

# Rathi Steel And Power Ltd.

CIN : L27109DL1971PLC005905

An ISO 9001:2015 & 14001:2015 Company

**Works & Corporate Office**

A-3 Industrial Area South of G.T. Road Ghaziabad 201009 India  
Phone (0120) 2840346 to 51, 0120 4934034 Fax (0120) 2840352  
Website www.rathisteelandpower.com Email info@rathisteelandpower.com

RSPL/BSE/2025-26

Date: May 17, 2025

To  
BSE Limited  
Phiroze, Jeejeebhoy Towers,  
Dalal Street, Mumbai-400001  
Maharashtra

**Scrip Code: 504903**

Dear Sir,

**Subject: Intimation of Publication of Newspaper advertisement with respect to Notice of Postal Ballot & Remote E-voting**

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Schedule III thereto and other applicable provisions therein, please find enclosed herewith the copy of the newspaper advertisement with respect to the Notice of the Postal Ballot & Remote E-voting as published in the following Newspapers:

- a) Financial Express (Daily newspaper- English edition) on May 17, 2025
- b) Jansatta (Daily newspaper - Hindi edition) on May 17, 2025

You are requested to kindly take the same on your records.

Thanking you,

Yours faithfully,

**For Rathi Steel and Power Limited**

**Shobhita Singh**  
**Company Secretary and Compliance Officer**  
**M. No. ACS-31178**

**Encl.: A/a**



POSSESSION NOTICE - (for immovable property) Rule 8(1)				
Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) 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, a Demand Notice was issued by the Authorized Officer of the company to the borrowers / co-borrowers 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 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 IIFL-HFL for an amount as mentioned herein under with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the dues of the "IIFL-HFL" together with costs and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall be sold or transferred by "IIFL-HFL" and no further step shall be taken by "IIFL-HFL" for transfer or sale of the secured assets.				
Name of the Borrower(s) / Co-Borrower(s)	Description of secured asset (immovable property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Gagan Deep Singh A/K Collection (Prospect No. IL10528962)	All that piece and parcel of Property Comprised in Khata No.22/11-121-18/2-20-22-23/1-23/15, Khata No.417/421, Situated at Village Kuljehal, H.B No.178, Bapal, Known as Shri no.1, Ravi Nagar Tola Road, Teh and Dist. Ludhiana, Punjab, 141007 Area Admeasuring (IN SQ. FT): Property Type: Land, Area, Super, Built-Up, Area, Carpet, Area Property Area: 900.00, 1134.00, 850.00	Rs. 27,49,541.00/- (Rupees Twenty Seven Lakh Forty Nine Thousand Five Hundred and Forty One Only)	17/02/2025	14-May-2025
For Further Details Please Contact To Authorized Officer At Branch Office: Sco 21, 5th Floor, Ludhiana Ferozganhi Market, Ludhiana, Punjab - 141001 /or Corporate Office: Plot No 36, Phase-Iv, Udyog Vihar, Gurgaon, Haryana.				
Place: Ludhiana Date: 17/05/2025		Sd/- Authorised Officer, For IIFL Home Finance Limited		

PUBLIC NOTICE	
Form No INC 26	
[Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014]	
Advertisement to be published in the newspaper for change of registered office of the company from one state to another	
Before the Central Government, Regional Director, Northern Region: B-2 Wing, Second Floor, PT. Deen Dayal Antyodaya Bhawan, CGO Complex, New Delhi-110003	
In the matter of sub section (4) of Section 13 of Companies Act, 2013,	
and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014	
AND In the matter of RAV SKYSCRAPER PRIVATE LIMITED (CIN: U45299DL2016PTC341658) having its registered office at: HOUSE NO 185, 2ND FLOOR, BLOCK U JJ COLONY, NEAR DDA MARKET, MANGOLPURI, North West, New DELHI, Delhi, India, 110083	

..... Petitioner

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on 10th April, 2025 to enable the company to change its Registered office from the "National Capital Territory of Delhi" to "State of Uttar Pradesh".

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the MCA-21 portal ([www.mca.gov.in](http://www.mca.gov.in)) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Northern Region, B-2 Wing, Second Floor, PT. Deen Dayal Antyodaya Bhawan, CGO Complex, New Delhi-110003 within Fourteen days from the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below: House No 185, 2nd Floor, Block U, JJ Colony, Near DDA Market, Mangolpuri, North West, New Delhi, Delhi, India, 110083.

