical Possession)**		**R.P.: Rs. 25,20,000/-** **EMD: Rs. 2,52,000/-** **Bid Increase amount: Rs. 50,000/-**	**03/12/2026 From 11.00 AM to 4.00 PM**

Udyog Bypass Road, Chas Bokaro Steel City Chas.827013, **2nd address:** House No. 1398, Sector 40-B Chandigarh, **3rd Address**: IV/928 Chhota Chppiwara, Chawari Bazar, Delhi, **Sh. Rajesh Kumar Aggarwal S/o Sh. Suresh Kumar Aggarwal** House No. 5/28, East Punjabi Bagh, New Delhi-110026, **Smt. Sarla Aggarwal W/o Sh. A. K. Aggarwal**, House No. 5/28, Punjabi Bagh East, New Delhi-110026, **M/s Viniyaka Capsec Pvt. Ltd.** Z-135, Loha Mandi Naraina, New Delhi, **Sh. Prem Kumar Aggarwal S/o Sh. Mangi Lal Aggarwal,** House No. 52 Suraj Nagar, West Sodla Jailpur-302019, **Smt. Meena Aggarwal W/o Prem Kumar Aggarwal** House No. 52, Suraj Nagar, West Jaipur, **2nd Address**: 5/28, East Punjabi Bagh, Delhi, **Smt. Pushpa Aggarwal W/o Sh. Suresh Kumar Aggarwal,** Shyam Udyog Bye Pass Road Chas Bokaro, Jharkhand, **2nd address:-** East Punjabi Bagh East, New Delhi-110026.

NOTE: The entry of the shops have been locked by a neighbouring shop owner
Litigation pending in the Account: TSA No. 66/2022 'Prem Kumar Aggarwal vs PNB' pending before Hon'ble DRT Delhi-III - NDOH- 07.01.2027.

Contact Person: Ms. Anu Bala, Authorised Officer, SAMB Chandigarh, Mobile: 9872635041

TERMS AND CONDITIONS OF E-AUCTION SALE

1. 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 shall be "online through e-auction" portal **https://baanknet.com**

2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number. The process of e-KYC is to be done through Digi locker. 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, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com).** The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **https://baanknet.com** This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.

a. https://baanknet.com b. www.pnbindia.in

6. The intending participants 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).

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over 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.

9. 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.

10. 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.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price. The secured asset will only be sold at a price higher than the reserve price fixed for the property with at least one incremental Bid. The Bidder, at the time of commencement, shall give a minimum of one Bid increment at least greater than and over & above the reserve price fixed for the property. The property will not be sold and auction will not be confirmed, in case failed to fetch the price higher than the reserve price

13. 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 confirmation of sale through **NEFT/RTGS/IMPS in account no. 834000317118A, IFSC Code PUNB0834000, PUNJAB NATIONAL BANK, SAM BRANCH, CHANDIGARH** OR 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 **(SUNDRY NPA SARFEASI AUCTION RELATED) Payable at Chandigarh .** 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.

14. 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 deposit of remaining 75 % of the bid amount/full deposit of BID amount.

15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/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.

16. 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. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

17. The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".**

18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

22. 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.

23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer https://baanknet.com & www.pnbindia.in.

Date: 12.11.2026 **AUTHORIZED OFFICER**
Place: Chandigarh **PUNJAB NATIONAL BANK, SAMB, CHANDIGARH**

MEGA NIRMAN & INDUSTRIES LIMITED

CIN: L43219DL1983PLC015425
811-812, Aggarwal Cyber Plaza-1, Netaji Subhash Place, Pitampura, Delhi-110034.
Phone: 011 - 43590917||email: secretarial.mnil@gmail.com

Notice to Shareholders for Opening of Special Window For Re-Lodgment of Transfer Request of Physical Shares

Pursuant to SEBI Circular No. HO/38/13/11(2)2026-MIRSD-POD/ I/3750/2026 Dated by January 30, 2026 Shareholders are hereby informed that a Special Window has been Re-Opened from February 05, 2026 to February 04, 2027, for Re-Lodgement of Transfer Deeds.

This Facility is available for Re-lodgement of Transfer deed, which were lodged prior to April 1, 2019 for transfer of physical shares and were Rejected/Returned due to Deficiency in the Transfer document, Shares, after Re-lodgement Request and verification, will be Transferred only in the name of Transferee and would not be transferred in the name of any other person. Such transfer request shall be lodged only in the Transfer-cum-dematmode i.e.; the shares will be transferred to transferee only in Dematerialised form.

