



**ERAAYA LIFESPACES LIMITED**

(formerly Justride Enterprises Limited)

A BSE Listed Company

CIN : L74899DLI967PLC004704

Web : eraayalife.com

Email : contact@eraayalife.com

Tel. : 011- 44191919

Listing Compliance Department

November 18, 2025

**BSE Limited**

Phirozee Jeejeebhoy Towers,

Dalal Street, Fort,

Mumbai - 400 001

**Scrip Code: 531035\_ (ISIN: INE432F01032)**

**Sub: Intimation regarding publication of Newspaper Advertisement for dispatch of Notice of Extra-Ordinary General Meeting & E-voting information.**

**Ref: Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations.**

Dear Sir/Ma'am,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby enclose copies of the newspaper advertisements published in Financial Express (English Edition) and Jansatta (Hindi Edition) on Tuesday, November 18, 2025, regarding the dispatch of the Notice of the Extra-Ordinary General Meeting ("EGM") of the Company and the details of e-voting information.

The said publication has been made in compliance with the applicable provisions of the Companies Act, 2013 and SEBI (LODR) Regulations, 2015.

We request you to kindly take the above information on record and oblige.

Yours faithfully,

**For Eraaya Lifespaces Limited**  
(formerly Justride Enterprises Limited)

**Vasudha Aggarwal**  
**Company Secretary and Compliance Officer**

**HERO HOUSING FINANCE LIMITED**  
 Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057 Phone: 011 49267000. Toll Free Number: 1800 212 8800. Email: customer.care@herohf.com  
 Website: www.herohousingfinance.com | CIN: U65192DL2016PLC3148 Contact Address: 3rd Floor, A-6, Sector-4, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301

**CORRIEGRAM**  
 This is in reference to the Possession Notice advertisement published in this newspaper on 16.11.2025 against the borrowers Satish S/o Ramkishan, Sonika Chaudhry (Loan A/c No. HHFDLH/19000001880) in which the name of the co-applicant was wrongly mentioned as Sonika Chaudhry however the correct name is Sonika Chaudry. All other details will remain the same.

Date: - 18.11.2025  
 Place: - Gaziabad  
 Sd/- Authorised Officer  
 For Hero Housing Finance Limited

**ERAYYA LIFESPACES LIMITED**  
 (Formerly Justdire Enterprises Limited)  
 CIN: L74899DL1967PLC004704  
 Registered Office: 54, Janpath, New Delhi-110001  
 Tel No. 9821700739 | Email: cs@erayyalife.com | Website: www.erayyalife.com

**NOTICE OF EXTRA-ORDINARY GENERAL MEETING & E-VOTING INFORMATION**  
 Notice is hereby given that the Extra-Ordinary General Meeting ("EGM") of the members of Erayya Lifespaces Limited will be held on Tuesday, December 09, 2025 at 01:00 PM (IST) through Video Conferencing. Other Audio-Visual Means (VC/OAVM) facility, in compliance with the provisions of the Companies Act, 2013 (the Act), Pursuant to the Circular No. 14/2020 dated April 08, 2020, Circular No. 17/2020 dated April 13, 2022 and SEBI/HO/CFD/P02/2/2023/4 dated January 5, 2023, SEBI/HO/CFD/P02/2/2023/167 dated October 07, 2023 and SEBI/HO/CFD/P02/2/2023/133 dated October 23, 2023 issued by the Securities and Exchange Board of India (collectively referred to as "SEBI Circulars"), to transact the businesses as set out in the Notice of Extra-Ordinary General Meeting.

**Canara Bank**  
 Branch: Ashok Vihar, Alwar

**PUBLIC NOTICE FOR BREAK OPEN OF LOCKERS**  
 A Public Notice is hereby given to all the persons concerned and public in general that the persons named under this notice have availed the facility of safe deposit lockers at the below mentioned branches of Canara Bank (including branches of Syndicate Bank). The respective branches have already addressed individual letters/Notices by registered post with acknowledgement due (AD) to locker hirers/LOA at the latest available address as per our Bank records with a request to remit the arrears of Locker rent. Despite of these notices, the locker hirers/LOA have not contacted the Branch and have not remitted the locker rent arrears. Below named Locker Hirers and their legal heirs are requested to consider this as the FINAL NOTICE and contact the Branch concerned with necessary documents and remit the locker rent arrears immediately from the date of publication of this notice failing which the Bank will break open the lockers without any further notice or intimation, at the cost and sole risk of the hirers or their legal representatives/heirs.