For and on behalf of RAV SKYSCRAPER PRIVATE LIMITED

Sd/-

VIKRAM SINGH SHISHODIA (Director)

DIN: 02794348

Add: T-803 Rukhtas Plumeria Vibhuti Khand, Gomi Nagar, Lohit Nagar, Uttar Pradesh, 226010

Date: 17.05.2025

Place: Delhi

FORM A	
PUBLIC ANNOUNCEMENT	
(Under Regulation 6 of the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)	
FOR THE ATTENTION OF THE CREDITORS OF M/S AMRITSAR MSW LIMITED	
RELEVANT PARTICULARS	
1. Name of Corporate Debtor	Amritsar MSW Limited
2. Date of incorporation of Corporate Debtor	12/02/2014
3. Authority under which Corporate Debtor is incorporated/registered	ROC - Delhi
4. Corporate Identity Number / Limited Liability Identity Number of Corporate Debtor	U90000DL2014PLC264806
5. Address of the Registered Office and Principal Office (if any) of Corporate Debtor	Regd. Add: Unit 115 of Level 1 & 2, Crescent Building, Lado Sars, Mehrauli, Gadsipur, South West Delhi, New Delhi, India, 110030 Principal Office: 6th Floor, Plot No.19 & 20, Film City, Sector 16A, Gaudam Budha Nagar, Noida, Uttar Pradesh, India, 201301
6. Insolvency Commencement Date in respect of Corporate Debtor	NCLT Order dated 09.05.2025 Received through email on 15.05.2025
7. Estimated date of closure of Insolvency Resolution Process	11/11/2025
8. Name and Registration Number of the Insolvency Professional acting as Interim Resolution Professional	CA Deepak Kumar Goyal Reg. No.: IBBI/IPA-001/IP-P02490-2022-23/14143
9. Address and e-mail address of the Interim Resolution Professional, as registered with the Board	CA. Deepak Kumar Goyal Flat, no 101, Shridhar Apartment 684/6, Ward no 6, Mehrauli, Near SBI, South Delhi, New Delhi-110030 Email id: ca.deepak.mts@gmail.com
10. Address and e-mail to be used for correspondence with Interim Resolution Professional	CA. Deepak Kumar Goyal 701, Vasant Tower 4, Rajendra Place, New Delhi-110008 Email id: cgm12@gmail.com
11. Last date of submission of claims	29 / 05 / 2025 (14 days from the date of receipt of copy of order)
12. Classes of creditors, if any, under clause (b) of sub-section (8a) of section 21, as contemplated by the interim resolution professional	Not Applicable as per information available with IIP
13. Names of Insolvency Professional to act as Authorized Representative of creditors in a class (three names of each class)	Not Applicable as per information available with IIP
14. (a) relevant forms and (b) details of authorized representative are available at:	Forms are available at following Web link: <a href="https://ibbi.gov.in/en/home/downloads">https://ibbi.gov.in/en/home/downloads</a> Details of IIR is not applicable

Notice is hereby given that the Hon'ble National Company Law Tribunal, New Delhi, has ordered the commencement of a corporate insolvency resolution process of the M/s Amritsar MSW Limited on 09/05/2025 in C.P. No. IB-142(ND)/2024. (Order received on 15.05.2025)

The creditors of M/S Amritsar MSW Limited are hereby called upon to submit a proof of their claims, on or before 29/05/2025, to the interim resolution professional at the address mentioned against item 10.

The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the proof of claims in person, by post or by electronic means. Submission of false or misleading proofs of claim shall attract penalties.

