

DCB Bank Limited,
Corporate & Registered Office: 6th Floor, Tower A, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel, Mumbai - 400 013
A-Set House, 7/56, D.B. Gupta Road, Karol Bagh, New Delhi - 110005

DCB BANK

E-AUCTION SALE NOTICE
[Under Rule9 (1) of the Security Interest (Enforcement) Rules2002]

E-Auction sale notice for sale of immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.
Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors in particular, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details:-
The property will be sold "as is where is", "as is what is", "as is how is", "whatever there is" & on a "No Recourse" basis without any kind of warranties & indemnities.

Sl No.	Name of Borrower & Co Borrowers	1. Reserve Price / 2. Earnest Money Deposit (EMD) / 3. Bid Increase Amount	Date & Time Of E-Auction	Type of Possession	Amount Due
1	MR. MOHAMMAD VAKIL and MRS. JUBAIDA KHATOON	1.Rs.40,00,000/- (Rupees Forty Lakh Only), 2.Rs.4,00,000/- (Rupees Four Lakh Only), 3.Rs.25,000/- (Rupees Twenty Five Thousand Only)	13-03-2026 & 11am - 12pm	Physical	Rs.40,51,776/- (Rupees Forty Lakh Fifty One Thousand Seven Hundred Seventy Six Only)
2	Mr. OMVIR and Ms.SATO	1.Rs.20,50,000/- (Rupees Twenty Lakh Fifty Thousand Only), 2.Rs.2,05,000/- (Rupees Two Lakh Five Thousand Only), 3.Rs.25,000/- (Rupees Twenty Five Thousand Only)	13-03-2026 & 11am - 12pm	Physical	Rs.2,39,045/- (Rupees Two Lakh Ninety Thousand Four Hundred Fifty Four Only)

Details Of Mortgage Property: All Piece And Parcel Of Property Bearing M.c No-B 14/543 Mixed Used Near Beri Wali Masjid Situated In Mohalla Katcha Court Inside Delhi Gate Malerkotla Punjab-Admeasuring -64.67 Sq. Yard

3	1. MR. HIMANSHU JAIN S/O MR. SURINDER KUMAR JAIN (since Deceased Represented Through His Legal Heirs) and 2. MR. SURINDER KUMAR JAIN, S/O MR. AMRITSARIYA RAM (since Deceased Represented Through His Legal Heirs) and 3. MIS PARASHAV TRADING CO. (through Its Proprietor Mr. Surinder Kumar Jain) (since Deceased Represented Through His Legal Heirs)	1.Rs.17,00,000/- (Rupees Seventeen Lakh Only), 2.Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only), 3.Rs.25,000/- (Rupees Twenty Five Thousand Only)	13-03-2026 & 11am - 12pm	Physical	Rs.17,51,097.19/- (Rupees Seventeen Lakh Fifty One Thousand Ninety Seven And Paise Nineteen Only)
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Details Of Mortgage Property: All The Piece & Parcel Of Property No. 77 Comprised In Khatwa No. 2843 Khasra No 139/17/12(4-4) Vasika No 2021-22/116/1666 Situated At Dist. Ferozpur Bounded By Towards East: Plot No. 77-a Towards West: Vacant Plot / Towards North: Passage / Towards South: Mukhtar Singh

Details Of Mortgage Property: All The Piece & Parcel Of Shop M.c. No-B 9 1704/1-a Admeasuring 43 Sq Yards On First Floor Bearing Situated At Gali Talpaya Teh & Dist: Ludhiana Bounded As Per Sale Deed As Under:- Towards North: Passage / Towards South: Lower Street / Towards East: Lower Street / Towards West: Ravinder Pund

Date and time of submission of EMD on or before 12-03-2026 up to 5Pm, with request letter of participation KYC, Pan Card , Proof of EMD at email id: manpreet.singh@dcbbank.com

Inspection Date and Time: of all properties from 02-03-2026 to 06-03-2026 Between 11:00AM to 04:00PM contact to Mr. Manpreet Singh, Mobile- 9872301684 between 11am to 6pm. The intending purchasers/bidders are required to deposit EMD amount by way of Demand Draft ONLY favouring DCB Bank LTD.

