

## FINANCIAL EXPRESS

**PNB Housing** Regd: Off 5<sup>th</sup> Floor, Antriksh Bhawan, 22, K. G. Marg, New Delhi-110001, Ph: 011-23357171, 23357172, 23705414, Web: www.pnbhousing.com  
Branch Office: Inter-alia at Plot no 4 & 4-A, pertaining to Khasra no 52 M, Milk wazidpur Dar Abadi Mahavir Nagar Delhi Road  
District Saharanpur, Uttar Pradesh

**POSSESSION NOTICE For Immoveable property as per Rule 8(1) and Appendix-IV**

Whereas the undersigned being the Authorized Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002, issued possession notice to the respective borrower/s to recover amount as mentioned against each account on the date of receipt of the said notices. The borrowers 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 properties described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' 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 Number(s)	Name of Borrower/Co-borrower/Guarantor(s)/Legal Heirs	Date of Demand Notice	Amount as on date in Demand Notice	Date of Possession/Taken Type of Possession	Description of the Propertyley mortgaged
NHL/SAH/1223/194220 B.O.: SAHARANPUR	Mr. Vinay Kumar (Borrower), Mr. Devender (Co-Borrower) & Mrs. Neera Devi (Co-Borrower)	08.08.2025	Rs. 15,09,904.00 (Rupees Fifteen Lakhs Nine Thousand Nine Hundred Four Only)	26.11.2025 Symbols	All That Part And Parcel Of Residential Plot No. 12 And 13, Khasra No. 1785, Abadi Gangoh Matpata, Haddoo Lind Sector 99 Pargana Tehsil Nakur, Distt. Saharanpur, Uttar Pradesh - 247341

Dated: 29.11.2025 Place: SAHARANPUR

**"IMPORTANT"**

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**Niwas Housing Finance Private Limited**

(Formerly known as Indistar Home Finance Private Limited)  
Regd. Office: - Unit No. 305, 3<sup>rd</sup> Floor, Wing 2/E, Corporate Avenue, Andheri-Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093 CIN : U65990MH2016PTC271587 Tel : +91 22 65222222 Email: connect@niwashfc.com; Website: www.niwashfc.com

**NOTICE**

Notice is hereby given in terms of paragraph 93 of the Master Direction- Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, that the branch office of the Company located at FF-38, Pear Omaxe, 1<sup>st</sup> Floor, Netaji Subhash Place, New Delhi - 110034, will be closed with effect from close of business hours of 05<sup>th</sup> March, 2026 as operations are being shifted to a nearby branch office located at 1<sup>st</sup> Floor, U-198, Sharakar, Main Vikas Marg, Laxmi Nagar Metro Station, Delhi-110092. In case any assistance is required, you may contact the nearest branch office as mentioned above or send an email to connect@niwashfc.com.

This notice may be accessed on the Company's website ([www.niwashfc.com](http://www.niwashfc.com)).

**NOTICE**

Notice is hereby given in terms of paragraph 93 of the Master Direction- Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, that the branch office of the Company located at FF-38, Pear Omaxe, 1<sup>st</sup> Floor, Netaji Subhash Place, New Delhi - 110034, will be closed with effect from close of business hours of 05<sup>th</sup> March, 2026 as operations are being shifted to a nearby branch office located at 1<sup>st</sup> Floor, U-198, Sharakar, Main Vikas Marg, Laxmi Nagar Metro Station, Delhi-110092. In case any assistance is required, you may contact the nearest branch office as mentioned above or send an email to connect@niwashfc.com.

This notice may be accessed on the Company's website ([www.niwashfc.com](http://www.niwashfc.com)).

**For Niwas Housing Finance Private Limited**

(Formerly known as Indistar Home Finance Private Limited)

Sd/-

Nidhi Sadani

Chief Compliance Officer

Date : 29-11-2025

**Shriram Finance Limited**

**Head Office:** Level-3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;  
**Tel:** 022 4241 0400, 022 4060 3100 ; **Website:** <http://www.shriramfinance.in> **Registered Off:** Sri Towers, Plot No.14A, South Phase Industrial Estate, Guindy, Chennai 600 032. **Branch Off:** Amba Deep Building, UGF - 12 to 21, Upper Ground Floor, 14, Kasturba Gandhi Marg, New Delhi -110001.

