

ABHINAV LEASING AND FINANCE LIMITED

REGD OFF: S-524, 1ST FLOOR, VIKAS MARG, SHAKARPUR-DELHI-110092

CIN: L65100DL1984PLC018748

Email: abhinavleasefinltd@gmail.com

Website: www.abhinavleasefinltd.in

Phone: 011-40108941

06th October 2026

To,

The Listing Department,
BSE Limited,
Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai - 400001

Scrip Code: 538952

ISIN: INE211D01027

Subject: Submission of Newspaper advertisements regarding Corrigendum to the Notice of 42nd Annual General Meeting of the Company held on Wednesday, 16th September 2026.

Dear Sir/Madam,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the copies of newspaper advertisements published in **Financial Express (English)** and **Jansatta (Hindi)** on Tuesday, 06th October 2026 regarding Corrigendum to the Notice of 42nd Annual General Meeting of the Company held on Wednesday, 16th September 2026.

The above information is also available on the website of the Company <https://www.abhinavleasefinltd.in/>

Kindly take the above information on your records.

For **ABHINAV LEASING AND FINANCE LIMITED**



Atul Kumar Agarwal
(Director)

DIN: 00022779

Place: Delhi





Branch Office: ICICI Bank Ltd, Plot No 409, Mohalla Chawani, Near Mahila Police Station, Civil Lines, Moradabad- 244001.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
(See proviso to Rule 8(6))
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) 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.
This 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 Physical Possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured Asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price/ Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Shifat Ahmad (Borrower), Zubair Ahmad (Co Borrower) Lan No. TBBAR00006795144, LBBAR00006829930, LBBAR00006807932, LBBAR00006805854, LBBAR00006804856	Flat/ Unit No. B2/13 + 14F (4bhk) Thirteen Plus Fourteen Floor(pent House) Situated At 'Green Orchid' At Plot No 1 Sector 13, Naya Moradabad, Delhi Road, Moradabad, UP. Covered Area: 3472 Sq Ft, Super Area: 4687 Sq Ft And Terrace Area: 1356 Sq Ft	Rs. 3,23,18,725/- As on September 26, 2025	Rs. 2,60,00,000/- To Rs. 26,00,000/-	October 16, 2026 From 11:00 AM To 12:00 Noon	November 16, 2026 From 11:00 AM To 12:00 Noon

The online auction will take place on the website (URL Link-https://BidDeal.in) of e-auction agency Value Trust Capital Services Private Limited. The Mortgagors/ notice are given a last chance to pay the total dues with further interest till November 13, 2026 before 05:00 P.M. Failing Which, this secured asset will be sold as per schedule. The Prospective Bidders must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd, Plot No 409, Mohalla Chawani, Near Mahila Police Station, Civil Lines, Moradabad- 244001, on or before November 13, 2026 by 05:00 P.M and thereafter they need to submit their offer through the above mentioned website only on or before November 13, 2026 by 05:00 P.M along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidders are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Ltd, Plot No 409, Mohalla Chawani, Near Mahila Police Station, Civil Lines, Moradabad- 244001 on or before November 13, 2026 by 05:00 P.M. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at Moradabad.
For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited On 9372730494/7304914763
The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p45
Date : October 06, 2026
Place: Moradabad

Authorized Officer,
ICICI Bank Limited

ABHINAV LEASING AND FINANCE LIMITED
Regd Office: S-524, 1st Floor, Vikas Marg, Shakarpur, New Delhi - 110092
CIN: L65100DL1984PLC018748, Email: abhinavleasefinltd@gmail.com

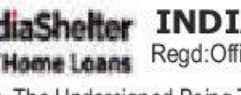
CORRIGENDUM TO THE NOTICE OF 42ND ANNUAL GENERAL MEETING (AGM)
DATED 20TH AUGUST 2026

The Members of the Company are informed that, in continuation of the Notice of the 42nd Annual General Meeting ("AGM") dated 20th August 2026 (dispatched on 23rd August 2026) for the AGM scheduled on Wednesday, 16th September 2026 at 11:00 AM at the Registered Office of the Company, a Corrigendum has been issued. It forms an integral part of the AGM Notice and must be read with it. The following additions and changes are made in respect of the proposed preferential issue of 6,00,00,000 convertible warrants at ₹1.00 each, aggregating ₹6,00,00,000.