TERMS AND CONDITIONS OF THE E-AUCTION

- The properties are being sold on an "as is where is", "as is what is", "as is how is" & on a "No Recourse" basis without any kind of warranties & indemnities.
- All Statutory Dues/Attendant Charges/ Other Dues including registration charges, stamp duty, taxes, etc. shall have to be borne by the purchaser and the Authorizes Officer or the bank shall not be responsible for any charges, lien in encumbrances or any other dues to the government or anyone else in respect of the e-auctioned property not known to the bank, the Bidder is advised to make their own independent enquiries regarding the encumbrances on the property including Statutory Liabilities, Areas of Property Tax, Electricity Dues etc.
- (Contact T.Jaya Prakash Reddy, Mob. No: 8142000664 / Back End Office: 8142000666/63/62, Office mail id: info@bankauctions.in & Mail Id: prakash@bankauctions.in at their web portal https://bankauctions.in/ on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. Bidders are advised to detailed terms and conditions of auction sale before submitting their bids refer to the link www.dcb.bank.in/cms/showpage/page/customer-corner.
- The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from online service provider (4closure.com), Mob. No: 8142000664, Back End Office: 8142000666/63/62, Prospective bidders may avail online training on e-auction from their registered mobile number only.
- Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website.

Date: 03-02-2026
Place: Punjab

Sd/-Authorized Officer,
DCB Bank Limited

DCB Bank Limited,
Corporate & Registered Office: 6th Floor, Tower A, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel, Mumbai - 400 013
A-Set House, 7/56, D.B. Gupta Road, Karol Bagh, New Delhi - 110005

DCB BANK

E-AUCTION SALE NOTICE
[Under Rule9 (1) of the Security Interest (Enforcement) Rules2002]

E-Auction sale notice for sale of immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.
Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors in particular, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details:-
The property will be sold "as is where is", "as is what is", "as is how is", "whatever there is" & on a "No Recourse" basis without any kind of warranties & indemnities.

Name of Borrower & Co Borrowers	1. Reserve Price / 2. Earnest Money Deposit (EMD) / 3. Bid Increase Amount	Date & Time Of E-Auction	Type of Possession	Amount Due
KAMLESH RANI and RAVI KASHYAP	1.Rs.46,00,000/- (Rupees Forty Six Lakh Only), 2.Rs.4,60,000/- (Rupees Four Lakh Sixty Thousand Only), 3.Rs.25,000/- (Rupees Twenty Five Thousand Only)	13-03-2026 & 11am - 12pm	Physical	Rs.24,507,177.8/- (Rupees Twenty Four Lakh Fifty Thousand Seven Hundred Seventy Seven And Paise Seventy Eight Only)

Details Of Mortgage Property: Property Id No.38c227u143a Khasra No.9/24/21 Vasika No 8200, Situated At Vaka Moja Telipura Near Guga Madi, Jaroda, Yamuna Nagar, Haryana - 135001

Date and time of submission of EMD on or before 12-03-2026 up to 5Pm, with request letter of participation KYC, Pan Card , Proof of EMD at email id: nikunj.mathur@dcbbank.com,

Inspection Date and Time:- of property from 02-03-2026 to 06-03-2026 Between 11:00AM to 04:00PM contact to Mr.Nikunj Mathur, Mobile-9818979116 between 11am to 6pm. The intending purchasers/bidders are required to deposit EMD amount by way of Demand Draft ONLY favouring DCB Bank LTD.

TERMS AND CONDITIONS OF THE E-AUCTION

- The properties are being sold on an "as is where is", "as is what is", "as is how is" & on a "No Recourse" basis without any kind of warranties & indemnities.
- All Statutory Dues/Attendant Charges/ Other Dues including registration charges, stamp duty, taxes, etc. shall have to be borne by the purchaser and the Authorizes Officer or the bank shall not be responsible for any charges, lien in encumbrances or any other dues to the government or anyone else in respect of the e-auctioned property not known to the bank, the Bidder is advised to make their own independent enquiries regarding the encumbrances on the property including Statutory Liabilities, Areas of Property Tax, Electricity Dues etc.
- (Contact T.Jaya Prakash Reddy, Mob. No: 8142000664 / Back End Office: 8142000666/63/62, Office mail id: info@bankauctions.in & Mail Id: prakash@bankauctions.in at their web portal https://bankauctions.in/ on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. Bidders are advised to detailed terms and conditions of auction sale before submitting their bids refer to the link www.dcb.bank.in/cms/showpage/page/customer-corner.
- The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from online service provider (4closure.com), Mob. No: 8142000664, Back End Office: 8142000666/63/62, Prospective bidders may avail online training on e-auction from their registered mobile number only.
- Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website.

