



# MAHAAN FOODS LIMITED

Registered Office: M-19, 1<sup>st</sup> Floor, M Block Market, Greater Kailash- II, New Delhi-110048 India

Ref: BSE/MFL/2023-24

Date: 08.07.2023

To,  
The General Manager  
(Listing & Corporate Relations)  
Bombay Stock Exchange limited  
Phiroze Jeejeebhoy Towers, Dalal Street,  
Mumbai-400 001

**REF: MAHAAN FOODS LIMITED (SCRIP CODE: 519612)**

**SUB: Newspaper Advertisement regarding dispatch of 36<sup>th</sup> Annual General Meeting Notice and Annual Report for the FY 2022-23**

Dear Sir,

Please find enclosed the copies of newspaper advertisement intimating that 36<sup>th</sup> Annual General Meeting (AGM) of the Company will be held on 28<sup>th</sup> July, 2023 at 02:00 P.M. (IST) through Video Conferencing /Other Audio Visual Means as published in the following newspapers: -

1. Financial Express (National Daily newspaper -All English Edition), on 08<sup>th</sup> July, 2023
2. Jansatta (Daily Newspaper- All Hindi Edition), on 08<sup>th</sup> July, 2023

The information will also be hosted on Company's website at [www.mahaanfoods.com](http://www.mahaanfoods.com)

You are requested to take the above information on your records.

Thanking you.

Yours faithfully,

**For Mahaan Foods Limited**

**SANJEEV**  
GOYAL  
Digitally signed  
by SANJEEV  
GOYAL  
Date: 2023.07.08  
12:27:54 +05'30'

Sanjeev Goyal  
Managing Director  
DIN: 00221099

CIN: L15419DL198PLC350285

+91 11 43107200

[info@mahaanfoods.com](mailto:info@mahaanfoods.com)

<http://www.mahaanfoods.com>



**Encore Asset Reconstruction Company Private Limited (Encore ARC)**  
Encore ARC Corporate Office Address: 5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA

**E-AUCTION SALE NOTICE**  
E-Auction Sale Notice for sale of Immovable Assets 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(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of EARC-FPI-001-Trust ("Secured Creditor"), the Symbolic possession of which has been taken by the Authorised Officer the Secured Creditor, will be sold along with all known and unknown encumbrances on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" basis on 11.08.2023 for recovery of Rs. 75,50,122/- (Rupees Seventy Five Lakhs Fifty Thousand One Hundred Twenty Two only) as on 23.01.2023 together with future interest, charges and costs thereon from 24.01.2023 till realization, from Mr. Rajender Pal (Borrower), Mrs. Rajesh, Kalish Devi (hereinafter referred to as Co-borrower/Guarantors)

The details of Reserve Price and Earnest Money Deposit are mentioned below:

Description of the Immovable Secured Asset	Reserve Price	EMD
Plot No. 11, area admeasuring 75 Sq. Yards, Out of Khasrat No. 246, Mustali No. 21, Killa No. 7 (2-10), 14 (2-10), Gali No. 7, Bharat Colony, situated at Waka Mauja Baselwa, Tehsil & Dist: Faridabad, Haryana-121001.	Rs. 24,00,000/-	Rs. 2,40,000/-
Plot No. 19, area admeasuring 114 Sq. Yards, Out of Khasra No. 12/21/2, (6-8) 12/22/1, (3-10), Gali No. 5, situated at Waka Mauja Baselwa, Bharat Colony Faridabad, Haryana-121001. Boundaries: North: Plot No. 20, South: Plot No. 18, East: Gali 16 Ft. West: Other House	Rs. 52,00,000/-	Rs. 5,20,000/-

For detailed terms & conditions please refer to the link provided in the secured creditor's website i.e., <http://www.encorearc.com/>

For any clarification/information, interested parties may contact the Authorised Officer of the Secured Creditor on mobile no. 8384075292 or email at [soumitra.acharya@encorearc.com](mailto:soumitra.acharya@encorearc.com)

Date: 06.07.2023  
Place: Gurgaon  
Sd/- Authorised Officer  
Encore Asset Reconstruction Company Pvt. Ltd.