- Objects of the Issue:** The Company proposes to raise ₹6,00,00,000/- through the preferential issue of convertible share warrants, with the entire proceeds to be utilized towards working capital requirements. Since there is only one stated object, no further object-wise bifurcation is applicable.
- Pre-Issue and Post-Issue Shareholding Pattern:** On full conversion of the warrants, the Promoters' holding will change from 3.86% to 1.66%, and the total paid-up capital will increase from 4,99,80,000 to 10,99,80,000 shares. The detailed pre and post shareholding pattern is set out in the Corrigendum.
- Proposed Allottees:** The Company proposes to allot 1,50,00,000 warrants each to (i) Vardaan Ceque India Investment Fund (QIB – Alternative Investment Fund), (ii) Amrabathi Investra Private Limited, (iii) Masatya Technologies Private Limited and (iv) Panatic Industrials Limited (all non-QIB, Bodies Corporate). All are Non-Promoters. Details of the Ultimate Beneficial Owners are set out in the Corrigendum.
- Revision in Relevant Date:** The relevant date for determining the minimum issue price is revised from 14th August 2026 to 17th August 2026 under Regulation 161 of the SEBI (ICDR) Regulations, 2018. The recomputed floor price (NAV) is ₹0.86 (earlier ₹0.87). The issue price of ₹1.00 is not lower than the floor price. All references to "14th August 2026" in the AGM Notice and Explanatory Statement shall be read as "17th August 2026".
- Re-Opening of E-Voting:** As advised by BSE Limited vide clarification dated 18th September 2026, the e-voting window will be re-opened for all shareholders from Tuesday, 05th October 2026 (09:00 AM IST) to Thursday, 08th October 2026 (05:00 PM IST) (both days inclusive).
All other contents of the AGM Notice remain unchanged. The full Corrigendum is available on the website of the Company at www.abhinavleasefinltd.in and on the website of BSE Limited at www.bseindia.com.

For ABHINAV LEASING AND FINANCE LIMITED
Atul Kumar Agarwal
(Director)
DIN: 00022779

Place: Delhi
Date: 05th October 2026



INDIA SHELTER FINANCE CORPORATION LTD.
Regd. Office:- Plot-15.6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, The Undersigned Being The Authorised 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(2) 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 Other 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 Property/ies Described Herein Below In Exercise Of The Powers Conferred On Him/Her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 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 Property/ies And Any Dealing With The Property/ies 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. SHANTI BAI & JAGDISH PRASAD MEENA & DHARMENDRA Pachola B Dist Jhalawar Rajasthan 326039 Loan A/c No: 36132RNLOS00000509288/ AP-10219085 \ Branch Office: JHALAWAR-1	All Piece And Parcel Of Patta No Jwr 45684 & Jwr 70406 Gram Pachola Gp Pachola Ps Aklera Dist. Jhalawar Raj 326039 Jhalawar Rajasthan Area 1050 Sq. Ft. Boundary:- East – House Of Madan Bagri, West – Road Then Babu Lal Meena, North – Road Then House Of Ghansial, South – House Of Shanti Bai	Demand Notice 11-NOV-2025 Amount Due: Rs. 817642/- (Rupees Eight Lakh Seventeen Thousand Six hundred Forty two Only) Interest applicable from 10-NOV-2025 until payment in full.	30.09.2026

PLACE: Rajasthan
For India Shelter Finance Corporation Ltd. (Authorized Officer)
FOR ANY QUERY, PLEASE CONTACT MR. GAURAV SHARMA (9251735408)