Date: 03-02-2026
Place: Yamuna Nagar, Haryana

Sd/-Authorized Officer,
DCB Bank Limited

CAPITAL INDIA HOME LOANS LIMITED
CIN No. U65990DL2017PLC322041
Reg Add: 701, 7th Floor, Aggarwal Corporate Tower, Plot No. 23, District Centre, Rajendra Place, New Delhi 110 001.

DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("ACT") READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (RULES).
You the below mentioned borrowers have availed loan against the security of the property as mentioned hereunder ("Secured Asset"), from Capital India Home Loan Limited ("Lender"/"Secured Creditor") as per the terms and conditions of loan agreement and other transaction documents ("Transaction Documents"). Consequently to the default committed by you, your loan account has been classified as non-performing asset (NPA), in accordance with the guidelines relating to asset classification issued by the Reserve Bank of India. The Lender has issued a demand notice as mentioned below, in terms of section 13(2) of the Act and relevant provisions of the Rules, to you. Therefore, the present publication is carried out to serve the notice as per the provisions of the Act and Rules.

Name and Address(s) of Borrower(s), Loan Account No	Details of Secured Asset	Date of Demand Notice and Date of NPA	Amount due as per demand notice
Surendra Kumar S/O Dhana Ram Kesho Rani W/O Surendra Kumar Both Add.: 36 A, Kachhwa Kamal, Kachhwa 11, Shiv Mandir, Gohana S.O. Kamal, Haryana-132001. Loan A/c Number- HLNHFLKLN022296	Land Measuring 66.66 sq yard i.e 2.22 Marla Being 3333/237000 Share of Land Measuring 7 Kanal 18 Marla Comprised in Khatwa No. 148, Khatoni No 220, Khasra No 131/97(-18) Vide Jamabandi 2021-22 Situated at Village Kachhwa Tehsil and District Karnal with All Right Appurtenant Vide Registered Sale Deed No 3860/1 Dated 06.08.2024 Read with Mutation No. 10503 Dated 12.09.2024. Together with All Rights (Including but Not Limited to Rights to Use and Occupy Common Areas, Facilities, Amenities, Development Rights Etc. (As Applicable), And All Furniture, Fixtures, Fittings, And Things Attached Thereto, Which is Bounded as Under: East: As Per Title Deed, West: As Per Title Deed, North: As Per Title Deed, South: As Per Title Deed,	19-01-2026 and 08-01-2026	Rs. 5,32,822/- (Indian Rupees Five Lakh Thirty Two Thousand Eight Hundred And Twenty-Two Only) as on 16-01-2026

You are therefore called upon to pay to the Lender within the period of 60 days from the publication of this notice the aforesaid amount, along with along the further interest, costs, expenses etc., accrued / to be accrued thereon till the payment, failing which the Lender will take necessary action under the provisions of the Act and the Rules. Please note that the powers available to the secured creditor under Section 13(4) of the Act, inter alia, include powers to take possession of the secured assets including the right to transfer by way of lease, assignment or sale for realizing the secured assets, appoint any person as manager to manage the secured assets and require any person who has acquired any of the secured assets from the borrower and from whom any money is due or may become due to the borrower, to pay to the secured creditor so much of the money as is sufficient to pay the secured debt.

As per Section 13(1) of the Act, you are restrained / prohibited from transferring, disposing of or dealing with the Secured Assets by way of sale, lease or otherwise.