Eligible shareholder who wish to avail the opportunity are requested are requested to contact our Registrar and Share Transfer Agent, Beetal Financial and Computer Services Private Limited www.beetal.in Contact No- 9810276579, Address- Beetal House, 3rd Floor, 99 Madangir, Behind Local Shopping Centre, Near dada Harsukh Dass Mandir, New Delhi – 110062

For Mega Nirman & Industries Limited
Sd/-
Kanika Chawla
Company Secretary & Compliance Officer

Date: 12th November, 2026
Place: New Delhi

HERO HOUSING FINANCE LIMITED

Registered Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: 2nd Floor, A-6, Sector-4, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301

PUBLIC NOTICE (SALE OF IMMOVABLE PROPERTY THROUGH PRIVATE TREATY)

[Notice of Sale by Private Treaty under Rule 8 read with Rule 9 of Security Interest (Enforcement) Rules 2002]

Notice is hereby given to the public in general and to the borrower/co-borrower ("Borrowers") in particular that below described secured asset which is mortgaged to Hero Housing Finance Ltd ("Secured Creditor"), possession of which has been taken by the Authorised Officer will be sold on "As Is Where Is", "As Is What Is" And "Whatever There Is" basis by way of Private Treaty.

The sale by private treaty will take place any day after fifteen days (15 Days) from the date of this publication The details are more particularly mentioned herein below.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice	Reserve Price (RP) / Earnest Money Deposit (EMD)	Type of Possession
HHFLAXHOU 24000046925	RAHUL MISHRA, PINKI MISHRA	19-07-2025, Rs. 23,15,959/- as on 05-11-2026	Rs.11,25,000/- / Rs.1,12,500/-	Physical
Description of property: Flat No. FF-02 First Floor, Front LHS Portion Without Roof Rights Situated on Plot No. B-42, Khasra No-217, Having Area Measuring 450 Sq. Ft I.e 41.81 Sq. Mtrs, Rail Vihar Sahkari Awas Samiti Limited, Village Sadullabad, Tehsil Loni, District Ghaziabad, Uttar Pradesh- 201102, consisting of two bedrooms, one drawing room, one kitchen, two toilet/bathroom, and balcony. Bounded By: North: Flat No. Ff-04/ Other's Property, East: Flat No. FF-01/ Plot No. B-41, South: 30 Ft Wide Road, West: Plot No. B-43				
HHFNSPHOU19000004440 // HHFNSPIPL19000004628	Bharat Prasad, Suchita Kashyap	13-05-2025, Rs. 17,66,516/- as on 05-11-2026	Rs.5,60,000/- / Rs.56,000/-	Physical
Description of property: Flat No. SF -03, Second Floor Rear Side, L.I.G., Plot No. B- 8, Khasra No. 234, Rail Vihar, Village- Sadullabad, Pargana And Tehsil Loni, Ghaziabad, Uttar Pradesh – 201102 (Covered Area Measuring 300 Sq. Ft. I.e. 27.86 Sq. Mtr.) Bounded by: North: Plot No. B- 7, East: Plot No. B -12, South: Plot No. B- 9 and 10, West: 30 Ft. wide road				
HHFNSPHOU19000005138 // HHFNSPIPL19000005153	Vinod Kumar, Neha Kashyap, Satyam Son of Vinod Kumar	22/08/2023, Rs. 15,32,270/- as on 12-11-2026	Rs.9,40,000/- / Rs.94,000/-	Physical
Description of property: Flat No. FF-03, LIG, First Floor, Without Roof Rights, Rear Rhs, Consisting of One Drawing/ Dining Room, One Bedroom, One Toilet, & One Kitchen Having Covered Area Measuring 308 Sq. Ft. I.e. 28.61 Sq. Mtrs Situated on Plot No- F-101, Khasra No. 180/3, & 181, Block – F, SLF Ved Vihar, Village- Sadullabad, Pargana And Tehsil Loni, District- Ghaziabad, Uttar Pradesh- 201102. Bounded By: North: Other's Property, East: Plot No. F- 102, South: Front Unit FF-2/ 9 mtr wide road, West: Unit No. FF-4/ Plot No. F-100				
HHFGAZHOU2000001 0199 // HHFNOILAP25 000067854 // HHFNO IIPL25000067855	Kaptan Singh, Kaptan Singh Liberium Global Resources Pvt Ltd, Pinki Daughter of Brijpal & Wife of Kaptan Singh	20-11-2025, Rs. 16,48,828/- as on 12-11-2026	Rs.8,00,000/- / Rs.80,000/-	Physical
Description of property: Residential Flat Second Floor L.H.S Front Side Without Roof Right Having Area Measuring 39.78 Sq Yards I.E. 33.26 Sq Meter Which Is Constructed on Plot No A- 82, Khasra No-348 Rail Vihar Sehkari Awaas Samiti Limited Gram Sadullahbad Pargana And Tehsil Loni District Ghaziabad, Boundaries: East- Flat No A-83, West- Other Flat/plot No A-81, North- Road 30 Ft Wide', South- Other Flat/plot No A-85				

