

# MOHINDRA FASTENERS LIMITED

CIN: L74899DL1995PLC064215

Regd. Office: 304 Gupta Arcade, Inder Enclave, Delhi - Rohtak Road, New Delhi-110087

Website: [www.mohindra.asia](http://www.mohindra.asia) Email id: [cs@mohindra.asia](mailto:cs@mohindra.asia) Phone: +91-11- 46200400, 46200401 Fax: +91-11-46200444



To,

The Head Listing & Compliance  
Metropolitan stock exchange of India Limited. (MSEI)  
Building A, Unit 205A, 2<sup>nd</sup> Floor,  
Piramal Agastya Corporation Park,  
L.B.S Road, Kurla West, Mumbai-400070.  
Ref: Symbol -MFL, Series-BE

Sub: Compliance under Regulations 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Newspaper Publication (s).

Dear Sir,

Pursuant to Regulations 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Regulation'), please find enclosed herewith copies of newspaper advertisement(s) dated on 19<sup>th</sup> February, 2026 in Financial Express (English) and Jansatta (Hindi) informing shareholders about special window for re-lodgement of transfer requests for physical shares.

This is for your information and records.

Yours truly,  
For Mohindra Fasteners Limited

*Mamta Sharma*

Mamta Sharma  
Company Secretary & Compliance officer

M.No.- A51427

Date: 19.02.2026

Place: New Delhi





**MAHINDRA RURAL HOUSING FINANCE LIMITED**  
**Corporate Office:** Mahindra Rural Housing Finance Ltd. Unit No. 203, Amiti Building, Piralal Agastya Corporate Park, Opposite Fire Brigade Station, Kamani Junction, L.B.S. Main Road, Kurla (West) Mumbai 400070, Tel : +91 22 6292 9800  
**Demand Notice**  
**Branch Office:** 3rd Floor, C-79/Rc, Rajnagar, Ghaziabad - Uttar Pradesh-201001,

Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. The Undersigned is the Authorised Officer of Mahindra Rural Housing Finance Limited under the above said Act. In exercise of power conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, the Authorised Officer has issued Demand Notice under section 13(2) of the said Act, Calling upon the following Borrower(s) (the "said Borrower(s)"), to repay the amounts mentioned in the respective Demand Notice(s) issued to them, the content of which is re-produced below.

S.N.	Name of the Borrower(s) / Guarantor(s)	Address of Borrower(s) / Guarantor	Demand Notice Date & Amount	Description of Secured asset (Immovable Property)
1.	<b>GHAZIABAD Branch LAN-1510802/ XSEMNIO01130333 Sardul Singh (Borrower) Kiran Kumari (Co-Borrower)</b>	H No-55, 15t Floor Kamna Sec-5, Vaishali Naseem Jamal Store, Ghaziabad, Noida, Uttar Pradesh - 201010, India	<b>30-Jan-26 Rs. 10,08,140.36</b>	Plot No. 9A, Block-B, Shiva Film City, Pahse-10, Khata No.1148, Khasra No.1400m, Village - Dhoom Manikpur, Dadri: Gautam Buddha Nagar, Uttar Pradesh - 203207, East: Part of Plot No. 9, West: Plot No. 10, North : Plot No. 12, South: 17 ft wide road.

Pursuant to the above notice is hereby given, once again, to the said Borrower(s) to pay to MAHINDRA RURAL HOUSING FINANCE LIMITED, within 60 days from the date of publication of this notice, the amount indicated herein above, together further interest at 2% p.m. from the date(s) mentioned above till the date of payment and/or realization of the dues.

The above said Borrowers are hereby advised to make the payment to the company as aforesaid, falling which the company shall proceed against the above secured assets under Section 13(4) of the Act, entirely at the risks of the said Borrowers as to the cost and consequences.

**Place :-Delhi/ NCR, Ghaziabad** **Sd/- Authorised Officer**  
**Date:-19.02.2026** **Mahindra Rural Housing Finance Limited**

**CAPRI GLOBAL CAPITAL LIMITED**  
**Registered & Corporate Office:-** 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013, **Circle Office :-** 9B, 2nd Floor, Pusa Road, New Delhi - 110060

**APPENDIX IV POSSESSION NOTICE (for immovable property)**

Whereas, the undersigned being the Authorized Officer of Capri Global Capital Limited (CGCL) 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, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice 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) / Guarantor(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 under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. 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 are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of CGCL for an amount as mentioned herein under with interest thereon.

S. Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
1. (Loan Account No. <b>LNBLDE000088482 (Old) 81300005415278 (New) LNC6DELT000003613 (Old) 80600005439683 (New) of our Delhi Branch</b> M/s Arti S Fashion House (Borrower) Mrs. Arti Wadhwa, Mr. Ashish Wadhwa (Co-Borrower)	All that piece and parcel of the property bearing Shop No. 9, Ground Floor without roof rights, admeasuring 155.80 Sq.ft. i.e. 14.47 Sq.Mtrs, Sector - 7, T.H.A. Kamla Market, Rampuri, Hadast Bag Chikambapur Pargana Loni, Ghaziabad, Uttar Pradesh - 201011 Bounded As: East : Other Shop, West : Entry Road, North : Shop No. 10, South : Shop No. 8	<b>29-11-2025 Rs. 259293/-</b>	<b>14.02.2026</b>

**Place: DELHI / NCR** **Sd/- (Authorised Officer)**  
**Date : 19.02.2026** **For Capri Global Capital Limited (CGCL)**

**MOHINDRA FASTENERS LIMITED**  
**CIN: L74899DL1995PLC64215**  
**Regd. Office:** 304 Gupta Arcade, Inder Enclave, Delhi - Rohtak Road, New Delhi-110087  
**Website:** www.mohindra.asia Email id: cs@mohindra.asia, Phone: +91-11-46200400, 46200401 Fax: +91-11-25282667

**SPECIAL WINDOW FOR RE-LODGEMENT OF TRANSFER REQUESTS FOR PHYSICAL SHARES**

Pursuant to SEBI Circular No. HO/38/13/11(2)2026 MIRSD-POD/1/3750/2026 dated January 30th, 2026, all shareholders are hereby informed that a special window has been opened for a period of one year from 05th February, 2026 to 04th February, 2027 to facilitate re-lodgement of transfer requests of physical shares. This facility is available for transfer deeds lodged prior to 01st April, 2019 and which were rejected, returned or remained unattended due to deficiency in documentation or otherwise. The securities so transferred (including those requests that are pending with the Company / RTA) and are accepted shall be mandatorily issued in demat mode only and shall be locked-in for a period of one year from the date of registration of transfer. Such securities shall not be transferable during the lock-in period. Eligible shareholders are requested to contact the Company's Registrar and Share Transfer Agent (RTA):

**Skyline Financial Services Pvt. Ltd.**  
 D-153/A, 1st Floor, Okhla Industrial Area, Phase-I, New Delhi - 110020, Phone: 011-40450193-97  
**Email:** admin@skylinert.com, compliances@skylinert.com.

Alternatively, shareholders may contact the Company at **Email: cs@mohindra.asia**

Eligible shareholders are requested to submit their transfer requests within the aforesaid period, i.e., on or before 04th February, 2027.

A copy of the aforesaid SEBI circular is available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in).

Members are encouraged to dematerialize their physical equity shares as it will enable the Company to serve them better.

**For Mohindra Fasteners Limited**  
**Sd/- Mamta Sharma (Compliance Officer)**

**Place: New Delhi**  
**Date: 19.02.2026**

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

**SALE PROCLAMATION**

**R.C. NO. 709/2019**

**Punjab and Sind Bank VS M/s Divine Electricals & Homes Appliances Pvt. Ltd.**  
**PROCLAMATION OF SALE UNDER RULE 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993.**

CD#1 M/s Divine Electricals & Homes Appliances Private Limited, Registered Office: C-5, Sector-7, Noida, U.P.-201301. Also At: B-19, Industrial Estate, Ram Nagar, Roorkee-247667.  
 CD#2 Mr. Vinod Kumar Mittal, 15, West Rajputana, Roorkee-247667.  
 CD#3 Mrs. Ruchi Mittal, 15, West Rajputana, Roorkee-247667. Also At: A-134, Anand Vihar, New Delhi-110092.  
 CD#4 Mrs. Ashu Mittal, 15, West Rajputana, Roorkee-247667.