Date - 03.02.2026
Place - HARYANA

Sd/-
Authorized Officer
Capital India Home Loans Limited

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
Registered Office: Block no. A/1003, West Gate, Near YMCA Club, Sur No. 8357+3, S.G. Highway, Makarba, Ahmedabad-380051 Gujarat. Corporate Office: 1st floor, Wakefield House, Spport Road, Ballard Estate, Mumbai - 400038.
EMAIL: ram.jaluka@cfmrc.in CONTACT: CONTACT:022-40055282/8976862752

Appendix - IV
Possession Notice (see rule 8 (1))
(For Immoveable Property)

Whereas, The undersigned being the authorised officer of CFM Asset Reconstruction Private Limited ("CFMARC") under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued demand notices to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the said demand notices.

CFMARC has acquired the entire Financial Assets along with underlying security interest of the borrower under the provisions of section 5 of the SARFAESI Act from the Assignor. The Assignor has assigned all the rights, title and interests of Borrower in favour of **CFMARC** acting in its capacity as trustee of the CFMARC Trust-173 vide registered Assignment Agreement dated 29.03.2025. By virtue of assignment of Financial Assets as per financial documents and the underlying securities, CFMARC has stepped into the shoes of Secured Creditor to the borrower and is entitled to recover outstanding dues and enforce the underlying security interest.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned being the Authorised officer CFM Asset Reconstruction Private Limited ("CFMARC") has taken POSSESSION of the property described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with rule 8 of the said Rules. The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of CFM Asset Reconstruction Private Limited ("CFMARC") for an amount as mentioned herein below with interest thereon.

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

SR No	Name of the Borrower(s)/ Co-Borrowers/Mortgagor/Guarantors	Demand Notice date NPA Date & Amount	Description of Secured Asset (Immoveable Assets)	Date of Possession
1.	1.LEGAL HEIRS(Late) SURESHKUMAR JAIN (Borrower) 2.Legal Heirs (Late)RAJRANI (Co-Borrower) 3. MR.HARISHAJAIN RAJRANI (Co-Borrower) 4. MRS.MAMTAJAIN RAJRANI (Co-Borrower)	15.10.2025. 05-03-2024. Rs. 58,51,187/-	Property situated at H-No 110, DASHMESH COLONY, NOORWALA, KALAN, LUDHIANA, PIN 141007 ITEMS	28/01/2026
	1. CHANDER BHAN (Borrower) 2. SUMAN LATHA (Co-Borrower)	15.10.2025. 05-10-2021, Rs. 56,69,714/-	Property Situated At No.101, Railway Colony, Near Swarna Palace Cinema, Kalan, Ludhiana, Punjab Pin - 141010	29/01/2026

Place: LUDHIANA, PUNJAB
Date: 03.02.2026

Sd/- Authorized Officer
CFM Asset Reconstruction Pvt. Ltd.
[Acting in its capacity as Trustee of CFMARC Trust 173]

सिखोरिस्ट्रिडिजेशन एंड रिकन्स्ट्रक्शन ऑफ फायनॅसियल एसेट्स एंड एफोर्समेंट ऑफ सिखोरिस्ट्रि इंटरेस्ट एक्ट, 2002
(अधिनियम) की धारा 13(2) के अंतर्गत सूचना

अनु. क्र.	कर्जदार (ओं) का नाम (ए)	गिरवी संपत्ति(यों) का विवरण (वी)	एन.पी.ए की तारीख (सी)	बकाया राशि (रु.) (डी)
1.	कर्ज खाता क्र. HHL/PAN00320848 / HHL/PAN00447965 / HHE/PAN00496872 1. राजेश वर्मा उर्फ राजेश कुमार निदेशक इन्फोटेक सिखोरिस्ट्रि सर्विसेज लिमिटेड 2. सुष्मा वर्मा 3. इन्फोटेक सिखोरिस्ट्रि सर्विसेज लिमिटेड निदेशक के माध्यम से 4. सुभाष चंद्र गारंटर	भूमि/संपत्ति के सभी भाग या खंड, जो प्लॉट/मकान नंबर 361, सेक्टर-18 में है, माप 8 मरला यानी 183 वर्ग मीटर, हुडा, पानीपत-132103, हरियाणा।	04.12.2025	रु. 88,20,104.50/- (रुपए अठ्ठासी लाख बीस हजार एक सौ चार और चत्तर पैसे मात्र) (लोन सुविधा नंबर 1 के विरुद्ध) और रु. 18,20,818.05/- (रुपए अठ्ठास लाख बीस हजार आठ सौ अठ्ठास और पांच पैसे मात्र) (लोन सुविधा नंबर 2 के विरुद्ध) और रु. 3,88,877.09/- (रुपए तीन लाख अठ्ठासी हजार आठ सौ सत्तरहत्तर और नौ पैसे मात्र) (लोन सुविधा नंबर 3 के विरुद्ध) कुल बकाया राशि रु. 1,10,29,799.64/- (रुपए एक करोड़ दस लाख उत्तीस हजार सात सौ निम्नानुसार और चौरस पैसे मात्र) (लोन सुविधा नंबर 1, 2 और 3 के विरुद्ध) 16.01.2026 के अनुसार।

