



Pegasus Assets Reconstruction Pvt. Ltd.
Unit No. 106, Best Business Park,
Plot No.P-2, Netaji Subhash Place,
Opp.,Fun Cinema,
Pitampura-New Delhi-110034
Telephone: 011- 45793246
email : sys@pegasus-arc.com
URL : www.pegasus-arc.com

WITHOUT PREJUDICE

Ref: IBL/HEERALAL/1617/2024-25

1) MR. HEERA LAL VERMA (Borrower/ Mortgagor) S/O MR. MULAKH RAK VERMA HOUSE NO.D 228, KALANDRI GATE, RURAL PART 1, KARNAL - 132001(HARYANA)	2) MRS. KRISHNA RANI (Co-Borrower) D/O MR. ROSHAN LAL HOUSE NO. D 228, KALANDRI GATE, RURAL PART 1, KARNAL - 132001(HARYANA)
3) M/S SHIVAM HANDLOOM (Co-Borrower) THROUGH ITS PROPRIETOR: MR. HEERA LAL VERMA SHOP NO. D 228, KALANDRI GATE, RURAL PART 1, KARNAL - 132001(HARYANA)	

Dear Sir/Madam,

**INTIMATION NOTICE UNDER RULE 8 (6) OF THE SECURITY INTEREST
(ENFORCEMENT) RULES, 2002; SALE OF MORTGAGE PROPERTY BY WAY OF
PUBLIC E-AUCTION IN RESPECT OF THE OUTSTANDING DUES OF MR. HEERA
LAL VERMA.**

Please take Notice that we intend to sell by public E- auction the mortgaged security to realize the outstanding dues in respect of **Mr. Heera Lal Verma** under the provisions of Rule no. 8 of The Security Interest (Enforcement) Rules, 2002 read with SARFAESI Act by public e-auction to be held on 26/12/2024. The public e-auction notice stands published in Ajit Samachar (Hindi Edition) and Business Standard (English Edition) at Delhi on 16/11/2024. The details of Auction are as follows:

- 1. Name of the Borrower/Guarantors:**
1. Mr. Heera Lal Verma
 2. Mrs. Krishna Rani
 3. M/s Shivam Handloom



Outstanding Dues for which the secured asset is being sold:

Rs. 22,81,668.36/- (Rupees Twenty-Two Lakhs Eighty-One Thousand Six Hundred Sixty-Eight and Thirty-Six Paisa Only) as on 09/02/2018 as per notice issued u/s 13(2) [As on 28/10/2024, Rs. 47,84,577.35/- (Rupees Forty-Seven Lakhs Eighty-Four Thousand Five Hundred Seventy-Seven and Thirty-Five Paisa Only) plus interest w.e.f. 29/10/2024 at the contractual rate and costs, charges and expenses thereon].

2. Reserve Price below which the property will not be sold:

Rs.19,85,000/- (Rupees Nineteen Lakhs and Eighty-Five Thousand Only)

3. Details of property under auction: All that piece and parcel of House No. D-228, Ward – 10, Kalandri Gate, Rural Part-1, Karnal, Haryana.

Area: Land – 549 sq. ft.

Building – 1716.14 sq. ft.

(Owned by Mr. Heera Lal)

4. CERSAI ID - Asset ID-200013548598, Security Interest ID-400013577322

5. Earnest Money Deposit (EMD): Rs. 1,98,500/-

6. Inspection of properties will be permitted at site as under: - On 23/12/2024 between 11.00 am to 2.00 pm.

7. Last date for submission of bid: 24/12/2024 up to 4.00 p.m.

8. Date of E-Auction: 26/12/2024 from 11.00 a.m. to 1.00 p.m.

9. Venue of Bid Opening: E-auction/Bidding through website - (<https://sarfaesi.auctiontiger.net>) on **26/12/2024** from 11.00 am to 1.00 pm



The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and governed by the terms and conditions mentioned in the tender document and sale notice dated 14/11/2024.

This is a 30 days' notice to the borrower/co-borrowers/guarantors in the captioned account under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.