**APPENDIX-IV-A [SEE PROVISION TO RULE 8(6) & 9 (1)] AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

NOTE: It is informed that "SHIRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHIRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHIRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHIRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022.

E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) & 9 (1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to the Shriram Finance Limited. The symbolic possession of which have been taken by the Authorized Officer of Shriram Finance Limited(Earlier known as Shriram City Union Finance Limited) will be sold on "As is where is", "As is what is", and "Whatever there is" basis in e-auction on 31-Dec-2025 between 11 AM to 12 PM for recovery of the balance due to the Shriram Finance Limited from the Borrower/s and Guarantor/s, as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit and increment are also given as:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Earliest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
Loan Account No. RSSDLLP2203070020/ RSSDLLP2203160001	Rs. 1940618/- (Rupees Nineteen Lakhs Forty Thousand Six Hundred Eighteen Only) in respect to loan account no. RSSDLLP2203070020 as on 21st January, 2023 and Rs. 202540/- (Rupees Two Lakhs Two Thousand Five Hundred Forty Only) in respect to loan account no. RSSDLLP2203160001 as on 21st January, 2023 with further interest and other contractual charges and penalties, Excluding further interest, legal and other costs which shall be applied at the time of closure of this loan	Rs. 85,05,000/- (Rupees eighty five lakhs five thousand only)	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below	31st Dec 2025 & Time. 11.00 a.m. to 12.00 P.M.	Mr. Saamirendu Patra (82820268950)
1. Mr. Pankaj Sharma S/o Sh. Trilok Chand Sharma A-114, First Floor, Khasra No. 507/177, Main Road Majupur, Delhi-110053 2. Mrs. Deepika A-1/14, second Floor, Khasara No. 507/177, Main Road Majupur, Delhi-110053	Last date for submission of EMD : 30-Dec- 2025 Time 10.00 a.m. to 05.00 p.m.	Bid Increment Rs.25,000/- (Rupees Twenty Five Thousand Only) in such multiples	Mr. Mahender Dayal (9818413158)		
Date of Possession & Possession Type 19th July 2023- Symbolic Possession		Earliest Money Deposit (EMD) (Rs.)	Mr. Pawan Preet Singh (9278888814)		
Encumbrances known Not known			Property Inspection Date: 15-Dec-2025 Time 11.00 a.m. to 04.00 p.m.		

**Description of Property**

Schedule - 1 Built-up First Floor, without roof rights up to the extent of ceiling level area measuring 167.22 Sq. Meter i.e. 200 Sq. Yds., Out of Khasra Number 177, bearing part of property No. A-1/14, in the abadi of Main Road, Majupur Ilaqa - Sahadara, Delhi - 110053

Bounded as under: EAST: Property of others, WEST: Road, North: Property of others , South: Property of Others

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Earliest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
Loan Account No. RSSDLLP2203010004	Rs.32,99,199/- (Rupees Thirty Two Lakhs Ninety Nine Thousands One Hundred Ninety Nine Only) in respect to loan account no. RSSDLLP2203010004 as on 07th May 2025 with further interest and other contractual charges and penalties, Excluding further interest, legal and other costs which shall be applied at the time of closure of this loan	Rs. 65,41,000/- (Rupees sixty Five Lakh forty one thousand only)	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below	31st Dec 2025 & Time. 11.00 a.m. to 12.00 P.M.	Mr. Saamirendu Patra (82820268950)
1. M/s. ANHAD STUDIO PVT. LTD. Rep By Mr. Ravinder Singh Rajawat Plot No. 2/16, Basement Kalakji Extension, New delhi-110019 Also at:-House No C-19, 2nd floor, Right Side Dayal Bagh, Suraj Kund, Faridabad-121009 2. Mr. Ravinder Singh Rajawat House No C-19, 2nd floor, Right Side Dayal Bagh, Suraj Kund, Faridabad-121009 3. Mrs. Vijay Laxmi House No C-19, 2nd floor, Right Side Dayal Bagh, Suraj Kund, Faridabad-121009 4. Mrs. Vinod Naruka House No C-19, 2nd floor, Right Side Dayal Bagh, Suraj Kund, Faridabad-121009 5. Mr. Bhawal Singh Rathour House No C-19, 2nd floor, Right Side Dayal Bagh, Suraj Kund, Faridabad-121009	Last date for submission of EMD : 30-Dec- 2025 Time 10.00 a.m. to 05.00 p.m.	Bid Increment Rs.25,000/- (Rupees Twenty Five Thousand Only) in such multiples	Mr. Mahender Dayal (9818413158)		
Date of Possession & Possession Type 28th Aug 2025- Symbolic Possession		Earliest Money Deposit (EMD) (Rs.)	Mr. Pawan Preet Singh (9278888814)		
Encumbrances known Not known			Property Inspection Date: 15-Dec-2025 Time 11.00 a.m. to 04.00 p.m.		