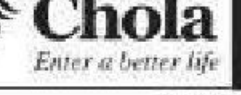
INDIA SHELTER FINANCE CORPORATION LTD.
Regd. Office:- Plot-15.6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, The Undersigned Being The Authorised 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(2) 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 Other 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 Property/ies Described Herein Below In Exercise Of The Powers Conferred On Him/Her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 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 Property/ies And Any Dealing With The Property/ies 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. Santosh, MR./ MRS. Bhupender Singh LOAN ACCOUNT NO: Shastri Colony Ward No 31 Sonipat Near Bahad Police Line Sonipat Haryana 131001 31001Haryana HL11CHLONS000000503929/AP-0891605 (Branch : Sonipat)	All Piece And Parcel Of House In Khehat No 196 Khata No 261 271857 Min 24 1200234 2003 44 2004 Sonipat Haryana 131001 BOUNDARY:- East-Vacant Plot - 176', West- Street - 176', North- House Of Poonam - 58', South- Vacant Plot - 58'	Demand Notice 10-Jul-2024 Rs. 490951/- (Rupees Four Lakh Ninety Thousand Nine Hundred Fifty One Only) Due As On 09-July-2024 Together Interest Applicable From 10-July-2024 & Other Charges & Cost Till The Date Of The Payment.	05.10.2026
Mr./ Mrs. Hetram S/o Balram, Mr./ Mrs. Sakuntala W/o Balram, Mr./ Mrs. Omvati W/o Dinesh, Mr./ Mrs. Dinesh S/o Balram, Mr./ Mrs. Dinesh E/o Dinesh Tour And Travels Bakalpur Mathura Aam Colony, Mathura, Uttar Pradesh - 281004 (LOAN ACCOUNT NO:-HL11SVLONS000005144646/AP-103272622 (Branch : Mathura-1)	All Piece And Parcel Of One Residential Property Of Part Of Plot No 88 And 89 Mauja Kalindi Vihar, Amare Colony Bakalpur Tehsil Dist Mathura U P 281004 Boundary:- East - 20ft Wide Road And House Of Neeraj And Hetram, West- House Of Kalua, North- House Of Khemchand, South- House Of Gudda	Demand Notice 12-Jul-2026 Rs. 1371742/- (Rupees Thirteen Lakh Seventy-one Thousand Seven Hundred And Forty-two Only) Due As On 01-July-2026 Together Interest Applicable From 10-July-2026 & Other Charges & Cost Till The Date Of The Payment.	01.10.2026

PLACE: DELHI / NCR
For India Shelter Finance Corporation Ltd. (Authorized Officer)
FOR ANY QUERY, PLEASE CONTACT MR. SUDHIR TOMAR (+91 9818460101)



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Registered Office at: "CHOLA CREST" 3rd Floor, C54 & C55, Super B-4, Thiru VI Ka Industrial Estate, Gulinchi, Chennai-600 032

[RULE 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas the undersigned being the Authorised Officer of M/s CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest Enforcement Rules, 2002 issued a demand notice dated 16.07.2026 (Loan account No. TL01NDL0000069342 & TL01NDL0000070704), calling upon the Borrower / Co Borrowers (1. Faizan Enterprises 2. Mohammad Faizan, 3. Faiza Faiza, to repay the amount mentioned in the notice being Rs. 69,49,104/- (Rupees Sixty Nine Lakhs Forty Nine Thousand One Hundred Forty Only) & Rs. 3,20,151/- (Rupees Three Lakhs Twenty thousand One Hundred Fifty One Only) as on 11.07.2026 together with further interest and charges thereafter within 60 days from the date of receipt of the said notice.
The Borrower / Co Borrowers having failed to repay the amount, notice is hereby given to the Borrower / Co Borrowers and the Public in general that the undersigned has taken possession of the property described herein below in exercise of the powers conferred on him under Sub-Section (4) of Section 13 of Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 29th Day of September 2026
The Borrower's / Co 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.
The borrower / Co Borrowers 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 M/s CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED, for an amount Rs. 69,49,104/- (Rupees Sixty Nine Lakhs Forty Nine Thousand One Hundred Forty Only) & Rs. 3,20,151/- (Rupees Three Lakhs Twenty thousand One Hundred Fifty One Only) as on 11.07.2026 and interest thereon.