1. Whereas Recovery Certificate no. 709/2019 in OA No. 668/2017 dated 30.12.2019 drawn by the Presiding Officer, Debts Recovery Tribunal-II for the recovery of a sum of Rs. 4,24,92,155/- (RUPEES FOUR CRORE TWENTY FOUR LACS NINETY TWO THOUSAND ONE HUNDRED FIFTY FIVE ONLY) along with pending lite and future interest @ 13.00% per annum from the Certificate debtors together with costs and charges as per recovery certificate from the date of institution of suit. (amount recoverable is Rs. 68,26,624 approx.).

2. And whereas the undersigned has ordered the sale of property mentioned in the schedule below in satisfaction of the said Recovery Certificate.

3. Notice is hereby given that in absence of any order of postponement, the said property shall be sold by e-auction and bidding shall take place through "Online Electronic Bidding" through the website <https://www.bankauctions.com> on 08.04.2026 between 11 a.m. to 12 noon with extensions of 5 minutes duration after 12 noon, if required.

4. The sale will be of the property of the CD(s) above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

5. The property will be put up for the sale as specified in the schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before auction is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

6. No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

7. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income Tax Act, 1961 and the rules made there under and to the further following further conditions:-

7.1 The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

7.2 The Reserve price below which the properties bearing no. (i) B-17, Industrial Area, Roorkee admeasuring 11760 sq. ft.; shall not be sold is **Reserve Price: Rs. 2,65,00,000/- (Two Crore Sixty Five Lakh Only) and Earnest Money Deposit (EMD): Rs. 26,50,000/- (Twenty Six Lakh Fifty Thousand Only)**, in respect of the property mentioned at para(i).

7.3 The Interested bidders, who have submitted their bids not below the reserve price, along with documents including PAN Card, identity proof, address proof, etc., latest by **06.04.2026 before 5.00 PM** in the Office of the Recovery Officer-I, DRT-II, Delhi shall be eligible to participate in the e-auction to be held from **11.00 AM to 12.00 Noon on 08.04.2026**. In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

7.4 The bidder(s) shall improve their offer in multiple of Rs. 1,00,000/- (Rupees One Lakh Only) in respect of property.

7.5 The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer-I, DRT-II, Delhi/CH, i.e., PSB, immediately on closure of the e-auction sale proceedings.

7.6 The Successful highest bidder shall have to prepare and deposit Demand Draft/Pay Order for 25% of the bid/sale amount favoring Recovery Officer-I, DRT-II, Delhi, A/C R.C. No 709/2019 within 24 hours after close of e-auction and after adjusting the earnest money EMD and send/deposit the same in the office of the Recovery Officer-I, DRT-II, Delhi so as to reach within 24 hours from the close of e-auction failing which the earnest money EMD shall be forfeited.

7.7 The Successful Highest Bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer-I, DRT-II, Delhi A/C R.C. No 709/2019, the balance 75% of the sale proceeds before the Recovery Officer-I, DRT-II, Delhi on or before 15th day from the date of auction of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first day after the 15th day along with the pondage fee @ 2% upto Rs. 1,000 and @ 1% on the excess of such gross amount over Rs 1000/- in favor of Registrar, DRT-II Delhi, (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above.)

7.8 The Successful/highest bidder shall be at liberty to comply with the provisions of Section 194-A of the Income Tax Act for paying the applicable TDS on the auction amount proposed to be deposited before this Forum. In such an event, the successful/highest bidder must produce the proof of having deposited the said amount before this Forum while paying the balance sale proceeds.

7.9 In case of default of payment within the prescribed period, the property shall be re-sold after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.

8. The property is being sold on "AS IS WHERE IS AND AS IS WHAT IS BASIS".

9. The CH Bank/CHF is directed to authenticate and verify about the veracity of the details given herein.

10. The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

**RECOVERY OFFICER-I, DRT-II, DELHI**

SCHEDULE OF PROPERTY			
Description of the property to be sold	Revenue assessed upon the property or any part thereof	Details of any encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and other known particulars bearing on its nature and value.
B-17, Industrial Area, Roorkee admeasuring 11760 sq. ft. Given under my hand and seal on 20.01.2026.	Not Known	Not Known	Not Known

**(Archana Sehgal)**  
**Recovery Officer-I, DRT-II, Delhi**  
 For property details please contact bank's authorised officer Sh. Prithvi Raj Meena, Mobile : 8094333353

**Equitas Small Finance Bank Ltd (FORMERLY KNOWN AS EQUITAS FINANCE LTD)**  
**Registered Office:** No.769, Spencer Plaza, 4th Floor, Phase-II, Anna Salai, Chennai - 600002.