कि ऊपर लिखे नाम वाला उधार लेने वाला(ले) ने ऋण खते के वित्तीय अनुशासन को बनाए रख पाने में असफल रहे हैं तथा कंपनी द्वारा अपनी आम जिम्मेदारी बर्तन में रखे जाने वाले खतों के अनुसार प्रत्येक उधार पाने वाले (लों) के नाम के आगे स्तंभ डी में विनिर्दिष्ट धनराशि बकाया बनी हुई है। उधार लेने वाले(लों) की ओर से ऋण धनराशि का पुनर्भूतान में लातार पत्र होने के कारण उधार लेने वाले(लों) के ऋण खातों को कंपनी द्वारा सीमांकित मापदंडों के भीतर निष्पादनपर परिचालित (स्तंभ सी में तारीख के अनुसार) के रूप में बनीकृत किया गया है। परिणामस्वरूप प्रत्येक उधार लेने वाले को अधिनियम की धारा 13(2) के अंतर्गत सूचना भी जारी की गई है। उपरोक्त को दृष्टिगत रखते हुए कंपनी पदद्वारा ऊपर लिखे नाम वाले उधार लेने वाले(लों) का आह्वान करती है कि, वे इस सूचना के प्रकाशित होने के दिन से 60 दिन के भीतर अद्यतन ब्याज, लागत, तथा शुल्कों सहित उधार स्तंभ डी में विनिर्दिष्ट संपूर्ण बकाया देयताओं का भूतलान करके कंपनी के प्रति बंधन वाले अपने / उनके पूर्ण हितों का निर्वहन करें, ऐसा न करने पर कंपनी ऊपर के स्तंभ डी में उल्लिखित बंधक रखी गई संपत्ति को अग्रिहीत करने के लिए कंपनी पात्र होगी। कृपया ध्यान दें कि सरकारी कानून की धारा 13 की उप-धारा (8) के प्रावधानों के अनुसार, "कर्जदार सार्वजनिक नीलामी द्वारा, कोर्टेशन आमंत्रित करने हुए, सार्वजनिक निविदा या निजी समझौते द्वारा सुरक्षित आसिधियों की विक्री के लिए सूचना के प्रकाशन के दिनांक केवल सिखोरिस्ट्रि इंटरेस्ट एक्ट द्वारा किए गए सभी खतों, लागतों और प्रभारों के साथ संपूर्ण बकाया देय राशि अदा कर सकता है, इसके अलावा यह भी ध्यान दें कि उपरोक्त विधिक रूप से निर्धारित संपत्ति के अंदर सुरक्षित आसिध का मोचन करने में कर्जदार विफल रहने पर कर्जदार संपत्ति का मोचन करने के लिए पात्र नहीं हो सकता।" सरकारी अधिनियम की धारा 13 की उप-धारा (13) के प्रावधान के संदर्भ में, आप इस प्रकार विक्री, पट्टे के माध्यम से अन्यथा नोटिस में उल्लिखित अपनी सुरक्षित संपत्तियों में से कोई भी (अपने व्यापार के सामान्य पाठ्यक्रम के अलावा) सुरक्षित लेनदार की पूर्व लिखित सहमति के बिना स्वयंमत्तित करने से प्रतिबंधित हैं।