DESCRIPTION OF THE IMMOVABLE PROPERTY
Industrial Plot No. 7 & 8 having land area measuring 200 Sq. YDS, i.e. 167.22 Sq. Mts., Pertaining to the khasra no. 80/3/2 Min, Situated in the industrial area Arya Nagar, in the area of Village Dharauli Khurd Pargana & Tehsil-Loni, District-Ghaziabad (U. P.). Bounded As: East: Gali 10 FT Wide, West: Road 50 FT Wide, North: Other Property, South- Other Property.

Date: 29.09.2026
Place: Ghaziabad
Authorised Officer
For Cholamandalam Investment And Finance Company Limited

POSSESSION NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

APPENDIX IV [rule-8(1)] POSSESSION NOTICE (for Immovable property)
Whereas, The Authorized Officer of the Secured Creditor mentioned herein, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as mentioned below calling upon the borrower(s) to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.
Thereafter, Assignor mentioned herein, has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited also as its ownwining in its capacity as trustee of Trust mentioned hereunder (hereinafter referred as "EARC"). Pursuant to the assignment agreements, under Sec.5 of SARFAESI Act, 2002, EARC has stepped into the shoes of the Assignor and all the rights, title and interests of Assignor with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower and EARC exercises all its rights as the secured creditor.
The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned being the Authorised Officer of Edelweiss Asset Reconstruction Company Limited has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on the date mentioned against each property.

Sl No	Name of Assignor	Name of Loan Account Number	Borrower Name & Co-Borrower's Name	Amount & Date of Demand Notice	Date of Possession	Possession Status
1.	IDFC First Bank Limited	EARC TRUST SC-488	14541949 RASHEED IKARAMOODIN (BORROWER) ALONG WITH DILRUBA MOHDYUSUF (CO-BORROWER)	20-05-2026 & Rs. 33,76,937.31/-	01.10.2026	Symbolic Possession

DESCRIPTION OF THE PROPERTY: All That Piece And Parcel Of Land Area Measuring 100 Sq.Yds., Out Of Khasra No. 512, Situated At Village Pavaisdakpur, Loni, Distt.Ghaziabad, U.P., Which is Bounded As Under: East: Road 20ft Wide, West: Gali 10ft Wide, North: Property Of Others, South: Property Of Others.

2.	Dewan Housing Finance Corporation Limited	EARC TRUST SC-488	1046695 ABHISHEK TRIPATHI (BORROWER)	12-06-2026 & Rs. 71,12,782.92/-	01.10.2026	Symbolic Possession
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DESCRIPTION OF THE PROPERTY: All The Piece And Parcel Of Flat No. M-417, 4th Floor, Mercury Tower Admeasuring 1500 Sq Ft. The Alien Court, Gh - 3/1, Sector C-3, Tronica City, Ghaziabad, Uttar Pradesh - 201102.
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 the Edelweiss Asset Reconstruction Company Limited for the amount mentioned below and interest thereon.

Place: GHAZIABAD
Date: 01.10.2026
Sd/- Authorised Officer
Edelweiss Asset Reconstruction Company Limited

Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IIFL Home Finance Limited (IIFL HFL) Corporate Office at Plot No.58, Udyog Vihar, Phase-IV, Gurugram-122015, (Haryana) and Branch Office at:- A-1-D, Sec-18, Noida 201301, UP under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act") Whereas the Authorized Officer (AO) of IIFL HFL has taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.iflhome.com