Please also be informed that you may close your loan account and redeem the secured asset by making payment of the total outstanding dues aggregating to **Rs. 22,81,668.36/- (Rupees Twenty-Two Lakhs Eighty-One Thousand Six Hundred Sixty-Eight and Thirty-Six Paisa Only)** as on **09/02/2018** as per notice issued u/s 13(2) [As on 28/10/2024, **Rs. 47,84,577.35/- (Rupees Forty-Seven Lakhs Eighty-Four Thousand Five Hundred Seventy-Seven and Thirty-Five Paisa Only)** plus interest w.e.f. **29/10/2024** at the contractual rate and costs, charges and expenses thereon till payment / realization, any time before the said sale.

Yours faithfully,


Authorised Officer
Pegasus Assets Reconstruction Pvt. Ltd.
(Trustee of Pegasus Group One Trust - 32)



Pegasus Assets Reconstruction Pvt. Ltd
Unit No. 106, Best Business Park,
Plot No.P-2, Netaji Subhash Place,
Opp.,Fun Cinema,
Pitampura-New Delhi-110034
Telephone: 011- 45793246
email : sys@pegasus-arc.com
URL : www.pegasus-arc.com

PUBLIC NOTICE FOR E-AUCTION

Sale of Immovable Property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Co-borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, being Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group One Trust 32 (Pegasus), having being assigned the dues of the below mentioned borrower along with underlying securities interest by IBL Bank Ltd. vide Assignment Agreement dated 27.12.2018 under the provisions of SARFAESI Act, 2002.

In view of the aforesaid Assignment Agreement, the possession of the below mentioned mortgaged property has been taken on 14.06.2019 by Authorised Officer of Pegasus ARC being the Secured Creditors and will be sold on "As is where is", "As is what is" and "Whatever there is basis" on **26.12.2024**, for recovery of **Rs. 22,81,668.36/- (Rupees Twenty-Two Lakhs Eighty-One Thousand Six Hundred Sixty-Eight and Thirty-Six Paisa Only)** as on **09/02/2018** as per notice issued u/s 13(2) [As on **28/10/2024**, **Rs. 47,84,577.35/- (Rupees Forty-Seven Lakhs Eighty-Four Thousand Five Hundred Seventy-Seven and Thirty-Five Paisa Only)** plus interest w.e.f. **29/10/2024** at the contractual rate and costs, charges and expenses thereon till realization, due to Pegasus Assets Reconstruction Pvt. Ltd., from Mr. Heera Lal Verma, Mrs. Krishna Rani, and M/s Shivam Handloom. If the borrower/co-borrowers/guarantors pay the dues amount of the Pegasus in full with all costs, charges and expenses incurred, to Pegasus any time before sale of the secured asset, no sale will be conducted. The Reserve Price will be **Rs. 19,85,000/- (Rupees Nineteen Lakhs and Eighty-Five Thousand Only)** and the earnest money deposit will be **Rs.1,98,500/- (Rupees One Lakh Ninety-Eight Thousand and Five Hundred Only)**.

Name of the Borrower/Co-borrower/Guarantor:	1. Mr. Heera Lal Verma 2. Mrs. Krishna Rani 3. M/s Shivam Handloom
Outstanding Dues	Rs. 22,81,668.36/- (Rupees Twenty-Two Lakhs Eighty-One Thousand Six Hundred Sixty-Eight and

	Thirty-Six Paisa Only) as on 09/02/2018 as per notice issued u/s 13(2) [As on 28/10/2024, Rs. 47,84,577.35/- (Rupees Forty-Seven Lakhs Eighty-Four Thousand Five Hundred Seventy-Seven and Thirty-Five Paisa Only) plus interest w.e.f. 29/10/2024 at the contractual rate and costs, charges and expenses thereon till realization.
Description of Immovable Property:	All that piece and parcel of House No. D-228, Ward - 10, Kalandri Gate, Rural Part-1, Karnal, Haryana. Area: Land - 549 sq. ft. Building - 1716.14 sq. ft. (Owned by Mr. Heera Lal)
Reserve Price	Rs. 19,85,000/-
Earnest Money Deposit (10% of Reserve Price)	Rs. 1,98,500/-
Description of Movable Property:	NIL
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value.	Not Known
CERSAI ID	Asset ID-200013548598, Security Interest ID-400013577322
Inspection of Property	On 23/12/2024 between 11.00 a.m. to 2.00 p.m. Contact Person: Mr. Nitin Kashyap (Authorized Officer)@8447636680 & Mr. Anirudh Verma (7730889481)
Last date for submission of Bid/Bid:	24/12/2024 till 4:00 p.m.
Time and Venue of Bid Opening	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 26/12/2024 from 11.00 a.m. to 1:00 p.m.