S. Branch Name	Locker Contact No.	Locker Number	Locker Rent	Locker Hirer name & address
1. Alwar Ashok Vihar	7023104193	123000044981	6375	Suresh Kumar S/o Manohar Lal, VPO H N 26 Ward 19 Gali No 5 Mahar Rewari Haryana 123110.

Date: 18.11.2025

**SHIVALIK SMALL FINANCE BANK LTD.**  
 Registered Office: 501, Saloon Aarum, Jasola District Centre, New Delhi - 110025  
 CIN: U65990DL2020PLC368027

**POSSESSION NOTICE (For immovable property) Rule 8(1)**  
 Whereas, The undersigned being the Authorized officer of the Shivalik Small Finance Bank, Shivalik Mercantile Co-operative Bank Ltd. 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) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 03-09-2025 for 100741009990 calling upon the 1. Mr. Amit Kumar Chaurasia S/o Mr. Binod Kumar (Borrower) R/o H.No. 00, Gali No. 1, Sadarpur Colony, Sector 45, Dadr, GB Nagar, Uttar Pradesh, 203207, 2. Mrs. Soni Devi W/o Mr. Amit Kumar Chaurasia (Co-Borrower/Mortgagor) R/o H.No. 00, Gali No. 1, Sadarpur Colony, Sector 45, Dadr, GB Nagar, Uttar Pradesh, 203207, 3. Mr. Subodh Kumar S/o Mr. Chandrakant Singh (Guarantor) R/o: H. No. 150, Gali No. 2, Sadarpur Colony, Sector 45, Dadr, GB Nagar, Uttar Pradesh, 203207 within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-section (4) of section 13 of the Act read with rule 8 of the Security Interest(Enforcement) Rules 2002 on the 18th Day of November of the year 2025. The Borrower(s) 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 the Shivalik Small Finance Bank Ltd. for an amount of Rs. 16,00,000/- (Rupees Sixteen Lakh Only) and interest thereon.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
 Equitable Mortgage on Property:  
 Residential Plot, measuring an area of 40 Sq. Yards or 33.44 Sq. Mtrs, Situated at Village Kulesra Pargana in Tehsil Dadr, District Gautam Budh Nagar, Uttar Pradesh. Registered in revenue records of Bahi No. 1, Jild No. 12618, Page No. 239-266, Serial No. 3971 Dated 25/02/2013, in the name of Smt. Devi W/o Mr. Amit Kumar Chaurasia.

East	Plot of Deegar	West	Road 13ft.
North	Plot of Deegar	South	Plot of Deegar

Date: 18/11/2025  
 Place: Noida  
 Sd/- Authorised Officer  
 Shivalik Small Finance Bank Ltd.

**DEMAND NOTICE**  
 Under Section 13(2) of the Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (the said Act), read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002 (the said Rules), in exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the said Rules, The Authorised Officer of IFL Home Finance Ltd. (IFL HF) (Formerly known as India Infoline Housing Finance Ltd.) has issued Demand Notice under section 13(2) of the said Act, calling upon the Borrower(s), to repay the amount mentioned in the respective Demand Notice(s) issued to them. In connection with above, notice is hereby given to the Borrower(s) to pay within 60 days from the publication of this notice, the amounts indicated herein below, together with further interest from the date(s) of Demand Notice till the date of payment. The detail of the Borrower(s), amount due as on date of Demand Notice and security offered towards repayment of loan amount are as under:-

Name of the Borrower(s) (Guarantor/s)	Demand Notice Date & Amount	Description of Secured Asset (Immovable Property)
Mr. Arjun Tyagi, Mrs. Ruchi Tyagi Arjun Tyagi (Prospect No. IL10156214)	06-Aug-2025, Rs.10132/- (Rupees Ten Thousand One Hundred Thirty Two Only)	All that piece and parcel of the property being: Flat No- 103 built up on Plot No- 89, Gyan Khand - II Indrapuram - Ghaziabad, Ghaziabad, Uttar Pradesh, India, 201001 Area Admeasuring (IN SQ. FT.): Property Type: Built-Up, Area Property Area: 676.
Mr. Ashok Ashok Enterprises, Mrs. Anila Yadav (Prospect No. IL10418918)	11-Aug-2025, Rs.319199/- (Rupees Three Lakh Nineteen Thousand One Hundred Ninety Nine Only)	All that piece and parcel of the property being: Property Admeasuring 125.41 Sq Mtrs, Kharsa No 605, village-giargiropa Pirapara Parsana Tehsil District Bareilly-Uttar Pradesh, 243002 - India Area Admeasuring (IN SQ. FT.): Property Type: Land Area, Built-Up, Area Property Area: 1349.90, 450.00