Borrower(s)/ Co-Borrower(s)/ Guarantors	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Symbolic Possession	Reserve Price	Date of Inspection of property
Mr. Sumit Mavi, Mr. Sanjay Mehta, Mrs. Pooja (Prospect No- IL11027571, IL10591719, IL10822837)	08/05/2026 Rs. 6138806.44 (Rupees Six Lakh Thirty Eight Thousand Eight Hundred Six and Four Four Paise Only) Bid Increase Amount Rs.1,00,000.00/- (Rupees One Lakh Only)	All that part and parcel of the property bearing: KH NO 131 - Village Kheta Chaugachaur - Tahsil Dadli - Kheta Chaugachaur - Distt. Meerut - Ghazipur Budhda Nagar - Uttar Pradesh - 201306 - India Area Admeasuring (Sq. Ft.) Property Type: Land, Area: Built Up Area, Area: Admeasuring Property Area: 2700.00, 3227.00, 4036.00	13/08/2026	Rs.11835000.00/- (Rupees One Crore Eighteen Lakh Thirty Five Thousand Only)	13/11/2026 11:00 hrs -14:00 hrs EMD Last Date 16/11/2026 till 5 pm. Date/Time of Auction 18/11/2026 at 11:00 hrs-13:00 hrs

Mode Of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit https://www.iflhome.com and pay through link available for the property/ Secured Asset only.
Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.
For Balance Payment- Login https://www.iflhome.com > Select "My Bid" > Click on Pay Balance Amount

Terms and Conditions:-

- For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.iflhome.com well in advance and create the login account ID and password. Intending bidders have to submit the payment of the EMD prior to participation. Upon payment, bidders are required to submit the electronically signed E-Tender Form (E-TF) Form (E-Sign) using their Aadhar Number.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case a 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.
- The successful bidder must deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal fee, costs associated with the conveyance or transfer of the land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS applicable to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.
- Bidders are advised to go through the website https://www.iflhome.com for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
- For details, help, procedure and online training an e-auction prospective bidders may contact the service provider E-mail ID:- care@iflhome.com, Support Helpline Numbers @ 1800 2672 499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no. 1800 2672 499 from 09:30 hrs. to 18:00 hrs. between Monday to Friday or write to email:- care@iflhome.com.
- Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment of any sale price by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled, and the amount already paid will be forfeited (including EMD) and the property will be again put for sale.
- AO reserves the right to postpone/cancel or vary the terms and condition of tender/sale without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL HFL will be final.

STATUTORY 10 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002
The Borrower are hereby notified to pay the sum as mentioned above along with up-to-date interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.
Place : Gautam Budh Nagar : Date : 06-10-2026
Sd/- : Authorised Officer, For IIFL Home Finance Ltd.



Registered Office: 1st Lane, Shahupuri, Kolhapur-416001.
Regional Office: Ground Floor, Building no.1, Okhla Industrial Estate, Phase-3, New Delhi-110020

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")
Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower's/Guarantor's (including the Legal Heirs, in case of death of any of the Borrower/Co-borrower/Guarantor (s)) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the possession of which has been taken by the Authorised Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis", for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:
Brief Description of Parties, Outstanding dues and Property