**HERO HOUSING FINANCE LIMITED**  
Regd. Office: 09, Community Centre, Bassant Lok, Vasant Vihar, New Delhi - 110057  
Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@hero.hf.com  
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148  
Contact Address: Building No. 27, 2nd Floor, Community Centre, Bassant Lok, Vasant Vihar, New Delhi - 110057

**NEW DELHI - 110057**

This is in reference to the Demand notice advertisement published in this newspaper on 5th July, 2023 against the borrower Gaurav Kumar Bhadani the loan is, was generously published as HPHDFEHO180000035 however the correct no. is HPHDFEHO1800000353. Also against the borrower Satish Kumar Singh the demand notice was published as 29-06-2023 however the actual date is 23-06-2023. All other detail will remain the same.

Date: 08-07-2023  
Place: Mumbai  
For Hero Housing Finance Ltd.  
Authorised officer, Mr. Swapnil Chavan at Mob. No. 9730849363  
Email: assetdisposal@hero.hf.com

**Sanjay Colony, Sector 22 Faridabad Haryana - 121005**

**POSSESSION NOTICE [SECTION 13(4)] (For Immovable property)**  
Whereas: The undersigned being the Authorised Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act of 54 of 2002) (hereinafter referred to as "the Act") 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 21/03/2023 calling upon the borrower/guarantor (1) M/s Aadiya Enterprises H No. 2569 Green Field Colony Ground block Sector No. 03 Sector 41/42 Faridabad 121010 (2) Mrs Subhra Sneh (Proprietor) W/o Santosh Kumar H No. 3781 Gali No. 7 Nangia Chowk Jawahar Colony Sector 22 Faridabad 121004 (3) Sh Ram Chaudhary (Guarantor) S/o Sh Daroga Chaudhary H No. 3781 Gali No. 7 Nangia Chowk Jawahar Colony Sector 22 Faridabad 121004 to repay the amount mentioned in the notice, being **Rs.12,31,962.44/- (Rupees Twelve Lakhs Thirty One Thousand Nine Hundred Sixty Two and Forty Four Paise only)**, (in words) 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 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 section 13(4) of the said Act, read with Rules 8 & 9 of the said Rule on this 3rd day of July of the year 2023.

The borrower/guarantor 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 Canara Bank for an amount of Rs. 12,31,962.44/- (Rupees Twelve Lakhs Thirty One Thousand Nine Hundred Sixty Two and Forty Four Paise only) and interest thereon.

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

**Description of the Immovable Property**  
All that Part and Parcel of the Property consisting western part of Plot No.61 measuring 36 sq yards (18'x18) forming part of Khasra No. 24/21,35/1/1 situated at Parvatya colony (Sanjay colony) Mauza Gauchi Su Tehsil Gauchi Tehsil Ballabgarh Faridabad. Bounded: By North: Road, By South: Remaining part of Plot No.61, By East: Remaining part of Plot No.61, By West: Road.

Date: 08-07-2023 Place: Faridabad Authorised Officer, Canara Bank

**NDT TRADE HOUSE PVT LTD (IN LIQUIDATION)**  
Liquidator's Address: B-572, Sainik Colony, Sector-49, Faridabad Haryana-121001, Email ID: [liq.ndttradehouse@gmail.com](mailto:liq.ndttradehouse@gmail.com)

**E-AUCTION SALE NOTICE**  
Notice is hereby given to the public in general under the Insolvency and Bankruptcy Code 2016 and regulation thereunder, that the assets of the Corporate Debtor as going concern as stated in Table below, will be sold by E-Auction through the service provider M/s e-procurement Technologies Limited (Auction Tiger) - via website <http://www.auctiontiger.in>

Date and Time of Auction	Friday, 28.07.2023 between 01:00 P.M. to 02:00 P.M
Last Date for Submission of EMD	26.07.2023 before 05:00 P.M
Inspection Date & Time	On 25.07.2023 between 11.00P.M. to 04:00 P.M. The person to be contacted for inspection is Mr Rakesh Bhatia

Lot No.	Particulars	Reserve Price (in Lacs)	EMD (Rs.) (in Lacs)	Incremental Bid (in Lacs)
1.	Whole Unit including Land & Building having Built-up area of 823 Sq meter situated at Khatla No 71/76 Mustali No-51 Kila no 13/31/2/ (2-0) Village- Mitrol Tehsil Hodal Dist. Palwal, Haryana and Plant & machinery which is basically a Atta Plant	195	19.5	2