This publication is '**Thirty days**' notice to the aforementioned borrowers/guarantors under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002.

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditor website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> for detailed terms



& conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://sarfaesi.auctiontiger.net> or contact service provider M/s. E Procurement Technologies Ltd. Auction Tiger, Bidder Support : 079-68136805/68136837 Mo.: +919978591888, Email : ramprasad@auctiontiger.net and support@auctiontiger.net.




Place: Karnal (Haryana)
Date: 14.11.2024


AUTHORIZED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group One Trust 32)

McMurtrei Auctioneers Limited
 10000 Hwy. 100, Box 10000, Hwy. W.A.C. Highway, Thynard, Thurston County, WA 98584
GOLD AUCTION NOTICE

Notice is hereby given for the estimation of all concerned that Gold ornaments pledged with the following barcodes of the company's different branches of PUNJAB for a period which was overestimated, will be sold by public auction on **Monday, 22nd April 2024**, at 10:00 AM, at the premises of the above mentioned, on the 25.11.2024 at the specified location. Contact details: ph: 7904700470

PLEDGE NO. PUNJAB PUNJAB : 20300, 20500, 20600, 20700, 20800, 20900, 21000, 21100, 21200, 21300, 21400, 21500, 21600, 21700, 21800, 21900, 22000, 22100, 22200, 22300, 22400, 22500, 22600, 22700, 22800, 22900, 23000, 23100, 23200, 23300, 23400, 23500, 23600, 23700, 23800, 23900, 24000, 24100, 24200, 24300, 24400, 24500, 24600, 24700, 24800, 24900, 25000, 25100, 25200, 25300, 25400, 25500, 25600, 25700, 25800, 25900, 26000, 26100, 26200, 26300, 26400, 26500, 26600, 26700, 26800, 26900, 27000, 27100, 27200, 27300, 27400, 27500, 27600, 27700, 27800, 27900, 28000, 28100, 28200, 28300, 28400, 28500, 28600, 28700, 28800, 28900, 29000, 29100, 29200, 29300, 29400, 29500, 29600, 29700, 29800, 29900, 30000, 30100, 30200, 30300, 30400, 30500, 30600, 30700, 30800, 30900, 31000, 31100, 31200, 31300, 31400, 31500, 31600, 31700, 31800, 31900, 32000, 32100, 32200, 32300, 32400, 32500, 32600, 32700, 32800, 32900, 33000, 33100, 33200, 33300, 33400, 33500, 33600, 33700, 33800, 33900, 34000, 34100, 34200, 34300, 34400, 34500, 34600, 34700, 34800, 34900, 35000, 35100, 35200, 35300, 35400, 35500, 35600, 35700, 35800, 35900, 36000, 36100, 36200, 36300, 36400, 36500, 36600, 36700, 36800, 36900, 37000, 37100, 37200, 37300, 37400, 37500, 37600, 37700, 37800, 37900, 38000, 38100, 38200, 38300, 38400, 38500, 38600, 38700, 38800, 38900, 39000, 39100, 39200, 39300, 39400, 39500, 39600, 39700, 39800, 39900, 40000, 40100, 40200, 40300, 40400, 40500, 40600, 40700, 40800, 40900, 41000, 41100, 41200, 41300, 41400, 41500, 41600, 41700, 41800, 41900, 42000, 42100, 42200, 42300, 42400, 42500, 42600, 42700, 42800, 42900, 43000, 43100, 43200, 43300, 43400, 43500, 43600, 43700, 43800, 43900, 44000, 44100, 44200, 44300, 44400, 44500, 44600, 44700, 44800, 44900, 45000, 45100, 45200, 45300, 45400, 45500, 45600, 45700, 45800, 45900, 46000, 46100, 46200, 46300, 46400, 46500, 46600, 46700, 46800, 46900, 47000, 47100, 47200, 47300, 47400, 47500, 47600, 47700, 47800, 47900, 48000, 48100, 48200, 48300, 48400, 48500, 48600, 48700, 48800, 48900, 49000, 49100, 49200, 49300, 49400, 49500, 49600, 49700, 49800, 49900, 50000, 50100, 50200, 50300, 50400, 50500, 50600, 50700, 50800, 50900, 51000, 51100, 51200, 51300, 51400, 51500, 51600, 51700, 51800, 51900, 52000, 52100, 52200, 52300, 52400, 52500, 52600, 52700, 52800, 52900, 53000, 53100, 53200, 53300, 53400, 53500, 53600, 53700, 53800, 53900, 54000, 54100, 54200, 54300, 54400, 54500, 54600, 54700, 54800, 54900, 55000, 55100, 55200, 55300, 55400, 55500, 55600, 55700, 55800, 55900, 56000, 56100, 56200, 56300, 56400, 56500, 56600, 56700, 56800, 56900, 57000, 57100, 57200, 57300, 57400, 57500, 57600, 57700, 57800, 57900, 58000, 58100, 58200, 58300, 58400, 58500, 58600, 58700, 58800, 58900, 59000, 59100, 59200, 59300, 59400, 59500, 59600, 59700, 59800, 59900, 60000, 60100, 60200, 60300, 60400, 60500, 60600, 60700, 60800, 60900, 61000, 61100, 61200, 61300, 61400, 61500, 61600, 61700, 61800, 61900, 62000, 62100, 62200, 62300, 62400, 62500, 62600, 62700, 62800, 62900, 63000, 63100, 63200, 63300, 63400, 63500, 63600, 63700, 63800, 63900, 64000, 64100, 64200, 64300, 64400, 64500, 64600, 64700, 64800, 64900, 65000, 65100, 65200, 65300, 65400, 65500, 65600, 65700, 65800, 65900, 66000, 66100, 66200, 66300, 66400, 66500, 66600, 66700, 66800, 66900, 67000, 67100, 67200, 67300, 67400, 67500, 67600, 67700, 67800, 67900, 68000, 68100, 68200, 68300, 68400, 68500, 68600, 68700, 68800, 68900, 69000, 69100, 69200, 69300, 69400, 69500, 69600, 69700, 69800, 69900, 70000, 70100, 70200, 70300, 70400, 70500, 70600, 70700, 70800, 70900, 71000, 71100, 71200, 71300, 71400, 71500, 71600, 71700, 71800, 71900, 72000, 72100, 72200, 72300, 72400, 72500, 72600, 72700, 72800, 72900, 73000, 73100, 73200, 73300, 73400, 73500, 73600, 73700, 73800, 73900, 74000, 74100, 74200, 74300, 74400, 74500, 74600, 74700, 74800, 74900, 75000, 75100, 75200, 75300, 75400, 75500, 75600, 75700

 PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED 55-55-55 Floor First Floor, Meera Naranjan Point, Mumbai - 400014 Tel: 022 4188-0470 Email: info@pegasus.co.in reconstruction@pegasus.co.in	
PUBLIC NOTICE FOR E-AUCTION SALE The Security Interest Enforcement Rules, 2002.	
Notice is hereby given to the public in general and in particular to the Members, Creditors and Stakeholders that the better described immovable property mortgagecharged to the said Trustee in favour of Pegasus Assets Reconstruction Private Limited (as the Trustee of Pegasus Group One Trust 12/20024) (hereinafter, having assigned the name of the better mentioned property with its undivided share in the said 1 st vide Assignment Agreement dated 27/12/2018 under the provisions of SARFESI Act 2002.	
In view of the aforesaid Assignment Agreement, the possession of the better mentioned movable and immovable assets have been assigned to the said Trustee of Pegasus Assets Reconstruction Private Limited and Second Condition will be sold on "As is where is", "As what is what" and "Whichever the best is" on 28/12/2024, for recovery of the Rs.231,694,364. (Rupees Twenty Three Lakhs Eighty Four Thousand Five Hundred Ninety Seven and Thirty Five Paise Only) as per notice issued vide 13(2) Jan on 28/12/2024. (Rs.41,577.35 Paise) (Rupees Forty One Thousand Five Hundred Seventy Seven and Thirty Five Paise Only) and Rs.190,922.04 (Rupees Ninety Thousand Nine Hundred Twenty Two and Four Paise Only) as per 1902/2024 the contractual rate and costs, charges and expenses incurred by the said Trustee of Pegasus Assets Reconstruction Pvt. Ltd., from Mr. Heera Lal Verma, Mr. Mahendra Khatke and Mr. Shivkesh Arora. If the borrower/s or guarantor/s are present on the day of the auction, they will be required to bid up all costs, charges and expenses incurred by Pegasus on the time before sale and the Second Sale, no sale will be held.	
In view of the said, Rs.1,38,500.00 (Rupees One Lakh Thirty Eight Thousand Only) and the aforesaid movable deposit will be Rs.1,38,500.00 (Rupees One Lakh Thirty Eight Thousand Only and Five Hundred Only).	
Name of the Co-borrower/ Guarantor:	1. Mrs. Mahendra Khatke 2. Mrs. Shivkesh Arora
Outstanding dues:	1. Rs. 231,694,364 (Rupees Twenty Three Lakhs Eighty Four Thousand Five Hundred Ninety Seven and Thirty Five Paise Only) as per 1902/2024 the contractual rate and costs, charges and expenses incurred by the said Trustee of Pegasus Assets Reconstruction Pvt. Ltd., from Mr. Heera Lal Verma, Mr. Mahendra Khatke and Mr. Shivkesh Arora. If the borrower/s or guarantor/s are present on the day of the auction, they will be required to bid up all costs, charges and expenses incurred by Pegasus on the time before sale and the Second Sale, no sale will be held.
Description of Immovable Property:	All the parcel and part of House No.0-238, Ward - 10, Kalandi Gaon Rural Part-1, Kalandi, Maharastra.
Nature of Property:	Residential
Earnest Money Deposit 10% of the Property:	Rs. 1,38,500.00
Description of Movable Property:	Nil
Claims, if any, which have been paid against the property and the amount repaid against the property:	Not Known
Name of the Auctioneer:	M/s. Nishit Khatke & Associates 14/13/2018-17716.14 or 12, (Owned by Mr. Heera Lal)
Inspection of Property:	As and On 2004/1346891, Enquiry Ref: AD-0001/167732 On 27/12/2024 between 11:00 AM to 3:20 PM. Contact Person: Mr. Nishit Khatke (Authorized Officer) at 14/13/2018-17716.14 or 12, (Owned by Mr. Heera Lal)
Last date for submission of Bid:	28/12/2024 i.e. 4:00 PM.
For detailed information through website http://www.sarfesiacourt.gov.in and 28/12/2024 from 11:00 AM to 3:20 PM.	
The said Trustee of Pegasus Assets Reconstruction Private Limited is hereby inviting the bids from the interested bidders/creditors under the provisions of the Auctioned Terms and Conditions, Rules, 2002.	
For detailed terms & conditions of the sale, please refer to the sub provided in the enclosed document as a Bidder/interested person/creditor. The said Trustee of Pegasus Assets Reconstruction Private Limited is hereby inviting the bids from the interested bidders/creditors under the provisions of the Auctioned Terms and Conditions, Rules, 2002.	
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For detailed terms & conditions of the sale, please refer to the sub provided in the enclosed document as a Bidder/interested person/creditor. The said Trustee of Pegasus Assets Reconstruction Private Limited is hereby inviting the bids from the interested bidders/creditors	