Authorised Officer's Details: Name: Ershad Ali
Mob- 8802270415 **Email ID: ershad.ali@herohfl.com**
Private Treaty to be executed any day on or after 30/11/2026. **Purchaser Identified**

The undersigned as Authorized Officer of Hero Housing Finance Ltd. has taken over possession of the schedule property(ies) us/ 13(4) of the SARFAESI Act, 2002 all previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the secured property(ies) as mentioned above are available for sale, through Private Treaty, as per the terms agreeable to HHFL for realisation of HHFL's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Thus, no public bid shall be invited. **2.** Bid increment amount shall be Rs 15,000 (Fifteen Thousand Only) for Reserve Price till 25 lakhs, Rs 25,000 (Twenty-Five Thousand Only) for Reserve Price above 25 Lakhs till 50 lakh, Rs 50,000 (Fifty Thousand Only) for Reserve Price above 50 Lakh till 1crore, Rs 1,00,000 (1 Lakh Only) for Reserve price Beyond 1 Crore. **3.** Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of HHFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter. **4.** The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above. **5.** Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application. **6.** In case of non-acceptance of offer of purchase by HHFL, the amount of 10% paid along with the application will be refunded without any interest. **7.** The property is being sold with all the existing and future encumbrances whether known or unknown to HHFL. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. **8.** The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditor in this regard at a later date. **9.** The HHFL reserves the right to reject any offer of purchase without assigning any reason. **10.** In case of more than one offer, the HHFL will accept the highest offer and there shall not be any claim against HHFL from unsuccessful offerer. **11.** The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application. **12.** The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property. **13.** Sale shall be in accordance with the provisions of SARFAESI Act/ Rules. **14. For property details and visit to property contact to Ershad Ali / 8802270415 / ershad.ali@herohfl.com // and Shekhar Singh/9711522275/ shekhar.singh@herohfl.com.**

15 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above-mentioned Borrower/Mortgagor/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Sale failing which the property shall be sold through Private Treaty and balance dues, if any, will be recovered with interest and cost from you as a Borrower(s).

For detailed terms and conditions of the sale, please refer to the link provided in **https://uat.herohomefinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e., www.herohousingfinance.com**

Date: 13-11-2026 **For Hero Housing Finance Ltd.**
Place: Delhi/NCR **Authorised officer**

REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM/ NEWSPAPER PUBLICATION/BY ALL PERMISSABLE MODES

OFFICE OF THE RECOVERY OFFICER, DEBTS RECOVERY TRIBUNAL-I, DELHI
4th FLOOR, JEEVAN TARA BUILDING, PARLIAMENT STREET, NEW DELHI- 110001

SALE PROCLAMATION

T.R.C. No. 1413/2022

ICICI BANK LTD. Vs. NITIN KUMAR ROY

PROCLAMATION OF SALE UNDER RULE 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993.

(CD 1) Nitin Kumar Roy S/o Bhanu Pratap Narain Roy, R/o Plot No. 855, Flat No. 9, Vaishali, Ghaziabad- 201001, U.P.
(CD 2) Anupam Roy S/o Bhanu Pratap Narain Roy, R/o Plot No. 855, Flat No. 9, Vaishali, Ghaziabad- 201001, U.P.
(CD 3) M/s. HRC Horizons, Having Its Corporate Office at: 902, New Delhi House, Barakhamba Road, New Delhi- 110001

1. Whereas Transfer Recovery Certificate No. 1413/2022 in OA No. 199 of 2012 drawn by the Presiding Officer, Debts Recovery Tribunal-I for the recovery of a sum of Rs. 15,23,742.00, together with costs and future interest @ 12.75% p. a., from the date of filing of OA i.e. 13/08/2012 till its realization along with cost from the Certificate debtors together with costs and charges as per recovery certificate.
2. And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.
3. And whereas there will be due there under a sum of Rs. 15,23,742.00, together with costs and future interest @ 12.75% p.a., from the date of filing of OA i.e. 13/08/2012 till its realization along with cost. Notice is hereby given that in absence of any order of postponement, the property/properties as under shall be sold by e-auction and bidding shall take place through "On line Electronic Bidding" through the website https://drt.auctiontiger.net on 14/12/2026 between 12:00 pm and 01:00 pm with extensions of 5 minutes duration after 01.00 pm, if required.
4. The description of the property proposed to be e-auctioned is as follows:

S. No.	Description of property	Reserve Price	EMD
1.	PROPERTY i.e. VILLA F-8/3, PARK SIDE VILLA, PLOT-201, 120 FEET SHASTRI PURAM ROAD, VAYU VIHAR, AGRA, U.P.	Rs. 21.25 LACS	Rs. 2.13 LACS

5. The EMD shall be paid through Demand Draft/Pay Order in favour of Recovery Officer, DRT-I, Delhi-A/c T.R.C No. 1413/2022 along with self-attested copy of Identity (voter I-card/Driving license/passport) which should contain the address for future communication and self-attested copy of PAN Card must reach to the Office of the Recovery Officer, DRT-I, Delhi latest by 10/12/2026 before 5.00 pm. The EMD received thereafter shall not be considered. The said deposit be adjusted in the case of successful bidders. The unsuccessful bidder shall take return of the EMD directly from the Registry, DRT-I, Delhi after receipt of such report from e-auction service provider/bank/financial institution on closure of the e-auction sale proceedings.
6. The envelope containing EMD should be super-scribed "T.R.C.No.1413/2022" along with the details of the sender i.e. address, e-mail ID and Mobile Number etc.
7. Intending bidders shall hold a valid Login Id and Password to participate in the E-Auction email address and PAN Number. For details with regard to Login ID & Password, please contact M/s. e-Procurement Technologies Ltd., (Auctiontiger) Ahmedabad, Contact No. 079-40230 812/11/10/09/08/07/06. Mobile 09002715034, 9265562818, 9722778828, 7961200500 E-mail: wb@auctiontiger.net; support@auctiontiger.net Ram Sharma 800023297, ramprasad@auctiontiger.net
8. Prospective bidders are required to register themselves with the portal and obtain user ID/password well in advance, which is mandatory for bidding in above e-auction. from M/s. e-Procurement Technologies Ltd., (Auctiontiger).
9. Details of concerned bank officers/Helpline numbers etc. are as under:-

Name & Designation	Email & Phone Nos.
Mr. VIJAY SHARMA	9372730494, vijay.sha@icicibank.com

10. What is proposed to be sold are the rights to which the certificate debtors are entitled in respect of the properties. The properties will be sold along with liabilities, if any. The extent of the properties shown in the proclamation is as per the Recovery Certificate schedule. Recovery Officer shall not be responsible for any variation in the extent due to any reason. The properties will be sold on 'as is where is' and 'as is what is' condition.
11. The property can be inspected by prospective bidder(s) before the date of sale for which the above named officer of the bank may be contacted.
12. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.
13. EMD of unsuccessful bidders will be received by such bidders from the Registry of DRT-I, on identification/production of Identity proof viz., PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSUs. Unsuccessful bidders shall ensure return of their EMD and, if not received within a reasonable time, immediately contact the Recovery Officer, DRT-I, Delhi/or the Bank.
14. The sale will be of the property of the above named CDs as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.
15. The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.
16. No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.
17. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made there under and to the further following conditions: The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
18. The amount by which the biddings are to be increased shall be in multiple of Rs. 10,000 (Rs. Ten Thousand only). In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
19. The Successful/Highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
20. Successful/ highest bidder shall have to prepare DD/Pay order for 25% of the sale proceeds favouring Recovery Officer, DRT-I, Delhi, A/c T. R. C. No. 1413/2022 within 24 hours after close of e-auction and after adjusting the earnest money (EMD) and sending/depositing the same in the office of the Recovery Officer so as to reach within 3 days from the close of e-auction failing which the earnest money (EMD) shall be forfeited.
21. The Successful/Highest Bidder shall deposit, through Demand Draft/Pay Order favouring Recovery Officer, DRT-I, Delhi A/C. T. R. C. 1413/2022, the balance 75% of the sale proceeds before the Recovery Officer, DRT-I on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first office day after the 15th day alongwith the poundage fee @ 2% upto Rs. 1,000 and @ 1% on the excess of such gross amount over Rs. 1000/- in favour of Registrar, DRT-I Delhi. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above.)
22. In case of default of payment within the prescribed period, the property shall be resold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

SCHEDULE OF PROPERTY

Lot No.	Description of the property to be sold with the names of the co-owners where the property belongs to the defaulter and any other person as co-owners.	Revenue assessed upon property or any part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1.	PROPERTY SITUATED AT FLAT NO. F-8/3, PARK SIDE VILLAS, PLOT NO. 201, 120 FT. SHASTRIPURAM ROAD, VAYU VIHAR, AGRA, U. P.	NO INFORMATION RECEIVED		

Given under my hand and seal on 1/10/2026.

NIRANJAN SHARMA
RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL - 1, DELHI