The EMD (Refundable) shall be payable by interested bidders through NEFT/ RTGS on or before 26.07.2023 in an account of "NDT TRADE HOUSE PVT LTD" having Account No. 923200016427718 and IFSC Code UTIB0004305. For detailed terms & conditions of E-auction sale, refer TENDER DOCUMENTS available on <https://nctauction.auctiontiger.net>. For any query regarding E-Auction, contact Mr. Praveen Kumar Thavar (M: 635189634) on [praveen.thavar@auctiontiger.net](mailto:praveen.thavar@auctiontiger.net) or Liquidator on his e-mail at [liq.ndttradehouse@gmail.com](mailto:liq.ndttradehouse@gmail.com)

Contact Person: Mr Rakesh Bhatia- Mob:9310278000 Arun Gajwani  
Place : New Delhi Liquidator for NDT Trade House Pvt Ltd (In Liquidation).  
IP Reg. No. IBB/PIA-002/PI-NO05682/017-18/11724  
Date : 07.07.2023 AFA No: AA2/11724/02/1912323202515

**Mahaan Foods Limited**  
CIN: L15419DL1987PLC305285  
Regd. Off: M-19, 1st Floor, M-Block Market, Greater Kailash-II, New Delhi-110048  
E-mail: [info@mahaanfoods.com](mailto:info@mahaanfoods.com), Website: [www.mahaanfoods.com](http://www.mahaanfoods.com), Phone: 011-43107200

**NOTICE OF THE 36TH ANNUAL GENERAL MEETING**  
Notice is hereby given that the 36th Annual General Meeting (AGM) of the Company will be held on Friday, 28th July, 2023 at 02:00 P.M. (IST) through Video Conferencing ("VC")/Other Audio Visual Means ("OAVM") to transact the business as set out in Notice of the AGM in compliance with the applicable provisions of the Companies Act, 2013 and the rules made thereunder and Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable Circulars issued by Ministry of Corporate Affairs ("MCA") and SEBI.

**Dispatch of Annual Report and Dissemination on Website:**  
The Notice of the AGM and Annual Report for the Financial Year 2022-23 has been emailed to those shareholders/members of the Company through electronic means, whose email addresses are registered with the Company/ Depository Participant(s) ("DP"/Registrar and Transfer Agent ("RTA") in compliance with the relevant circulars.

Also, an electronic copy of the Annual Report of 2022-23 of the Company inter alia, containing the Notice of the AGM is available on the website of the Company at [www.mahaanfoods.com](http://www.mahaanfoods.com), the Stock Exchanges where the equity shares of the Company are listed, BSE Limited at [www.bseindia.com](http://www.bseindia.com) and Central Depository Services (India) Limited ("CDSL") at [www.evotingindia.com](http://www.evotingindia.com).

**Book Closure:**  
The Register of Members and Share Transfer Books of the Company will remain closed from Saturday, 22nd July, 2023 to Friday, 28th July, 2023, (both days inclusive) for the purpose of AGM.

**E-Voting:**  
In accordance with the provisions of Section 108 of the Companies Act, 2013 read with applicable rules and Secretarial Standard -2 on General Meetings, issued by the Institute of Company Secretaries of India and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is pleased to offer the e-voting facility before the AGM through "remote e-voting" and "e-voting" during the AGM to its shareholders/members in respect of the business to be transacted at the AGM and for this purpose the Company has appointed CDSL for facilitating voting through electronic means. The details of e-voting are given herein below:

- A person whose name is recorded in the Register of Members/Registrar of beneficial owners as of the cut-off date i.e. Friday, 21st July, 2023, only shall be entitled to avail the facility of remote e-voting as well as voting at the AGM.
- Remote E-Voting**  
The remote e-voting will commence on Tuesday, 25th July, 2023 from 9.00 a.m. and will end on Thursday, 27th July, 2023 at 5.00 p.m. The e-voting module shall be disabled by CDSL for voting thereafter.
- Voting rights of the members shall be in proportion to their shares in the paid up equity share capital of the company as on the cut-off date i.e. Friday, 21st July, 2023.
- Members who have cast their vote through remote e-voting will be eligible to participate in the AGM and their presence shall be counted for the purpose of quorum, however, such members shall not be allowed to cast their vote again at the AGM. Any person who acquires shares of the Company and becomes the member of the company after the dispatch of Notice and holds shares as on the Cut-off Date i.e. Friday, 21st July, 2023 may follow the procedure for remote e-voting as enumerated in the Notice of the 36th AGM.
- However, if shareholders who have already registered for CDSL's Easi / Easiest facility or NSDL's IDeAS facility, can login through their existing user id and password.
- E-voting at the AGM**  
In addition to the remote e-voting facility, the members will also be provided with an option to vote at the AGM. Members attending the AGM who have not cast their vote through remote e-voting shall be eligible to vote at the AGM.

**Registration of E-mail address/Mobile No:**  
Shareholders who wish to register their email address/mobile no. are requested to follow the below instructions:

- For shares held in electronic form - Register/Update the details in your demat account, as per the process advised by your DP.
- For shares held in physical form - Register/update the details in the prescribed form ISR-1 with Registrar and Share Transfer Agent i.e. Alankit Assignments Limited of the Company.

**Contact Details:**  
In case shareholders/members have any queries related to e-voting facility/login or attending the AGM they may refer the Frequently Asked Questions (FAQs) and e-voting user manual as available at [www.evotingindia.com](http://www.evotingindia.com) under help section or write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or grievances may be addressed to Mr. Rakesh Dalvi, Manager, CDSL, A Wing, 25th Floor, Marathon Future, Mafatal Mill Compounds, N M Joshi Marg, Lower Panel (East), Mumbai 400013 or send an email at [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or call on 1800229538. Further, Members may also contact with Mr. Abhinav Kumar Agrawal, Deputy General Manager, Alankit Assignments Limited, RTA at [rta@alankit.com](mailto:rta@alankit.com) or Telephone No.: 011-425401234.

The Board has appointed Mr. Deepak Bansal, a Practising Company Secretary (Membership No. FC5 3736, CP No. 74333), Proprietor, M/s. Deepak Bansal & Associates as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.

For Mahaan Foods Limited  
Sd/-  
(Ritika Aggarwal)  
Company Secretary and Compliance Officer  
Place: New Delhi  
Date: 08th July, 2023  
Membership No.: A69712

FORM No. 3 [See Regulation - 15(1)(a) / 16(3)]  
**DEBTS RECOVERY TRIBUNAL DELHI (DRT-1)**  
4th Floor, Jeevan Tara Building, Parliament Street New Delhi-110001  
CASE No. OA/707/2022

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993 Exh. No. 7917

**CANARA BANK vs G.S. BEDI BEDI**

To,  
(1) G.S. Bedi Bedi, House No. 5/8, Pant Nagar, Jangpura, New Delhi Central, Delhi, Also at: F-256, Flatted Factory Complex, Okhla New Delhi

**SUMMONS**  
WHEREAS, OA/707/2022 was listed before Hon'ble Presiding Officer/Registrar on 03/04/2023.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 1,22,50,999.00 (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of this business any of the assets over which security interest is created and other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 08/08/2023 at 10:30A.M. failing which the application shall be heard and decided in your absence.

**Due to ongoing Pandemic Situation, all the matters will be taken up through Video Conferencing and for that purpose: 19. All the Advocates/Litigants shall download the &ldquo;Cisico Web&rdquo; application/Software: (bxxi) &ldquo;Meeting ID&rdquo; and &ldquo;Password&rdquo; for the next date of hearing qua cases to be taken by &ldquo;Registrar/Recovery Officer-I and Recovery Officer-II shall be (bxxii) available one day prior to the next date at DRT Official Portal i.e. &ldquo;drt.go.in&rdquo; under the Public Notice Head. (iii) In any exigency qua &ldquo;the Advocates/Litigants can contact the concerned official at Ph. No. 011-23748473.**

Given under my hand and the seal of this Tribunal on this date: 21/04/2023.  
Signature of the officer Authorised to issue summons

**HERO HOUSING FINANCE LIMITED**  
Regd. Office: Building No. 27, 2nd Floor, Community Centre, Bassant Lok, Vasant Vihar, New Delhi - 110057  
Phone: 011 49267000, Toll Free No: 1800 212 8800, Email: customer.care@hero.hf.com  
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)**  
(As per Appendix IV read with rule 8(1) of the Security Interest Enforcement Rules, 2002)

Whereas, the undersigned being the Authorized Officer of the Hero Housing Finance Limited, under the Securitization 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 notices as mentioned below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Hero Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date mentioned and above.