S. No.	Name of the Borrower & Guarantor (s)	Details of Property	Amount as per Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Reserve Price EMD Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1.	Mr. Roshan Kumar Upadhyay S/o Deepan Narayan Upadhyay B-69/A, Third Floor, Sangam Park, Khora, Vasundra, Ghaziabad, Uttar Pradesh 201012 Also at: Mr. Roshan Kumar Upadhyay S/o Deepak Narayan Upadhyay C/o M/s King Security Pvt. Ltd. CBSE Board Building, ITO Man Power, 425, Near Shiksha Sadan, 14 Rose Avenue, Delhi 110002 Also At: Mr. Roshan Kumar Upadhyay S/o Deepak Narayan Upadhyay E.W.S, Flat No. E-10/5-C, 3rd Floor, Madhuban Bapudham, Ghaziabad, Uttar Pradesh 201002	Flat bearing No. E-10/05-C, E.W.S (F/S), Third Floor, Without Roof Rights, Block 10, Pocket E, Madhuban Bapudham Scheme, District Ghaziabad, Area Admeasuring 29.70 Sq.mts. Boundaries of the property are as under: East: Road 6 Mts., West: Flat No. 6-C, North: Flat No. 8-C, South: Flat No. 4-C	Rs.13,00,810.96 (Rupees Thirteen Lakhs Eight Hundred Ten and Paise Ninety Six only) as on 09-01-2026 Demand notice dated 09-01-2026 Date of Physical Possession 17-03-2026	Reserve Price: Rs.6,64,848/- (Rupees Six Lakhs Sixty Four Thousand Eight Hundred Forty Eight only). Earnest Money Deposit (EMI): Rs. 66,485/- (Rupees Sixty Six Thousand Four Hundred Eighty Five only) Bid Increase Amount: Rs. 50,000/- (Rupees Fifty Thousand Only)	22.10.2026 at 04:00 PM.	On or Before 21.10.2026 till 11 AM	Authorised Officer: Mrs. Monica Gupta Contact: 9910570226 Email Id: Monica.Gupta@rbl.bank.in Arpan Vohra Contact: 9015369699 email: Arpan.vohra1@rbl.bank.in

Terms and Conditions:

- The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of https://bankauctions.in & https://www.rblbank.com/pdf/pages/news before submitting their bids and taking part in e-auction.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- The interested bidders shall submit their details and documents through Web Portal: https://bankauctions.in (the user ID & Password can be obtained free of cost by registering name with https://bankauctions.in) through Login ID & Password. The amount shall be payable through NEFT/ RTGS in the following Account of RBL BANK Ltd:- Auction Proceeds Collection GL, Account No 2599001000139998 (IFSC Code RATN0000100) OR thru Demand Draft before 11:00 AM on or before 21-10-2026
Interested bidders may avail support/ online training on E-Auction from M/s 4CLOSURE Helpline Number's-8142000061/62/63/64 support email id:- info@bankauctions.in, Auction portal :- https://bankauctions.in, Contact Person Mr. Rajiv Pandey Mob. No. 8142000030, e-mail id: rajiv@bankauctions.in and for any query in relation to Property, they may contact Mrs. Monica Gupta, Authorised Officer (Mob. No. 9910570226, Email: Monica.Gupta@rbl.bank.in) and Arpan Vohra Contact: 9015369699, email: Arpan.vohra1@rbl.bank.in)
- The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, & / or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- The successful bidder should bear the charges/fee payable for conveyance viz. stamp duty, registration charges etc., as per applicable law and shall also pay other known/unknown statutory/govt./labour dues/taxes dues etc. over and above the purchase consideration.
- The successful bidder shall deposit 25% of the bid amount after adjusting the EMD already deposited within next day of acceptance of the bid price by the Authorised Officer and the balance 75% of the bid price on or before 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of failure to deposit 25% of the bid amount / 75% balance amount within the prescribed period mentioned above, the entire amount deposited (including EMD) shall be forfeited by the Authorised Officer without any notice and the property shall forthwith be sold again. The Authorised Officer reserves the right to accept or reject any or all the bids or to adjourn, postpone or cancel the auction sale without assigning any reason thereof.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT
The Borrower/Co-Borrower's/Guarantor's (including the Legal Heirs, in case of death of any of the Borrower/Co-borrower/Guarantor (s)) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/sold to recover the outstanding dues. Sd/-
Date: 06.10.2026
Place: Ghaziabad, Uttar Pradesh
Authorised Officer
RBL Bank Ltd.