कृते सम्मान कैप्टल लिमिटेड
(पहले इंडियाहुल्स हासिंग फायनान्स लिमिटेड के नाम से जाना जाता था)
स्थान : पानीपत प्राधिकृत अधिकारी

DCB Bank Limited,
Corporate & Registered Office: 6th Floor, Tower A, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel, Mumbai - 400 013
A-Set House, 7/56, D.B. Gupta Road, Karol Bagh, New Delhi - 110005

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[Under Rule9 (1) of the Security Interest (Enforcement) Rules2002]

E-Auction sale notice for sale of immovable Assets under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.
Notice is hereby given to the public in general and in particular to the borrower(s), co-borrowers and the guarantors in particular, by the Authorized Officer, that the under mentioned property is mortgaged to DCB BANK LTD., The Authorized Officer of the Bank has taken the possession under the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The property will be sold by tender cum public E-auction as mentioned below for recovery of under mentioned dues and further interest, charges and cost etc. as per the below details:-
The property will be sold "as is where is", "as is what is", "as is how is", "whatever there is" & on a "No Recourse" basis without any kind of warranties & indemnities.

Name of Borrower & Co Borrowers	1. Reserve Price / 2. Earnest Money Deposit (EMD) / 3. Bid Increase Amount	Date & Time Of E-Auction	Type of Possession	Amount Due
KAMLESH RANI and RAVI KASHYAP	1.Rs.46,00,000/- (Rupees Forty Six Lakh Only), 2.Rs.4,60,000/- (Rupees Four Lakh Sixty Thousand Only), 3.Rs.25,000/- (Rupees Twenty Five Thousand Only)	13-03-2026 & 11am - 12pm	Physical	Rs.24,507,177.8/- (Rupees Twenty Four Lakh Fifty Thousand Seven Hundred Seventy Seven And Paise Seventy Eight Only)

Details Of Mortgage Property: Property Id No.38c227u143a Khasra No.9/24/21 Vasika No 8200, Situated At Vaka Moja Telipura Near Guga Madi, Jaroda, Yamuna Nagar, Haryana - 135001

Date and time of submission of EMD on or before 12-03-2026 up to 5Pm, with request letter of participation KYC, Pan Card , Proof of EMD at email id: nikunj.mathur@dcbbank.com,

Inspection Date and Time:- of property from 02-03-2026 to 06-03-2026 Between 11:00AM to 04:00PM contact to Mr.Nikunj Mathur, Mobile-9818979116 between 11am to 6pm. The intending purchasers/bidders are required to deposit EMD amount by way of Demand Draft ONLY favouring DCB Bank LTD.

TERMS AND CONDITIONS OF THE E-AUCTION

- The properties are being sold on an "as is where is", "as is what is", "as is how is" & on a "No Recourse" basis without any kind of warranties & indemnities.
- All Statutory Dues/Attendant Charges/ Other Dues including registration charges, stamp duty, taxes, etc. shall have to be borne by the purchaser and the Authorizes Officer or the bank shall not be responsible for any charges, lien in encumbrances or any other dues to the government or anyone else in respect of the e-auctioned property not known to the bank, the Bidder is advised to make their own independent enquiries regarding the encumbrances on the property including Statutory Liabilities, Areas of Property Tax, Electricity Dues etc.
- (Contact T.Jaya Prakash Reddy, Mob. No: 8142000664 / Back End Office: 8142000666/63/62, Office mail id: info@bankauctions.in & Mail Id: prakash@bankauctions.in at their web portal https://bankauctions.in/ on the dates as mentioned in the table above with Unlimited Extension of 5 Minutes. Bidders are advised to detailed terms and conditions of auction sale before submitting their bids refer to the link www.dcb.bank.in/cms/showpage/page/customer-corner.
- The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from online service provider (4closure.com), Mob. No: 8142000664, Back End Office: 8142000666/63/62, Prospective bidders may avail online training on e-auction from their registered mobile number only.
- Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website.