If the said Borrower fail to make payment to IFL HF, as aforesaid, IFL HF may proceed against the above secured assets under Section 13(4) of the said Act, and the applicable Rules, entirely at the risks, costs and consequences of the Borrowers. For further details please contact to Authorised Officer at Branch Office : 11/1151, 2nd Floor, Sector-4, Rohini, New Delhi-110085 Corporate Office : IFL Tower, Plot No. 96, Udyog Vihar, Ph-IV Gurgaon, Haryana.

Date: 18.11.2025  
 Place: Uttar Pradesh  
 Sd/- Authorised Officer  
 For IFL Home Finance Ltd.

**CAN FIN HOMES LTD**  
 CIN : L85110KA1987PLC008669.  
 Office No : 101, First Floor, Rajshahi Villa, Plot No 643, Hiranagar, Sector - 13, Udaipur, Rajasthan, Ph. 0294-2485770, Mob : 7625079187, E-Mail : udaipur@canfinhomes.com

**POSSESSION NOTICE (Rule 8 (1)) [For Immovable Property]**  
 The undersigned being the Authorised Officer of Can Fin Homes Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of the powers under the said Act and Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 12/08/2025 calling upon the borrowers Mr. Lokesh Palliwai S/o Mr. Purshottam Palliwai and Mrs. Kundana Palliwai W/o Mr. Lokesh Palliwai to repay the amount mentioned in the notice being Rs. 29,94,278/- (Rs. Twenty Nine Lakhs Ninety Four Thousand Two Hundred Seventy Eight Only) with further interest at contractual rate of 12% per annum for the period of 60 days from the date of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred under Section 13(4) of the said Act read with Rule 8 (1) of the Security Interest(Enforcement) Rules, 2002) on this 10th day of November, 2025 of the year 2025. 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. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Can Fin Homes Ltd for an amount of Rs. 29,94,278/- (Rs. Twenty Nine Lakhs Ninety Four Thousand Two Hundred Seventy Eight Only) and interest thereon.

**DESCRIPTION OF IMMOVABLE PROPERTY**  
 Flat No. B-404, Third Floor, Tower 'B', Grace Crystal, Plot No. 2, Kharsa No. 590 to 595, Revenue Village Bhuwana, Tehsil Badgaon, District Udaipur, Rajasthan, Carpet Area- 1600 Sqft., BUA-1790 Sqft. & Super Built up Area- 2400 Sqft.  
 Boundaries of Plot:- North by:- Flat No. 401, Situated at Third Floor in Tower no. 'B' of Grace Crystal Residential Complex, East by:- Flat No. 403, Situated, at Third Floor in Tower no. 'B' of Grace Crystal Residential Complex, West by:- Tower no. 'C' of Grace Crystal Residential Complex, South by:- Tower no. 'A' of Grace Crystal Residential Complex  
 Boundaries of Building:- North by:- Other Land, East by:- Abadi Land, West by:- Road 100 Ft. South by:- Road 60 Ft.

Date: 17.11.2025, Place: Udaipur  
 Authorized Officer, Can Fin Homes Ltd

**FORM NO. INC-26**  
 [PURSUANT TO RULE 30 OF THE COMPANIES (INCORPORATION) RULES, 2014] BEFORE THE CENTRAL GOVERNMENT, REGIONAL DIRECTOR, MCA, B-2 Wing, 2nd Floor, Pt. Deendayal Anandya Bhawan, 2nd Floor, CGO Complex, New Delhi-110003

In the matter of section 13(4) of Companies Act, 2013 and Rule 30(5) of the Companies (Incorporation) Rules, 2014  
 And  
 In the matter of M/s GAURSONS INDIA PRIVATE LIMITED (CIN: U74899DL1995PTC064555) having its Registered Office at Enclave No-F-101, First Floor, Plot 2/3 Ashish Commercial Complex, LSC New Rajdhani Enclave, Delhi-110092 -Petitioner