**E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY**

Under SARFAESI act, 2002, r/w rule 8(6) & 9 of Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrowers, Guarantors and Mortgagees that the below described immovable property mortgaged to the Secured Creditor, the physical possession of the property has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd. Will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" for recovery of below mentioned amount due to Equitas Small Finance Bank Ltd. from the following Borrowers.

Sr	Borrower/s & Guarantor/s Name & Address Total Due + Interest from	SCHEDULE OF THE SECURITY (S)
1.	<b>M/s All Baba Electronics (Borrower) Having Address : P No-17, Bhera Enclave, Paschim Vihar, New Delhi, West-110087. 2. Mr. Kular Akshdeep Singh Cheema S/o Mr. Rajinder Singh 3. Mrs. Sukhinder Kaur Cheema W/o Mr. Rajinder Singh Cheema Both Having Address: WZ-49A, Tilak Nagar, Mukharjee Park, West Delhi-110018 Sr No: 3 Also At: G-246, Old No-M-60, Khasra No. 105/20, Vishvas Park, Uttam Nagar, New Delhi-110059</b>	<b>Commercial Property owned by Mrs. Sukhinder Kaur Cheema</b> Built-up property bearing No. M-60, New No. G-246, Area measuring 135 Sq. Yds. i.e. 112.87 Sq. Mtrs. Size (20.25 X 60) out of Khasra No. 105/20, Situated in the area of Village Palam, Delhi State, Colony known as Raja Park, presently colony known as Vishvas Park, Uttam Nagar, New Delhi-110059. Part Corridor of the Property- North Property No. G-245, South: Property No. G-247/A, East: Road 25 ft. Wide, West: Portion of Plot
	<b>Reserve Price</b>	<b>Earnest Money Deposit</b>
	Rs. 1,62,00,000/- (Rupees One Crore Sixty-Two Lakhs Only)	Rs. 16,20,000/- (Rupees Sixteen Lakh Twenty Thousand Only)
	<b>Multiplier Amount: Rs. 10,000/- (to improve the bid offer).</b>	<b>Date &amp; Time of E-Auction Sale</b>
	<b>Date &amp; Time of Inspection : 23/02/2026 to 03/03/2026 -10.00 AM to 04.00 PM. (Contact Nos: Mr. Tarun Arora Mobile no: 91989971728)</b>	<b>Possession Status</b>
	<b>Last Date &amp; Time for Submission of EMD along with requisite documents : 09.03.2026 - 1 PM</b>	Physical Possession
	<b>Communication Address :</b> The Authorised Officer (MSME - LEGAL), Equitas Small Finance Bank Limited, Zonal office at, Equitas Small Finance Bank Ltd., 8P8, Kaushalya Tower, 1st Floor, Main Road, West Patel Nagar, New Delhi-110008 Contact Person: Mr. Vishal Mehta - 9891510226	

**TERMS & CONDITIONS :** 1. The interested buyers are advised to go through bank's website <https://equitas.bank.in/> for detailed terms and conditions. The present notice is also updated on the Bank's official website at <https://equitas.bank.in/important-notices/>. 2. The auction sale will be "On Line E-Auction" Bidding through website <https://BidDeal.in>.

**Date - 19.02.2026, Place - Delhi NCR** **Authorized Officer, Equitas Small Finance Bank Ltd**

**BAJAJ HOUSING FINANCE LIMITED**  
**Corporate Office:** Cerebrum IT Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014

**Branch Address:** 14th Floor Agarwal Metro Heights Netaji Subhash Place Pitampura New Delhi -110034. **Branch Address:** 2nd Floor Siddhartha Tower, 4-B Sachedwa Colony Main Hariwid Road Near Mandakini Hotel Dehradun-248001 Uttarakhand. **Branch Address:** 2nd floor M-31 Old DLF Colony Sector-14 Gurgaon Haryana-122001

**Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.**

Undersigned being the Authorized officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s) / Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued there-on for Home loans/Loan(s) against Property advanced to them by Bajaj Housing Finance Limited, and as a consequence the loan(s) have become Non Performing Assets. Accordingly, notices were issued to them under Section 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there-to, on their last known addresses, however the same have been returned un-served/un-delivered, as such the Borrower(s) / Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) & Addresses	Address of the Secured/ Mortgaged Immovable Asset/ Property to be enforced	Demand Notice Date & Amount
<b>Branch : DELHI LAN No. 401DLT90600291 &amp; 401DHH89502834</b> 1. NAVEEN DAHIYA (Borrower) 2. SATYAPAL DAHIYA (Co-Borrower) At Flat No- 59 B, First Floor Pocket-2, Sector-6, Dwarka New Delhi-110075	All that piece and parcel of the Non-agricultural Property described as: Unit No 177 Block C, Second Floor Jindal, Global City Sec-13/35 Haryana, Sonapat, Haryana-131023	10th Feb 2026 & Rs. 27,87,423/- (Rupees Twenty Seven Lakh Eighty Seven Thousand Four Hundred Twenty Three Only)
<b>Branch : DEHRADUN LAN No. H545HLT088094 &amp; H545HLL087617</b> 1. DHIRAJ GUPTA (Borrower) At Flat No-8 Fourth Floor Tower-3 Prakriti Heights, I T B P Road Niranjanpur Mehu Wala Main Majra, Near Hotel Sun Park Inn, Dehradun, Uttarakhand-248171	All that piece and parcel of the Non-agricultural Property described as: All that Flat bearing no. 8 (Tower III) on Fourth Floor(2 BHK), having Super Area whereof is 1279 sq. ft or 118.82 sq. mtrs. (non FURNISHED) situated at Prakrati Heights, Part of Khasra no. 155 and 156, Village/mauza Niranjanpur, Pargana Central Doon, District Dehradun. Property Boundry By: East : Property of Others, West : Road, North : Road, South : Property of Others Tower No. II Only	12.02.2026 & Rs. 21,20,000/- (Rupees Twenty One Lakh Twenty Thousand One Hundred Thirty Eight Only)
<b>Branch : DELHI LAN No. H401HLLT527668 and H401HLL1524185</b> 1. KULDEEP SINGH (Borrower) 2. Nikhita Kumari Ojha (Co-Borrower) At Flat No-8 Fourth Floor Tower-3 Prakriti Heights, I T B P Road Niranjanpur Mehu Wala Main Majra, Near Hotel Sun Park Inn, Dehradun, Uttarakhand-248171	All that piece and parcel of the Non-agricultural Property described as: Built-up First Floor back side LHS without roof/terrace rights in area measuring 65 sq. yds. of above said portion of property, bearing no 17 out of total area measuring 355 sq.yds., out of Khasra No 2017, situated in the area of Village Matiala and the colony known as, Jain Colony Part-II, T-extn., Uttam Nagar New Delhi 110059. East : Portion of flat no. 17, west : Back side RHS flat L type / road 20 feet, north : front side his flat / road 20 feet, south : Gali 10 feet	12th Feb 2026 & Rs. 41,36,464/- (Rupees Forty One Lakh Thirty Six Thousand Four Hundred Sixty Four Only)
<b>Branch : GURGAON LAN No. H580HLL163549 &amp; H580HLL1190340</b> 1. NARESH KUMAR JHA (Borrower) 2. NITU DEVI (Co-Borrower) At 379B, Near Gagan Chowk, Pooth Kalan, North West Delhi, Delhi-110086	All that piece and parcel of the Non-agricultural Property described as: Flat No. 1203a, Thirteenth Floor, without roof rights, having super area 965 sq. feet (i.e. 89.65 sq. meter) Block/tower No.-A2, in "Bharat City Phase-I", situated at Nistai, Ghaziabad Tehsil Loni, Dist. Ghaziabad, Uttar Pradesh - 201102. East : As per site plan, West : As per site plan, North : As per site plan, South : As per site plan	12th Feb 2026 & Rs. 40,92,138/- (Rupees Forty Lakh Ninety Two Thousand One Hundred Thirty Eight Only)

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

**Place: DELHI Date: 19.02.2026** **Sd/- Authorized Officer, Bajaj Housing Finance Limited**

**HINDUJA HOUSING FINANCE LIMITED**  
**Corporate Office:** 167-169, 2nd Floor, Little Mount, Saidapet, Chennai - 600015. E-mail: auction@hindujahousingfinance.com

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY APPENDIX-IV-A [See proviso to rule 8 (6)]**

**CONTACT NO: SEEMA SHARMA - 9643061237**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules"). Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below-described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Hinduja Housing Finance Limited (Secured Creditor) having its Corporate Office at 167-169, 2nd Floor, Little Mount, Saidapet, Chennai - 600015 and one of its Branch Offices at Office No-Plot 2, 2nd Floor, Building name : HCMR Complex, Main Wazirabad Road, Gokulpur Delhi - 110094, will be sold on "As is where is", "As is What is" and "Whatever there is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the Borrowers and Guarantors. The sale will be by the Authorized Officer through e-auction platform provided at the website: <https://www.bankauctions.com/>.