 <p>SHRIRAM HOUSING FINANCE</p>	<p>SHRIRAM HOUSING FINANCE LIMITED</p> <p>Reg.Off: Srivillasa Town, 1st Floor, Door No. 5, Old No.11, 2nd Lane, Cenathip Road, Alwarpet, Teyrnampet, Chennai-600018</p> <p>Branch Office: SCO 114, 2nd Floor, Skyward Tower, Perazh Gandhi Market, Ludhiana, Punjab - 141001 Website: www.shriramhousing.in</p>
<p>DEMAND NOTICE</p>	<p>Whereas the borrower(s)/co-borrower(s)/guarantor(s) mentioned below had availed the financial assistance from SHRIRAM HOUSING FINANCE LTD. We state that despite having availed the financial assistance, the borrower(s)/guarantor(s) have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset in accordance with the directives/guidelines issued by Reserve Bank of India, consequent to Authorized Officer of SHRIRAM HOUSING FINANCE LTD. under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(2) read with Rule 3, Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFESI Act, 2002 calling upon the following borrower(s)/guarantor(s) to repay the amount mentioned in the notices together with further interest at the contractual rate on the short/due mentions in the notices & incidental expenses, cost, charges etc. at the date of payment within 60 days from the date of receipt of notices. In view of public notice issued, the following last known addresses have returned un-served and as such they are hereby informed that public notice is being served on them.</p> <p>The borrower's attention is invited to provisions of sub-section (B) of section 13 of the Act, in respect of time available to repay the secured assets.</p>