Notice is hereby given to the General Public that the Company proposes to make an application to the Central Government under Section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of Special Resolution passed at the Extra Ordinary General Meeting held on 11/11/2025 to enable the Company to change its registered office from State of Delhi to State of Haryana. Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing Investor Complaint Form or cause to be delivered or send by registered post of his/her objection supported by an affidavit stating the nature of his/her interest and grounds of objections to the Regional Director, B-2 Wing, 2nd Floor, Pt. Deendayal Anandya Bhawan, 2nd floor, CGO Complex, New Delhi-110003 within 14 days from date of publication of this notice with a copy to the petitioner Company at its registered office, mentioned below ADDRESS OF THE REGD. OFFICE: Office No-F-101, First Floor, Plot no 2/3 Ashish Commercial Complex, LSC New Rajdhani Enclave, Delhi-110092

For GAURSONS INDIA PRIVATE LIMITED  
 Sd/-  
 MANOJ KUMAR GAUR  
 (Managing Director)  
 DIN: 00582603  
 Date: 15/11/2025  
 Place: Delhi ADDRESS: PLOT NO.1, BARAKHAMBRA ROAD, NEW DELHI-110001

**ATTENTION TO THE RESPONDENTS BEFORE THE HON'BLE NCLT, AHMEDABAD BENCH - II IN THE MATTER OF:**  
 Mr. Ajit Kumar, Resolution Professional of EsKay K 'N' 'IT' (India) Limited  
 Vs.  
 Suspended Board of Directors of EsKay K 'N' 'IT' (India) Limited & Ors.

Whereas, the captioned IA notice was issued on 10.03.2025 by the Hon'ble National Company Law Tribunal, Ahmedabad and the Respondents herein have failed to appear thereafter. The Hon'ble NCLT, Ahmedabad has now vide order dated 10.11.2025 directed issuance of this public notice. The Respondents are hereby called upon to appear before the Hon'ble NCLT, Ahmedabad Bench - II on 07.01.2026, either in-person or through authorised representative.

Ajit Kumar	...	Applicant
Resolution Professional of EsKay K 'N' 'IT' (India) Limited, 305, Ocus Quantum, Sector 51, Gurugram - 122003		
<b>VS</b>		
Express Sutting Private Limited Office No. 122, 1st Floor, Paras Center A, Tata Road No.2, Opera House, Mumbai - 400004	...	Respondent No.1
Kausar Textiles Private Limited 27A, Mezzanine Floor, Swadesh Mill Building, Plot NO. 80/84, JSS Road, Opera House, Girgaon, Mumbai - 400004	...	Respondent No.2
Asahi Industries Limited Ecomax Musrane, Tal. Wada, Thane - 421312	...	Respondent No.3
Coral Conpro Private Limited 304, AIPHNE Apartments, Rajan Nagar, Samarvani, Silvassa - 396230	...	Respondent No.4
KAUSHAL Logistics Private Limited RM-81, Sudarshan Nagar, MIDC, Phase II, Dombivali (East), Thane - 421201	...	Respondent No.5
Madhu Crimpers Private Limited Office No. 122, 1st Floor, Paras Center A, Tata Road No.2, Opera House, Mumbai - 400004	...	Respondent No.6
Everlong Trading Private Limited Flat No. 304, Cosmicity Jupiter H No. 1615/20 Type - C, Sayli, Silvassa, DN - 396230	...	Respondent No.7
Avcon Realcon Private Limited Gala No. 105, Everest Industrial Estate, Near 66 KVA Power Substation, Amli, Silvassa, DN - 396230	...	Respondent No.8
Vigneharta Corrugators Private Limited RM 81, Sudarshan Nagar, MIDC, Phase II, Dombivali (East) - 421201	...	Respondent No.9
Kanha Textiles Private Limited Paras Center A, Office No. 127, 1st Floor, Tata Road No.2, Opera House, Mumbai - 400004	...	Respondent No.10
Wellworth Apparels Private Limited Office No M2, Mezzanine Floor, Pearl Plaza, Tata Road No.2, Opera House, Mumbai - 400004	...	Respondent No.11
Glean Trading Private Limited A-1, Flat No. 303, Anand Nagar Tokarkhadha Kharwal Road, Silvassa, DN - 396230	...	Respondent No.12
Avazy Realcon Private Limited Gala No 106, Everest Industrial Estate, No.13, Near 66 KVA Power Substation, Amli Silvassa, DN - 396230	...	Respondent No.13
Dhruvi Properties Private Limited Paras Center A, Officer No. 127, 1st Floor, Tata Road No. 2, Opera House, Mumbai - 400004	...	Respondent No.14
Kothari Global Limited 207 Maharshi Debendra Road, Kolkata - 700007	...	Respondent No.15
NTC (Joint Venture)	...	Respondent No.16
Royal CompServices Private Limited RM - 81, Sudarshan Nagar MIDC, Phase II, Dombivali (East) Thane - 421201	...	Respondent No.17
Narayan Ramchandra Ghumatkar 1/19, 676, Jariwala Building, N.M. Joshi Marg, Byculla Station, VJBD Udyaan, B.Y.C, Mumbai - 400027	...	Respondent No.18
Shambhu Singh Trivendra C-304, Chandrshw Avenue Lodha Heaver, Nilie, Dombivali (East) Kalyan - 421201	...	Respondent No.19
Jaiprakash Atmaran Mishra A-801, Royal Residence, Puna Link Road, Vittalwadi Station, Katemanivali, Kalyan (East) - 421306	...	Respondent No.20