Registered Office: 1st Lane, Shahupuri, Kolhapur-416001.
Regional Office: Ground Floor, Building no.1, Okhla Industrial Estate, Phase-3, New Delhi-110020

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT, 2002)

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")
Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower's/Guarantor's (including the Legal Heirs, in case of death of any of the Borrower/Co-borrower/Guarantor (s)) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to RBL Bank Ltd. ("Secured Creditor/Bank"), the possession of which has been taken by the Authorised Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis", for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:
Brief Description of Parties, Outstanding dues and Property

S. No.	Name of the Borrower & Guarantor (s)	Details of Property	Amount as per Demand Notice Date of Demand & Possession Notice under SARFAESI Act	Reserve Price EMD Bid Increase Amount	Date/ Time of E-Auction	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
1.	Nandlal Vishwakarma (Alias Nand Lal Vishwakarma) Plot No. 7, Rajbagh Colony, Sahibabad, Ghaziabad, Uttar Pradesh- 201005 Also At: F-28, Ganesh Puri, Sahibabad, Ghaziabad, Uttar Pradesh-201001. Also At: Vishkarma Furniture, C-258, Shop no.3, Shalimar Garden Extn-2, Sahibabad, Ghaziabad Uttar Pradesh-201005	Third Floor (Front L.H.S. Unit) Covered area 48 Sq. Mtr. Without terrace rights, built on freehold residential plot no. C-344-D, situated in residential colony Shalimar Garden extension-2, Hadbast village Pasunda, pargana Loni, tehsil and district Ghaziabad-201005 Bounded as under: East: Plot No. 344-B, West: Flat no. 2/ Plot no. 344-C, North: Other Flat/Other Property, South: Road 40 feet wide	Rs.13,59,165.50 (Rupees thirteen lakh fifty nine thousand one hundred sixty five and paise fifty Only) as on 15-04-2025 Demand notice dated 15-04-2025 Date of Physical Possession 08-04-2026	Reserve Price: Rs.13,90,735/- (Rupees Thirteen Lakhs Ninety Thousand Seven Hundred Thirty Five Only). Earnest Money Deposit (EMD): Rs.1,39,073/- (Rupees One Lakh Thirty Nine Thousand and Seventy Three only) Bid Increase Amount: Rs. 50,000/- (Rupees Fifty Thousand Only)	22.10.2026 at 11:00 AM.	On or Before 21-10-2026 till 04:00 PM	Authorised Officer: Mrs. Monica Gupta Contact: 9910570226 Email Id: Monica.Gupta@rbl.bank.in Arpan Vohra Contact: 9015369699 email: Arpan.vohra1@rbl.bank.in

Terms and Conditions:

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Interested bidders may avail support/ online training on E-Auction from M/s 4CLOSURE Helpline Number's-8142000061/62/63/64 support email id:- info@bankauctions.in, Auction portal :- https://bankauctions.in, Contact Person Mr. Rajiv Pandey Mob. No. 8142000030, e-mail id: rajiv@bankauctions.in and for any query in relation to Property, they may contact Mrs. Monica Gupta, Authorised Officer (Mob. No. 9910570226, Email: Monica.Gupta@rbl.bank.in) and Arpan Vohra Contact: 9015369699, email: Arpan.vohra1@rbl.bank.in)
- The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, & / or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- The successful bidder should bear the charges/fee payable for conveyance viz. stamp duty, registration charges etc., as per applicable law and shall also pay other known/unknown statutory/govt./labour dues/taxes dues etc. over and above the purchase consideration.
- The successful bidder shall deposit 25% of the bid amount after adjusting the EMD already deposited within next day of acceptance of the bid price by the Authorised Officer and the balance 75% of the bid price on or before 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of failure to deposit 25% of the bid amount / 75% balance amount within the prescribed period mentioned above, the entire amount deposited (including EMD) shall be forfeited by the Authorised Officer without any notice and the property shall forthwith be sold again. The Authorised Officer reserves the right to accept or reject any or all the bids or to adjourn, postpone or cancel the auction sale without assigning any reason thereof.

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Date: 06.10.2026
Place: Ghaziabad, Uttar Pradesh
Authorised Officer
RBL Bank Ltd.

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