Borrower/Co-Borrower/ Name & Address	Outstanding Amount	Loan Account No.	Property Address of Secured Asset
1) Mr. Manoj Kumar S/o Sander Lal & Mrs. Manoj Communication Through its Proprietor Mr. Manoj Kumar & Mrs. Sushila W/o Sander Lal All R/o Address:- H No.289/5, Property ID No-168P/033, Ward No-6, Near Khal Bazar & Veer Bhawan Chaudh T.G. Road, Panipat, Haryana. 132103. Mob No. 9165311752. Also At: H No.220, Ashok Vihar Colony, Kuttar Road, Near From Atai Chalk (Depoo), G.T Road, Panipat, Haryana.132103 & H No.7239, Kuttar Road, Ward No-7, Near Ashok Vihar Main Gali, Ashok Vihar Colony, Panipat, Haryana.132103 Mob No-9813265604.	Rs.2735754/- (Rupees Twenty Seven Lakh Thirty five Thousand Seven Hundred Fifty Four) only as on 06-11-2024 under reference of Loan Account No. SLPHKAR00000281 along with further interest as mentioned hitherto and incidental expenses, costs etc.	Rs.2867588/- In respect of Loan Account No. SLPHKAR00000281	All that place and parcel of residential house/property/Fat/Shop Bearing Plot No. 285 measuring 142 Sq.Yds, Property 106P/003/2540,Dairy Farm, Lat De Near Modern School, Panipat, Situated in Ward No-6, Within the limits of M.C area Abad known as Khal Bazar, Tehsil Dist. Panipat, Haryana. Which measuring and bounded as under: BOUNDED AS PER SALE DEED: NORTH: HO VISHAL SOUTH: HO ASHOK EAST: STREET WIDE 12 WEST: OTHERS PROPERTY
NPA Date:- 03/11/2024 Date Of Demand Notice: 12/11/2024			
2) Mr. Vinodraj R/o Kesar Chand & M/s Sarawal Trading Company Through its Proprietor Mr. Vinodraj & Mr. Kesar Chand S/o Ishwar Chand & Mrs. Dasi Rand W/o Kesar Chand All R/o No.521/26, Near No-15, Shastri Colony, Near Shiv Mandir, Near Purnima Road, Panipat, Haryana.132103. Mob No-9991213725. Also At: H No.521/26, Shastri Colony, Near Shiv Mandir, Panipat, Haryana.132103.	Rs.11610204/- (Rupees Eleven Lakh Sixty One Thousand Twenty Only) as on 06-11-2024 under reference of Loan Account No. SLPHKAR00000144 along with further interest as mentioned hitherto and incidental expenses, costs etc.	Rs.10324856/- In respect of Loan Account No. SLPHKAR00000144	All that place and parcel of residential house/property/Fat/Shop House measuring 42 Sq.Yd situated in Panipat, Old Gohana Road. Within the limit of M.C area known as Shastri Colony, Tehsil & Dist. Panipat Haryana. As per sale deed, said house is (11' x 21') which is measuring bounded as under: BOUNDED AS PER SALE DEED: NORTH: HO RAJ KUMAR BANWIA SOUTH: HO KEHAR SINGH EAST: HO ISHWAR CHAND WEST: GALI
NPA Date:- 03/11/2024 Date Of Demand Notice: 12/11/2024			

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and/or guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules there under.