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

Loan Account No.	Name of Obligor(s) (Legal Heir/s) Legal Representative(s)	Date of Demand Notice: Amount as per Demand Notice	Date of Possession (Constructive/Physical)
HHDFEHLHOU190000186, HHDFEHLPL1900000190	Pankaj Dhall, Neetu Wife Of Pankaj Dhall	16/12/2022, Rs. 25,46,142/- as on date 15/12/2022	06/07/2023 (Physical)
HHFNSPHOU21000018166	Kalish Chand Sharma, Prabha	25/04/2023, Rs. 16,96,857/- as on date 18/04/2023	06/07/2023 (Symbolic)
HHFNSPHOU19000005915	Saurabh Kumar, Abhijeet Kumar	25/04/2023, Rs. 14,87,977/- as on date 18/04/2023	06/07/2023 (Symbolic)

**Description of Secured Assets/Immovable Properties:** Upper Ground Floor Back Side Lhs (south West Portion) Without Roof Rights Of Built-up Property Bearing No. F-28, Area Measuring 60 Sq. Yds. i.e. 50.17 Sq. Meters, Out Of Total Area Measuring 100-100-200 Sq Yds., Out Of Khasra No. 105/9/2 & 11, Situated In The Area Of Village Palam, Delhi State Delhi, Gali No-08, Vishwas Park, Utam Nagar, New Delhi-110059, with proportionate rights, alongwith common lift, staircase passage entrance with one small car parking at split parking area, fully fitted with one complete electrically meter connection for common area and lift use. North: Gali 20 ft wide, East: 20 ft wide road, South: Property No. F-28, West: Other's Property

**Description of Secured Assets/Immovable Properties:** Flat No. SH-04, M.I.G. On Second Floor With Roof Right (lhs Back Side), Consisting Of One Drawing/dining Room, two-bedroom, Two Toilet, One Kitchen And One Balcony, Covering Area Measuring 500 Sq. Ft. I. E. 46.45 Sq. Mtrs Built-on Residential Plot No. D-8/8, Situated At D/12 Anjar Vihar, In The Area Of Village Loni, Pargana & Tehsil Loni, District Ghaziabad, U.P. - 201102, North: Other Property, East: Plot No. D-8/8, South: Road 9 mtr, West: Plot No. D-8/10

**Description of Secured Assets/Immovable Properties:** Residential Flat No.-R/2 & 3, First Floor, Mig Without Roof Rights, Consisting Of Two Bedrooms, One Drawing Room, One Kitchen, One Bathroom And A Balcony, Having Area Admeasuring 65 Sq. Yds. I.e 54.34 Sq. Mtr., Built-up on Plot No. B-61, Out Of Khasra No. 237, Situated In The Village Sadulabab, Pargana & Tehsil Loni, Distt. Ghaziabad, Uttar Pradesh- 201102, North: Road 25 ft. Wide, East: Other's Property, South: Other's Property, West: Road 25 ft. Wide

**DATE : 07-07-2023**  
**PLACE : DELHI/NCR**  
Sd/- Authorised Officer  
FOR HERO HOUSING FINANCE LIMITED

**Kotak Mahindra Bank Ltd.**  
REGISTERED OFFICE: 27, BKC, C-27, G BLOCK, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI - 400051  
Branch Office: 101-102, 1st Floor, PP Trade Center, Netaji Subhash Place, Pitampura, New Delhi-110034, India

**PHYSICAL POSSESSION NOTICE**

WHEREAS: The undersigned being the Authorized Officer of Kotak Mahindra Bank Limited ("Bank") under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13 (12) read with Rule 3 & 4 of Security Interest (Enforcement) Rules, 2002, issued a Demand Notice(s) under Section 13(2) of the said Act, to borrower(s)/ Guarantor(s)/ Mortgagee(s) on the dates mentioned hereunder, calling upon to repay the amount(s) mentioned in the respective demand notice(s) within 60 days of the date of the notice.