Date: 03-02-2026
Place: Yamuna Nagar, Haryana

Sd/-Authorized Officer,
DCB Bank Limited

KOTAK MAHINDRA BANK LIMITED
Registered Office :- Kotak Mahindra Bank Ltd, 27 BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051
Branch Office :- Plot No. 7, Sector - 125, Noida, UP - 201313

DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002

You the below mentioned borrower and co-borrowers have availed loan(s) from bank/financial institution, more particular described hereunder by mortgaging your immovable properties (securities) and defaulted in repayment of the same. Consequently to your defaults, your loans were classified as non-performing assets and said loan accounts along with all rights, titles & interests, benefits dues receivables have been assigned in favour of Kotak Mahindra Bank Limited vide separate deeds of assignment mentioned hereunder, the bank has pursuant to the said assignment and for the recovery of the outstanding dues, issued demand notice under section 13(2) of the securitization and reconstruction of financial asset and enforcement of security interest act, 2002 (the act), the contents of which are being published herewith as per section 13(2) of the act read with rule 3(1) of the security interest (enforcement) rules, 2002 as and by way of alternate service upon you. Details of the borrower, co-borrowers, securities, lender, outstanding dues, demand notices sent under section 13(2) and amount claimed there under are given as under:

Name & Address of the Borrower, Co-Borrowers, Loan Account No., Loan Amount	Details of the Immoveable Property	1. Name of Lender 2. Date of Assignment 3. Demand Notice Date 4. Amount Due In Rs.
1. MS. Hari Om Enterprises Through Its Proprietor Sunil Kumar At: NH-65, 9 Km. Stone, Raigarh Road, Behind Hanuman Mandir, Hissar, Haryana -125001 & 2. Usha Devi W/O Sunil Kumar & 3. Sunil Kumar S/o Kartar Singh, 1 & 2A: House No. 13 Nand Vihar, Near Millennium school, Azad Nagar, Hissar, Haryana- 125001 Loan Account Number :- 1410009504 Loan Amount Sanctioned :- Rs.4025001/- (Rupees Forty Lakh Twenty Five Thousand One Only)	All that piece and parcel of property that is part of bearing 1. Khatwa No. 632, Khata No. 933, Kite no. 1, Khasra No. 169/11(6-18), 13/46 Part of Barkaba 6 Kanal 18 Marla, Barkaba 1 Kanal 9 Marla, situated at Village Gangwa Tashil and District Hissar, Haryana NH-65-9 km Stone Roygarh, Hissar Mandir Road, Hissar, Haryana-125001. Property Bounded as: East: Danda 158 ft. Border Property, West: Danda 109 ft. Border Property, North: Danda 80 ft. Border Road 40 ft. Common Road, South: Danda 100 ft. Border Property Name of Mortgagor: Sunil Kumar	1. Piramal Capital & Housing Finance Limited (hereinafter referred as (PCHFL)) 2. 27.12.2024 / 3. 17.09.2025 4. Rs.513695.04/- (Rupees Fifty Million Nine Hundred Ninety Five and Paise Only) 5. One Lakh Thirty Six Thousand Nine Hundred Ninety Six and Paise Four Only) due and payable as of 12.08.2025 with applicable interest until payment in full.
1. Ravi Sharma S/o Jagdish Chand & 2. Sarita Kumari W/o Ravi Sharma, Both At: Village Aji (645), Baroa RS, Solan, Himachal Pradesh - 173211 Loan Account Number: 19100042440 Loan Amount Sanctioned : Rs.298414 (Rupees Twenty Nine Lakh Eighty Four Thousand One Hundred Fourteen Only)	All that piece and parcel of plot in A- Aziz land bearing Khasra No.371 min (PCHFL) local land measuring 8-1 to the extent of 0-4 biswas situated at Pinjra, Teh. Kalka, Dist. Panchkula Name of Mortgagor: Sarita Sharma	1. Piramal Capital & Housing Finance Limited (hereinafter referred as (PCHFL)) 2. 27.12.2024 / 3. 17.09.2025 4. Rs.3288795.13 (Rupees Three Lakh Eighty Eight Thousand Seven Hundred Ninety Five and Paise Thirteen Only) Due And Payable As Of 19.08.2025 With Applicable Interest Until Payment In Full.