It is hereby noted that under Section 13 (13) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 the Borrower shall, in breach by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Place: Panipat (Haryana)
Date: 19-11-2024

Sd/- Authorised Officer
Shriram Housing Finance

Reg. No.: AH-410-412/1872; AH-1100; WEA, Arya Samaj Road, Korai Bazar, Gurgaon, Haryana 122005.		CSL Financial Services
Copy Ref.: 7167167; 7B Floor, Tower E, World Trade Tower, Mumbai, India, 20801, 2017; UPI #: +91-9140069052/SAS&E5; Email: info@cslfin.com; Legal@cslfin.com; Website: www.cslfin.com; Phone: 0124-4100000, 19909, 0281462	DEMAND NOTICE	
<p>Whereas the Borrower/Guarantor(s)/Mortgagor(s) mentioned hereunder have availed the financial assistance from CSL Finance Limited (CSL). We state that despite having availed the financial assistance, the Borrower/Guarantor(s)/Mortgagor(s) (all singularly or together referred to as "Obligors") have failed to discharge their obligations towards CSL Finance Limited as per due dates. The account has been classified as Non-Performing Asset on respective dates mentioned hereunder, in the books of CSL, consequent to Authorized Officer of CSL under Securitization and Reconstruction of Financial Assets and Securitization Interact Act, 2002, and in exercise of powers conferred under Section 13(1)(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notice on respective due dates mentioned below under Section 13(2) of SARFAESI Act, 2002, calling upon the Obligors and/or Guarantors/Mortgagors to pay the principal amount of the accounts mentioned in the notice together with further interest at contractual rate on the amount mentioned in the notices and incidental expenses, cost charges etc., until the date of payment within 60 days from the date of receipt of the notice.</p> <p>The Obligor(s) hereby informed by way of public notice about the same.</p>		
Name of Obligor/Legal Entity/ Legal Representative(s)	Total Outstanding Dues	Events
LAN: SMEU12001007682 Security Provider : Mr. Gurdeep Singh Cot-Borrower : 1 M. Suresh Babji Singh Cot-Borrower : 2. Sant. Sush. Lata Cot-Borrower : 3. Sant. Neela Raju All At : Silvaha, Ludhiana, Punjab 141125	Rs. 81,34,375/- (Rupees Eighty Four Thousand Three Hundred Seventy Five Only) Hundred and Twenty Five Paise Only plus future interest, penal interest, costs and charges	Date of Last Agreement 31-01-2025 Date of Demand Notice 04-11-2024 Date of Demand Notice 15-11-2024
<p>Description of the Secured Assets/Immovable Properties/Securitized Properties: ALL THAT PIECE AND PARCEL OF IMMovable PROPERTY MEASURING 0.108 (2K+244.108) COMPRISED IN KHARSA NO.429 KACHA 435, 436, 437 AND 444,866,671, 679,680,683,684,1169,392, 400, N/A, 333087 AS AT JAMABANDI FOR THE YEAR 2016-2017 AS PER DISTRICT IN VILLAGE SHILAH, TALUKA KNOWN AS "SHILAH" TEHSIL SAMRAHA A SUB DIVISION UDHANA, DISTRICT ROHTAK, HARYANA STATE, INDIA. THE SECURED ASSETS ARE THE JOINT POSSESSION, NORTH: PROPERTY OF HARJAL SINGH, SOUTH: ROAD EAST: PROPERTY OF BHIM DEV, WEST: PROPERTY OF JATINDER KUMAR.</p> <p>AS PER ACTUAL/TECHNICAL VALUATION, SOUTH: NORTH: HOUSE OF OTHER, 12'00", SOUTH: ROAD, 12'00", EAST: SHOP MUNIT/KARIYANA STREET 9'45", WEST: HOUSE OF JATINDER SINGH 105'6".</p> <p>In circumstances as aforesaid, the notice is hereby given to the Obligors and their legal Representative(s) that if the said Obligors(s) shall fail to pay the dues of the account mentioned in the Demand Notice within 60 days of the date of receipt of the Demand Notice, the assets/Immovable Property (ies) under Section 13(4) of the said Act and applicable Rules entirely at the risk of the said Obligors(s)/Legal Representative(s) as to the costs and consequences.</p> <p>We state that the Obligor(s)/Legal Representative(s) are prohibited from alienating, mortgaging, pledging, transferring, disposing, encumbering or otherwise dealing with the secured asset/Immovable Property (ies) whether by way of sale, lease or otherwise without the prior written consent of CSL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or fine as provided in the Act.</p>		
Date: 15.11.2024 Place: Ludhiana (Punjab)	Sd/- Authorized Offr CSL Finance	