The Borrowers and others mentioned herein above having failed to repay the entire aforesaid outstanding amount, notice is hereby given to the Borrowers/Guarantors and Mortgagees and to the public in general that the undersigned has taken possession of the immovable property described herein below in exercise of powers conferred on him under Section 13(4) of said Act read with Rules 8 & 9 of the said Rules, on the date mentioned.

The Borrowers, Guarantors and Mortgagees mentioned herein above in particular and the public in general is hereby cautioned not to deal with the below mentioned immovable properties and any dealings with this property will be subject to the charge of the Kotak Mahindra Bank Ltd for the amount(s), mentioned herein below besides future interest & other charges/ expenses against each account.

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

Name of Account Borrower & Guarantor	Description of the Immovable property	Date of Demand Notice US 13(2)	Date of possession Notice	Amount (s) as per demand notice
1. M/s Bhartee Traders (Borrower) through its proprietor M/s. Neetu Vaish, Address: Near Uma Public School, Main Road Surajpur, Greater Noida, UP-201306. 2nd Address: E-10 Block, E Dayanand Nagar, Ghaziabad-201001 (UP). 2. Mrs. Neetu Vaish (SRL cum Mortgage), Address: Near Uma Public School, Main Road Surajpur, Greater Noida, UP - 201306. 2nd Address: E-10 Block, E Dayanand Nagar, Ghaziabad-201001 (UP). 3. Mr. Ashok Kumar (Guarantor cum Mortgage), Address: Near Uma Public School, Main Road Surajpur, Greater Noida, UP- 201306. 2nd Address: E-10 Block, E Dayanand Nagar, Ghaziabad-201001 (UP). 4. Mr. Ashish Kumar Vaish (Guarantor (Through Legal Heir), Address: Near Uma Public School, Main Road Surajpur, Greater Noida, UP - 201306. 2nd Address: E-10 Block, E Dayanand Nagar, Ghaziabad-201001 (UP).	Non-Agricultural Property owned by Mrs. Neetu Vaish and Mr. Ashok Kumar	29.03.2022	05.07.2023	Rs. 3,62,03,487.25 dues as on 02.03.2022 towards CCOD Limit/A/c 2813742047 and Rs. 56,68,718.22 dues as on 02.03.2022 towards W C T L - G E C L A / C 5304300100000000000 and further interest/penal interest and charges thereon less repayment, if any.

All that piece and parcel of Residential Property being property bearing No. 10-E, area measuring 569 Sq. yds., situated in the residential colony Dayanand Nagar, Tehsil & Zila Ghaziabad (U.P.) 201001; together with all existing buildings and structures thereon and buildings and structures as may be erected/constructed there upon any time from/after the date of respective mortgages and all addition thereto and all fixture and furniture and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future. The Building is bounded as under- East: Plot of Mr. Yogesh Sharma, West: Remaining Portion, North: Remaining Portion, South: Road 40 Ft. Together with all structures, if any, affixed to the earth or permanently affixed to something attached to the earth and all easementary / mamool rights annexed thereto.

Date: 06.07.2023 Place: Delhi Authorized Officer

**Item No. 1**

Name of Property Owner	M/s Alternative Learning Systems Limited
Description of property	All that piece and parcel of commercial Unit bearing No. 101, on 1st Floor, Aggarwal Auto Mall without roof terrace rights, having a built-up area admeasuring 10650.00 Sq. ft. or 989.32 Sq. Mtrs., a part of freehold commercial building, built on Plot No. Site-II, District Centre at Shalimar Place, Shalimar Bagh Delhi measuring 6654.00 Sq. Mtrs. along with proportionate rights of land attached thereto along with all their ownership rights, titles, interest or liens, easements, privileges and appurtenances therein and owned by M/s Alternative Learning Systems Limited morefully described in Sale Deed no 4220/2014 dated 22-04-2014 and registered on 24-04-2014 of Sub-Registrar VI A New Delhi/Delhi and bounded on : North: Open Below, South: Open Below, East: Other Unit, Part-II/Entry, West: Open Below
Encumbrances known to the Bank	The Authorised Officer has obtained EC/ search report from 01-01-2017 to 23-06-2023 and it contains no encumbrance.