1. Krishan Kumar W/o Rudu Patil Kishish Sethi, Khatwa measuring 100 sq. yards i.e. 3 Marla-3 Sarsai i.e. 2 Marla-3 Sarsai bearing 7759 share out of 12 K-13M comprised in Khatwa referred as (PCHFL). Ward No 23, New Peoda Road, No.339/369, Khatoni No.433, Khasra No.347 min (9-9), Khatoni No.434, Khasra No.347 min (1-12), Khatoni No.435, Khasra No.347 min (1-12), Kittas- 3, (II) 1 Loan A/c No: 1410000332 Loan Amt. Sanctioned : Rs. 1053885/- (Rupees Ten Lakh Fifty Three Thousand Eight Hundred Eighty Five Only)	All that piece and parcel of house Property ID No.88C39U81, Nankpur Colony, Patil Kishish Sethi, Khatwa measuring 100 sq. yards i.e. 3 Marla-3 Sarsai i.e. 2 Marla-3 Sarsai bearing 7759 share out of 12 K-13M comprised in Khatwa referred as (PCHFL). Khatwa No.143, Khata No.150, Killa No.15/1a amounting to 12.27.12.2024 / 3. 17.09.2025 4. Rs.2436745.61 (Rupees Twenty Four Lakh Thirty Six Thousand Seven Hundred Forty Five and Paise Fifty One Only) due and payable as of 20.08.2025 with applicable interest until payment in full.	1. Piramal Capital & Housing Finance Limited (hereinafter referred as (PCHFL)) 2. 27.12.2024 / 3. 17.09.2025 4. Rs.777208.37 / Rupees Seven Lakh Seven Hundred Twenty Eight and Paise Three Seven Only) Due And Payable As Of 01.08.2025 With Applicable Interest Until Payment In Full.
1. Indler Mohan VJ S/o B.P. VJ At : - Aziz Building, Sec No.2, Court Road, Shimla, Himachal Pradesh -172116 Loan Account Number :- 191CHD00106 Loan Amount Sanctioned : Rs.350000 (Rupees Three Lakh Fifty Thousand Only)	All that piece and parcel of Plot in A- Aziz land bearing Khasra No.371 min (PCHFL) local land measuring 8-1 to the extent of 0-4 biswas situated at Pinjra, Teh. Kalka, Dist. Panchkula Name of Mortgagor: Indler Mohan VJ	1. Piramal Capital & Housing Finance Limited (hereinafter referred as (PCHFL)) 2. 27.12.2024 / 3. 17.09.2025 4. Rs.3288795.13 (Rupees Three Lakh Eighty Eight Thousand Seven Hundred Ninety Five and Paise Thirteen Only) Due And Payable As Of 19.08.2025 With Applicable Interest Until Payment In Full.
1. Rohas R S/o Ved Prakash & 2. Sunita S W/o Rohas, Both At: 704 Kailash, Srayi Namdar Khan, Goha, Near Saini Dharamshala, Sonapat, Haryana - 131301 Loan Account Number: 1410005851 Loan Amount Sanctioned: Rs.1555628 (Rupees Fifteen Lakh Fifty Five Thousand Six Hundred Twenty Eight Only)	All that piece and parcel of One Kita Plot having area 300 sq. yard, Khatwa No.143, Khata No.150, Killa No.15/1a amounting to 12.27.12.2024 / 3. 17.09.2025 4. Rs.2436745.61 (Rupees Twenty Four Lakh Thirty Six Thousand Seven Hundred Forty Five and Paise Fifty One Only) due and payable as of 20.08.2025 with applicable interest until payment in full.	1. Piramal Capital & Housing Finance Limited (hereinafter referred as (PCHFL)) 2. 27.12.2024 / 3. 17.09.2025 4. Rs.777208.37 / Rupees Seven Lakh Seven Hundred Twenty Eight and Paise Three Seven Only) Due And Payable As Of 01.08.2025 With Applicable Interest Until Payment In Full.

You the borrower and co-borrowers are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.

Date: 03.02.2026, **Place:** Haryana
For Kotak Mahindra Bank Limited, Authorized Officer

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor Free Press House Nariman Point, Mumbai - 400021 Tel:- 022-61884700
Email: pvs@pegasus-arc.com URL: www.pegasus-arc.com

PEGASUS

PUBLIC NOTICE FOR E-AUCTION SALE

Sale of Immovable secured assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.