**TAKE NOTICE** that in default of your appearance on the specified day the matter may be heard and determined in your absence in accordance with the provisions of law.  
 Date: 16/11/2025  
 Sd  
 AJIT KUMAR  
 Resolution Professional  
 EsKay K 'N' 'IT' (India) Limited

**IN THE NATIONAL COMPANY LAW TRIBUNAL AHMEDABAD SPECIAL BENCH COURT-2**  
 ITEM No.224-IA/1788(AHM)2024 in CP(II) 420 of 2018

**Proceedings under Section 71B**  
**IN THE MATTER OF:**  
 Bank of India  
 Vs  
 EsKay K 'N' 'IT' (India) Ltd  
 Order delivered on: 10/03/2025

**Coram:**  
 Mr. Shammil Khan, Hon'ble Member(J)  
 Dr. Velamur G Venkata Chalapaty, Hon'ble Member(T)  
**PRESENT:**  
 For the Applicant : Mr. Atul Sharma, Adv.  
 For the Respondent :  
**ORDER**  
 IA/1788(AHM)2024  
 Heard Ld. Counsel for the applicant.  
 Ld. Counsel for the applicant is directed to issue notice to respondents. List for regular Bench on 13.05.2025.  
 Sd/-  
 DR. V. G. VENKATA CHALAPATHY MEMBER (TECHNICAL)  
 Sd/-  
 SHAMMI KHAN MEMBER (JUDICIAL)

**ERAYYA LIFESPACES LIMITED**  
 For and on behalf of Erayya Lifespaces Limited  
 Vasudha Agarwal  
 Company Secretary & Compliance Officer  
 Date: November 17, 2025  
 Place: New Delhi

**INDIA SHELTER FINANCE CORPORATION LTD.**  
 Home Loans REGD: OFFICE- Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002

**POSSESSION NOTICE FOR IMMOVABLE PROPERTY**  
 Whereas, The Undersigned Being The Authorized Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitisation And Reconstruction Of Financial Assets And Enforcement (security) Interest Act, 2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules, 2002, issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/Surety To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Property Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Properties Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 Of The Said Rules On The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Properties And Any Dealing With The Properties/Yes Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

NAME OF THE BORROWER/GUARANTOR (OWNER OF THE PROPERTY) & LOAN ACCOUNT NUMBER	DESCRIPTION OF THE CHARGED /MORTGAGED PROPERTY (ALL THE PART & PARCEL OF THE PROPERTY CONSISTING OF)	DT. OF DEMAND NOTICE, AMOUNT DUE AS ON DATE OF DEMAND NOTICE	DATE OF POSSESSION
Mr./ Mrs. Gomati Devi & Mr./ Mrs. Raju AT - Ward No.14 Khosa Colony Hanumangarh Chak No. 10 17m H, P.N. 129/226 Kila No. 1 To 10 Junction 335512 Rajasthan ACCOUNT NO. :- HL155VLN0S00005111877 AP-10260506)BRANCH- Hanumangarh	All Piece And Parcel Of West Part Of Plot No. 152/7, P.N. 129/226 Kila No. 1 To 10 Junction 335512 Rajasthan ACCOUNT NO. :- HL155VLN0S00005111877 Boundary:- North: Road South : Agriculture Land East : PLOT 152 Part West: Plot No 151	Demand Notice 12.08.2025 Rs. 670792/- (Rupees Six Lakh Seventy Thousand Seven Hundred Ninety Two Only) Due As On 10.08.2025 Together With Interest From 11.08.2024 And Other Charges And Cost Till The Date Of The Payment.	12.Nov.2025