**Item No. 2**

Name of Property Owner	Jojo Thayil Mathew & Ms. Renju Jojo Mathew
Description of property	All that piece and parcel of commercial Unit bearing No. 201, on 2nd Floor, Aggarwal Auto Mall without roof terrace rights, having a built-up area admeasuring 10650.00 Sq. ft. or 989.32 Sq. Mtrs., a part of freehold commercial building, built on Plot No. Site-II, District Centre at Shalimar Place, Shalimar Bagh Delhi measuring 6654.00 Sq. Mtrs. along with proportionate rights of land attached thereto along with all their ownership rights, titles, interest or liens, easements, privileges and appurtenances therein and owned by Jojo Thayil Mathew & Ms. Renju Jojo Mathew morefully described in Sale Deed no 1118/2014 dated 9-10-2014 and registered on 10-10-2014 of Sub-Registrar VI A New Delhi/Delhi and bounded on : North: Open Below, South: Open Below, East: Other Unit, Part-II/Entry, West: Open Below
Encumbrances known to the Bank	The Authorised Officer has obtained EC/ search report from 01-01-2017 to 23-06-2023 and it contains no encumbrance.

**Item No. 3**

Name of Property Owner	Manoj Kumar Singh
Description of property	All that piece and parcel of commercial Unit bearing No. 102, on 1st Floor, Aggarwal Auto Mall without roof terrace rights, having a built-up area admeasuring 10650.00 Sq. ft. or 989.32 Sq. Mtrs., a part of freehold commercial building, built on Plot No. Site-II, District Centre at Shalimar Place, Shalimar Bagh Delhi measuring 6654.00 Sq. Mtrs. along with proportionate rights of land attached thereto along with all their ownership rights, titles, interest or liens, easements, privileges and appurtenances therein and owned by Manoj Kumar Singh morefully described in Sale Deed no 6731/2014 dated 19-06-2014 and registered on 20-06-2014 of Sub-Registrar VI A New Delhi/Delhi and bounded on : North: Open Below, South: Open Below, East: Open Below, West: Other Unit, Part-I
Encumbrances known to the Bank	The Authorised Officer has obtained EC/ search report from 01-01-2017 to 23-06-2023 and it contains no encumbrance.

**Item No. 3**

Name of Property Owner	Shashank Atom & Preeti Sharma
Description of property	All that piece and parcel of commercial Unit bearing No. 202, on 2nd Floor, Aggarwal Auto Mall without roof terrace rights, having a built-up area admeasuring 10650.00 Sq. ft. or 989.32 Sq. Mtrs., a part of freehold commercial building, built on Plot No. Site-II, District Centre at Shalimar Place, Shalimar Bagh Delhi measuring 6654.00 Sq. Mtrs. along with proportionate rights of land attached thereto along with all their ownership rights, titles, interest or liens, easements, privileges and appurtenances therein and owned by Shashank Atom & Preeti Sharma morefully described in Sale Deed no 14296/2016 dated 28-10-2016 of Sub-Registrar VI A New Delhi/Delhi and bounded on : North: Open Below, South: Open Below, East: Open Below, West: Other Unit, Part-I
Encumbrances known to the Bank	The Authorised Officer has obtained EC/ search report from 01-01-2017 to 23-06-2023 and it contains no encumbrance.

For detailed terms and conditions of the sale, please refer to the link provided in South Indian Bank Ltd. (Secured Creditor) website i.e. [www.southindianbank.com](http://www.southindianbank.com)  
Date : 07.07.2023  
Place : New Delhi  
Sd/-  
AUTHORISED OFFICER

**POONAWALLA HOUSING FINANCE LTD.**  
(FORMERLY KNOWN AS MAGMA HOUSING FINANCE LTD)  
REGISTERED OFFICE: 602, 6TH FLOOR, ZERO ONE IT PARK, SR. NO. 79/1, GHORPADI, MUNDHAWA ROAD, PUNE 411036  
BRANCH OFF: UNIT 8, SANT NAGAR, NEW DELHI, 110065.