**INSPECTION DATE : 01.03.2026 & 02.03.2026 : 14.00 hrs -17.00 hrs | EMD LAST DATE : 05.03.2026 Till 17.00 hrs |**  
**E-AUCTION DATE : 09.03.2026 - 11.00 hrs-13.00 hrs. | BID INCREASE AMOUNT Rs. 10,000/-**

LAN/Borrower(s)/Co-Borrower(s)/Guarantor(s)	Demand Notice Date & Amount: 10.06.2025	Reserve Price Rs. 34,86,600/-
1. Loan Account No. DL/LDN/LONI/A000000848 Mr. PRAMOD RAMMOH (Borrower) Mrs. Sarita Sarita (Co-Borrower)	And Rs. 11,28,937/- as on 10.06.2025 Total Outstanding as on Date 10.06.2025 Rs. 11,28,937/-	Earnest Money Deposit (EMD) Rs. 3,48,660/- Date & Type of Possession: 14.10.2025 Symbolic Possession
<b>Description Of Property:</b> All that Piece And Parcel Of Residential Freehold Vacant Plot Land Area Measuring 125 Sq. Yards Sq. Meters Out Of Khasra No-792, Situated In Village Meerpur Hindu Pargana & Ghaziabad. Boundaries: East-se-road 16 Feet Wide, West-aw-Other Plot, North-Ne-Other, South-Sw-Other Plot.		
2. Loan Account No. DL/LDN/LONI/A000000615 Mr. SONU SONU (Borrower) Mrs. AARTI AARTI (Co-Borrower)	And Rs. 7,88,176/- as on 10.06.2025 Total Outstanding as on Date 10.06.2025 Rs. 7,88,176/-	Earnest Money Deposit (EMD) Rs. 75,960/- Date & Type of Possession: 14.10.2025 Symbolic Possession
<b>Description Of Property:</b> All that piece and parcel of Residential Plot/House on land area measuring 25 Sq. Yards i.e. 20.90 Sq. Meters i.e. 2215 Sq. Ft., out of Khasra No. 792, situated at Raja Garden Phase-I, Meerpur Hindu, Pargana and Tehsil Loni, Dist. Ghaziabad, U.P.-110022. Boundaries: EAST-SE-Road 10 Ft. wide, West-NW-Other Plot, NORTH-NE-Other of Vimala, SOUTH-SW-Other Plot.		
3. Loan Account No. DL/GRN/SNRP/A000000309 Mr. ANURAG SINGH (Borrower) Mrs. ANITA SINGH (Co-Borrower)	And Rs. 10,36,437/- as on 08.07.2026 Total Outstanding as on Date 08.07.2026 Rs. 10,36,437/-	Earnest Money Deposit (EMD) Rs. 98,280/- Date & Type of Possession: 13.10.2025 Symbolic Possession
<b>Description Of Property:</b> All that Piece And Parcel Of Flat No. Ugl-4, On Upper Ground Floor, Rear Rhs, Area Measuring 351 Sq. Ft. Built On Freehold Plot No. B-42, Area Measuring 200 Sq. Yards i.e. 167.22 Sq. Meters, Block-b, Out Of Khasra No.217, Situated At Rail Vihar Sakari Awas Samiti Limited, Boundaries: East-property No. B-41, West-flat No. Ugl-3-property No. B-43, North-Property No. B-77, South-Flat No. Ugl-1/road.		
4. Loan Account No. DL/LDN/LONI/A000000494 Mr. Salim Salim (Borrower) Mrs. Jakira Jakira (Co-Borrower)	And Rs. 28,09,856/- as on 08.07.2026 Total Outstanding as on Date 08.07.2026 Rs. 28,09,856/-	Earnest Money Deposit (EMD) Rs. 3,92,040/- Date & Type of Possession: 14.10.2025 Symbolic Possession
<b>Description Of Property:</b> All that piece and parcel of Residential Plot on land area measuring 220 Sq. Yards, i.e. 183.94 Sq. Meters, out of Khasra No.549, situated at Badapur Colony, Village Mirpur Hindu, Pargana and Tehsil Loni, Dist. Ghaziabad, U.P.-201102. Boundaries: EAST-Vacant Plot, WEST-Road 15 ft wide, NORTH - Vacant Plot, SOUTH- Vacant Plot		