**Description of Property**

Schedule - 1: Entire Basement without terrace rights area measuring 125 Sq. yards., of Property No. P-70, Situated at Chitrangan Park New Delhi-110019. Bounded as under: East- Property No. P-69, West- Property No. P-71, North-Others Property, South- Road.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Date & Amount of 13(2) Demand Notice	Reserve Price (Rs.) & Bid Increment	Earliest Money Deposit Details (EMD) Details.	Date & Time of Auction	Contact Person and Inspection date
Loan Account No. RSSDLLP2108060020 and RSSDLLP2108060023	Rs. 55,37,573.80/- (Fifty-Five Lakhs Thirty-Seven Thousand Five Hundred Seventy-Three and Eighty Paisa Only) loan agreements (RSSDLLP2108060020 and RSSDLLP2108060023 ) as on 10-June-2025 with further interest and other contractual charges and penalties, Excluding further interest, legal and other costs which shall be applied at the time of closure of this loan	Rs. 93,60,000/- (Rupees ninety three lakh sixty thousand only)	EMD amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below	31st Dec 2025 & Time. 11.00 a.m. to 12.00 P.M.	Mr. Saamirendu Patra (82820268950)
1. M/S RADHEYKESHAV TEXTECH PVT. LTD. (Through its Director Vivek Gupta) Add- E/16/871, BABA NAGAR, KAROL BAGH Delhi-110005 2. MR. VIVEK GUPTA S/O SATISH GUPTA Add- A-38, 3RD FLOOR, NEW MULTAN NAGAR, DELHI-110056 3.MR. VISHAL GARG S/O MADAN MOHAN Add-B 4/698, KESHA PURAM NORTH, WEST DELHI, DELHI-110035 4.MRS.PRIYA GUPTA W/O VIVEK GUPTA Add- A-38, 3RD FLOOR, NEW MULTAN NAGAR, DELHI-110056	Last date for submission of EMD : 30-Dec- 2025 Time 10.00 a.m. to 05.00 p.m.	Bid Increment Rs.25,000/- (Rupees Twenty Five Thousand Only) in such multiples	Mr. Mahender Dayal (9818413158)		
Date of Possession & Possession Type 18th sept 2025- Symbolic Possession		Earliest Money Deposit (EMD) (Rs.)	Mr. Pawan Preet Singh (9278888814)		
Encumbrances known Not known			Property Inspection Date: 15-Dec-2025 Time 11.00 a.m. to 04.00 p.m.		

**Description of Property**

Schedule - 1: One Shop on Ground Floor without roof Rights area measuring 21.67 Sq. Yards, Part of Property Bearing No. E-16/900, Situated at Bapa Nagar, Tank Road, Karol Bagh, Delhi-110005. Owner Name- Mrs. Priya Gupta Bounded on the: East by: Other's Property. West by: Passage & Ganesh Gali. North by: Other's Shop in Said Property. South by: Gali

STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) & 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The borrower/mortgagors/guarantors are hereby notified to pay the sum as mentioned along with up to dated interest and ancillary expenses before the date of e-auction i.e. 31-Dec-2025, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost. The Authorised Officer reserves the right to reject any or all bids without furnishing any further reasons. The online auction will be conducted on website <https://eauctions.samil.in/> of our third party auction agency and for the place of Tender Submission/ for obtaining the bid form / Tender open & Auction, please visit the website <https://eauctions.samil.in/> and for detailed terms and conditions of the sale please refer to the link <https://eauctions.samil.in/>/auction provided in the website of Shriram Finance Limited.

Place : Delhi Date : 29/11/2025