PLACE: (Rajasthan) DATE: 18/11/2025 (AUTHORIZED OFFICER) FOR INDIA SHELTER FINANCE CORPORATION LTD  
 For any query please contact Mr. Vinay Rana (+91 9988605030)

**PIRAMAL FINANCE LTD.**  
 CIN: L65910MH1984PLC032639. Registered Office: Unit No-601, 6th Floor, Piramal Aris Building, Piramal Agastya Corporate Park, Karampura Junction, Off The Station Act Road, Wazirpur, Mumbai-400070. T-#91 22-3802 4000  
 Branch Office: Plot No-6, Block A, Sector-2, Noida, U.P-201 301 Contact Person: 1. Nikki Kumar - 9650806340  
 2. Pankaj Kashyap- 9136178689. 3. Rohan Sawant - 9833143013

**E-Auction Sale Notice - Subsequent Sale**  
 Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrowers, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis', Particulars of which are given below:

Loan Code / Branch / Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Property Address -final	Reserve Price	Earliest Money Deposit (EMD) (10% of RP)	Outstanding Amount (14-11-2025)
Loan Code - 266000013696, Hardwar (Branch), Sapna (Borrower), (Co-Borrower)	D1: 26-04-2024 Rs. 1539899.17/-, (Fifteen Lakh Eighty Three Thousand Nine Hundred Eighty Nine Rupees and Seventeen Paise Only)	All the piece and parcel of the Property having an extent of - Part Of Kharsa No. -534, Bhangeri Mahawapur, Roorkee, Hardwar/ Uttarakhand -247666	Rs.420000/- (Rs.Four Lakh Twenty Thousand Rupees Only)	Rs.42000/- (Rupees Forty Two Thousand Rupees Only)	Rs. 1964892.08/- (Rs. Nineteen Lakh Sixty Four Thousand Eight Hundred Sixty Two Rupees and Eight Paise Only)

DATE OF E-AUCTION: 09-12-2025, FROM 11.00 A.M. TO 1.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 08-12-2025, BEFORE 4.00 P.M.  
 For detailed terms and conditions of the Sale, please refer to the link provided in www.piramalfinance.com/e-auction.html or email us on piramal.auction@piramal.com

**STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR**  
 The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues as well as interest with cost on borrower/Guarantor. The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.  
 Date : 18-11-2025  
 Place: Haridwar  
 Sd/- (Authorized Officer)  
 Piramal Finance Ltd.

**ADITYA BIRLA CAPITAL**  
 Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266  
 Branch Office- G-Corp Tech Park, 8th Floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

**DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)**  
 Substituted Service Of Notice U/s 13(2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereunder. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice /as on Date
1	1. ROHIT SINGH Third Floor, Plot No. 290, Block No. A1, In Residential Colony Known As "Adarshila", Sushant Lok Phase-II, Near Gurgaon Public School, Ghata, Gurugram, Haryana-122011. 2. JYOTI TANWAR Third Floor, Plot No. 290, Block No. A1, In Residential Colony Known As "Adarshila", Sushant Lok Phase-II, Near Gurgaon Public School, Ghata, Gurugram, Haryana-122011. 3. ROHIT SINGH A1/290, Sushant Lok Phase-2, Sector 56, Gurugram, Haryana-122011. 4. JYOTI TANWAR A1/290, Sushant Lok Phase-2, Sector 56, Gurugram, Haryana-122011. Loan Account No. LNDELLAP-0724021358 & LNDELLAP-0724021355	01.11.2025	10-11-2025	Rs. 1,23,04,904/- (Rupees One Crore Twenty Three Lacs Four Thousand Nine Hundred Four Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06.11.2025

**DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED:** All That Piece And Parcel Of Entire Third Floor Having Its Built-Up Covered Area 146.539 Sq. Mts. (1577.345 Sq. Ft.) Comprising Of Drawing Room, Kitchen, Four Bed Rooms, Two Toilets, Store, Verandah, Cutout, Lift Well And Stair Case Only, Which Is Built Upon A Residential Plot No. 290, Block-A1, In The Residential Colony Known As "Adarshila" Sushant Lok Phase-II, Situated In And Around Village: Ghata, Tehsil: Wazirabad, District: Gurugram. Haryana-122011, And Bounded As:- East: Plot No. A1/291 West: Plot No. A1/289 North: Road South: Plot No. A1/311

We hereby call upon the borrower stated herein to pay us within 60 days from the date of this notice, the outstanding amount (s) together with further interest thereon plus cost, charges, expenses, etc. thereto falling which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences. Please note that as per section 13(1) of the SARFAESI Act, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured assets without prior written consent of the Company. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and / or any other legal provision in this regard. Please note that as per sub-section (8) of section 13 of the Act, if the borrower fails to pay the secured asset with all costs, charges and expenses incurred by ABHFL are tendered to ABHFL at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by ABHFL, and no further step shall be taken by ABHFL or transfer or sale of that secured asset.

Date: 18.11.2025  
 Place: GURUGRAM  
 Sd/- Authorised Officer  
 (Aditya Birla Housing Finance Limited)

**PIRAMAL FINANCE LTD.**  
 CIN: L65910MH1984PLC032639. Registered Office: Unit No-601, 6th Floor, Piramal Aris Building, Piramal Agastya Corporate Park, Karampura Junction, Off The Station Act Road, Wazirpur, Mumbai-400070. T-#91 22-3802 4000  
 Branch Office: Plot No-6, Block A, Sector-2, Noida, U.P-201 301 Contact Person: 1. Nikki Kumar - 9650806340  
 2. Pankaj Kashyap- 9136178689. 3. Rohan Sawant - 9833143013

**E-Auction Sale Notice - Subsequent Sale**  
 Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrowers, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis', Particulars of which are given below:

Loan Code / Branch / Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Property Address -final	Reserve Price	Earliest Money Deposit (EMD) (10% of RP)	Outstanding Amount (14-11-2025)
Loan Code - 266000013696, Hardwar (Branch), Sapna (Borrower), (Co-Borrower)	D1: 26-04-2024 Rs. 1539899.17/-, (Fifteen Lakh Eighty Three Thousand Nine Hundred Eighty Nine Rupees and Seventeen Paise Only)	All the piece and parcel of the Property having an extent of - Part Of Kharsa No. -534, Bhangeri Mahawapur, Roorkee, Hardwar/ Uttarakhand -247666	Rs.420000/- (Rs.Four Lakh Twenty Thousand Rupees Only)	Rs.42000/- (Rupees Forty Two Thousand Rupees Only)	Rs. 1964892.08/- (Rs. Nineteen Lakh Sixty Four Thousand Eight Hundred Sixty Two Rupees and Eight Paise Only)

DATE OF E-AUCTION: 09-12-2025, FROM 11.00 A.M. TO 1.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 08-12-2025, BEFORE 4.00 P.M.  
 For detailed terms and conditions of the Sale, please refer to the link provided in www.piramalfinance.com/e-auction.html or email us on piramal.auction@piramal.com

**STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR**  
 The above-mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues as well as interest with cost on borrower/Guarantor. The Borrowers attention is drawn towards sub-section 8 of section 13, of the act, in respect of the time available, to redeem the secured asset. Borrowers in particular and public in general may please take note, that in case the auction scheduled herein fails for any reason whatsoever then the secured creditor may enforce its security by the way of private treaty.  
 Date : 18-11-2025  
 Place: Haridwar  
 Sd/- (Authorized Officer)  
 Piramal Finance Ltd.

**ADITYA BIRLA CAPITAL**  
 Registered Office- Indian Rayon Compound, Veraval, Gujarat - 362266  
 Branch Office- G-Corp Tech Park, 8th Floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

**DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)**  
 Substituted Service Of Notice U/s 13(2) Of Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002. Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from Aditya Birla Housing Finance Limited (ABHFL), their loan accounts have been classified as Non-Performing Assets in the books of the Company as per RBI guidelines thereunder. Thereafter, ABHFL has issued demand notices under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice /as on Date
1	1			