**Mode Of Payment:-** All payment shall be made by demand draft in favour of Hinduja Housing Finance Limited payable at Delhi

**Special Instructions/Caution:** Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Hinduja Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingencies, bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and internet access ready so that they are able to continue such biddings and are able to participate in the auction successfully.

**TERMS & CONDITIONS OF ONLINE E-AUCTION SALE - 1.** The Property is being sold on "As is where is", "As is What is", "Whatever there is" and "Without Recourse" basis. As such sale is without any kind of warranties/indemnities. 2. Particulars of the property/assets viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of the information of the Secured Creditor and Secured Creditor will not be answerable for any error, mis-statement or omission. Actual extent & dimensions may differ. 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the title deeds with the Secured Creditor and to conduct own independent enquiries/due diligence about the title & present condition of the property/assets and claims/dues affecting the property before submission of bid. 4. Auction/bidding shall only be through "online electronic mode" through the website: [www.bankauctions.com](https://www.bankauctions.com/) and [www.hindujahousingfinance.com](https://www.hindujahousingfinance.com/) and [www.bankauctions.com](https://www.bankauctions.com/) or through the service provider C1 India PVT LTD, who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor/service provider shall not be held responsible for the internet connectivity, network problems, own system crash, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider C1 INDIA PVT.LTD. 605A, Add: C1 INDIA PVT.LTD. 3rd Floor, Plot No.68 sector-44, Gurgaon, Haryana-122003, (Contact Person: Milharesh Kumar, Phone No. 7080904466, Email: delhi@c1india.com, Support Mobile Number- 7291961124/1125/1126). 7. For participating in the e-auction sale the intending bidders should register their name at <https://www.bankauctions.com/> and [www.hindujahousingfinance.com](https://www.hindujahousingfinance.com/) well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving the user service provider. 8. For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) i.e. 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/TRIGS in favour of "Hinduja Housing Finance Limited". 9. The intending bidders should submit the duly filled Bid Form (format available on <https://www.bankauctions.com/> and [www.hindujahousingfinance.com](https://www.hindujahousingfinance.com/)) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer at Hinduja Housing Finance Limited, Office No-Plot 2, 2nd Floor, Building name : HCMR Complex, Main Wazirabad Road, Gokulpur Delhi - 110094. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale in the Loan Account Number (as mentioned above) for the property (as mentioned above). 10. After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD) with the Secured Creditor to the Service Provider C1 India PVT LTD to enable them to allow only those bidders to participate in the online/off-line e-bidding/auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him by E-Mail both to the Authorized Officer on his mail id and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings. 14. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, pay a deposit of twenty five per cent, of the amount of the sale price, which is inclusive of earnest money deposited, if any, to the Authorized Officer conducting the sale. The balance amount of purchase price payable shall be on or before fifteenth day of confirmation of sale of the immovable property. 15. In case of default in payment of above stipulated amounts by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put up to sale. 16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The Successful Bidder shall pay applicable TDS (out of Sale proceeds) and submit TDS certificate to the Authorised Officer. 18. Municipal/Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder. 19. The successful bidder shall be responsible for the payment of stamp duty and registration charges and other charges (as mentioned above). 20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 21. The Authorized Officer may postpone/cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider. 22. The decision of the Authorized Officer is final, binding and unquestionable. 23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. 24. For further details and queries, please contact Authorized Officer, Mr. Arun Mohan Sharma, Mobile No. 8800898999, Seema - 9643061237 at branch office at Hinduja Housing Finance Limited, Branch Offices at Office No-Plot 2, 2nd Floor, Building name : HCMR Complex, Main Wazirabad Road, Gokulpur Delhi - 110094. This is also 15 (Fifteen) days' notice to the