**E-AUCTION SALE NOTICE SALE OF SECURED IMMOVABLE ASSET UNDER SARFAESI ACT**

Notice is hereby given to the public in general and to the Borrowers/Co-Borrowers/Guarantors in particular, that under mentioned properties mortgaged to Magma Housing Finance Ltd has now been renamed as Poonawalla Housing Finance Ltd (PHFL) vide Certificate of Incorporation, the possession of which had been taken by PHFL's Authorised Officer under Sec 13(4)/14 of SARFAESI Act; will be sold through e-auction as per terms mentioned below for recovery of PHFL's outstanding dues with applicable interest, charges, and costs etc. The property described below will be sold on "AS IS, WHERE IS, WHATSOEVER THERE IS AND WITHOUT RECOURSE BASIS" under Rule 8 & 9 of Security Interest (Enforcement) Rules.

**For detailed T & Cs of sale, please refer to link provided in PHFL's Secured Creditor's website i.e. www.poonawallahousing.com**

PROPOSAL NO. CUSTOMER NAME	DEMAND NOTICE DATE AND OUTSTANDING AMOUNT (B)	NATURE OF POSSESSION (C)	DESCRIPTION OF PROPERTY (D)	RESERVE PRICE (E)	EMD (10% OF RP) (F)	EMD SUBMISSION DATE (G)	INCREASE NTAL BID (H)	PROPERTY INSPECTION DATE/TIME (I)	DATE AND TIME OF AUCTION (J)	KNOW ENCLINCE BANCES/COURT CASES IF ANY (K)
LOAN NO. HM/0094/H/181/00228 ANIL (BORROWER), ARTI YADAV (CO-BORROWER) PANKAJ YADAV (CO-BORROWER)	Notice date: 07/12/2022 Total Dues: Rs. 1457777.72/- (Rupees Fourteen Lacs Fifty Seven Thousand Seven Hundred Seventy Seven and Seventy Two Paises Only) payable as on 07/12/2022 along with interest @ 14.75 p.a. till the realization.	Symbolic	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY OF KHASRA NO. 1292/83, MEASURING AREA 190.21SQ. MTS. SITUATED AT BHAGWATI BAGH COLONY MAUJA NARACH MUSTQIL TEHSIL ETMADPUR DIST. AGRA.	Rs. 27,73,485/- (Rupees Twenty Five Lakh Seventy Three Thousand Four Hundred Eighty Five Only)	Rs. 2,57,348.5/- (Rupees Two Lakh Fifty Seven Thousand Three Hundred Forty Eight and Fifty paises Only)	08-08-2023 Before 5 PM	10,000/-	02-08-2023 (11AM 4PM)	09-08-2023 (11AM 2PM)	NIL
LOAN NO. HL/0179/H/14/00056 HARI CHAND (BORROWER), GEETA (CO-BORROWER)	Notice date: 20/11/2021 Total Dues: Rs. 763,358/- (Rupees Seven Lakh Sixty Three Thousand Three Hundred Fifty Eight Only) payable as on 19/11/2021 along with interest @ 12.80% p.a. till the realization.	Symbolic	ALL THAT PIECE AND PARCEL OF MORTGAGE PROPERTY OF MUST. NO. 299, KILLANA 14(8-0), KITA 1 RAKBA 8 KANAL 0 MARLA, MCP AREA PALWAL, RAM NAGAR, TEHSIL & DISTT. PALWAL, HARYANA PALWAL PIN 121102.	Rs. 9,05,625/- (Rupees Nine Lakh Five Thousand Six Hundred Twenty Five Only)	Rs. 90,562.5/- (Rupees Ninety Thousand Five Hundred Sixty Two and Fifty Paises Only)	08-08-2023 Before 5 PM	10,000/-	02-08-2023 (11AM 4PM)	09-08-2023 (11AM 2PM)	NIL
LOAN NO. HF/0245/H/20/0113 SAJID MALIK (BORROWER), NAZRIN MALIK (CO-BORROWER) MALIK ENTERPRISES (CO-BORROWER)	Notice date: 09/09/2022 Total Dues: Rs. 1263134.52/- (Rupees Twelve Lakh Sixty Three Thousand One Hundred Thirty Four Paise Fifty Two Only) payable as on 09/09/2022 along with interest @ 14 p.a. till the realization.	Symbolic	ALL THAT PIECE AND PARCEL OF							