Sd/-

CA Deepak Kumar Goyal

Interim Resolution Professional

Reg. No. IBBI/IPA-001/IP-P02490-2022-23/14143

Date: 16.05.2025

Place: New Delhi

AFSA: AA1/14143/02/311225/107333 Valid till 31.12.2025

HERO HOUSING FINANCE LIMITED	
Contact Address: A-6, Third Floor, Sector-4, Noida - 201301. Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057. Ph: 011 49267000, Toll Free No: 1800 212 8800, Email: customer.care@herohfi.com Website: www.herohousingfinance.com   CIN: U65192DL2016PLC30148	

DEMAND NOTICE				
Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").				
Whereas the undersigned being the Authorized Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice(s), within 60 days from the date of the respective Notice(s), as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligors/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.				
In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice(s), the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realization, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.				
Loan Account No.	Name of Obligor(s)/Legal Heir(s)/Legal Representative(s)	Total Outstanding Due Rs. as on below Dates	Date of Demand Notice	Date of NPA
HHFNOILAP 23000043677	Jugal Kishore, Poonam Daughter Of Vijay Kumar	Rs. 20,18,250/- as on 09-May-2025	13-05-2025	07-05-2025
Description of the Secured Assets / Immovable Properties / Mortgaged Properties:- All That Property / Parcel Of Land being Situated In Unauthorized Colony Shivram Park, Block-e-3 Nanogli, Delhi- 110041, Regn No. 503, House No. E-31165 & E-31165-a, Second Floor, Back Side Portion Kharsa No. 25/17, Village Of Revenue Estate Kamrudin Nagar Gis Id Of Geo-coordinates File DDA/GIS/11062021035013329505 And Measuring 60.20 Sq. Mtrs. Bounded By: East- Others Plot West-others Plot North-Gali 6 Ft. Wide. South-Road 20 Ft Wide				
HHFNSPHOU 19000004428	Bharat Prasad, Suchita Kashyap	Rs.12,89,900/- as on 12-May-2025	13-05-2025	10-05-2025
Description of the Secured Assets / Immovable Properties / Mortgaged Properties:- Flat No. SF-03, Second Floor Rear Side, L.I.G. Plot No. B-8, Kharsa No. 234, Rati Vihar, Village- Sadulabali, Pargana And Tehsil Loni, Ghaziabad, Uttar Pradesh- 201102 (covered Area Measuring 300 Sq. Ft. I.e. 27.86 Sq. Mtr.) Bounded by: North: Plot No. B- 7 East: Plot No. B-12, South: Plot No. B-9 and 10 West: 30 Ft. wide road				
HHFNSPHOU 21000014371	Manavendra Kumar, Ruby Sharma, Balaji Enterprises	Rs. 17,32,384/- as on 08-May-2025	08-05-2025	07-05-2025
Description of the Secured Assets / Immovable Properties / Mortgaged Properties:- All Piece And Parcel Of Front Side Built-up Portion On Third Floor, With Roof Terrace Rights, Area Measuring 50 Sq.Yards, I.e.41.805 Sq. Meters, Out Of Built Up Property On Plot Bearing No.48-a, Along With Proportionate Undivided, Indivisible And Impartible Ownership Rights Of The Underneath Land Measuring 50 Sq Yards, I.e. 41.805 Sq. Meters With One Two Wheeler Parking On 5th Floor, Out Of Kharsa No.25/23, Situated In The Area Of Village Dabri, Delhi State, Colony Known As Dabri Extension Near Delhi-110045. Bounded By: North: Plot No. 47, East: Road 20' wide, South: Others Property West: Gali 10' wide				
HHFNSPHOU 22000022378	Rohit Bansal, Meera Devi, Varsha Kumari	Rs. 5,10,001/- as on 08-May-2025	09-05-2025	07-05-2025
Description of the Secured Assets / Immovable Properties / Mortgaged Properties:- Entire Built up Ground Floor, without Roof right of property bearing no-1676 (Old No-623), built on land area measuring 57 sq. yds., out of Kharsa No.-27/113, Situated in the area of village Shakur Pur, Delhi state, Delhi, now colony known as Rani Bansi Shakur Basti, Delhi-110034, Bounded By: North: Part of property, South: Gali 8 Ft. Wide. South: Others property				
*with further interest, additional interest, at the rate as more particularly stated in respective Demand Notice dated mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.				
The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.				
DATE : 17-05-2025, PLACE : Delhi/NCR		Sd/- Authorised Officer For HERO HOUSING FINANCE LIMITED		

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))				
Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at "Office No.1, First Floor, Mahalaxmi Metro Tower, Plot No. C-1, Sector - 4, Vaishali, Ghaziabad, Uttar Pradesh - 201010" 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 had 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, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: <a href="http://www.iiflhome.com">www.iiflhome.com</a>				
Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Ravindra Kumar, 2. M/s Panchal Fabricators And Engrs (Prospect No IL10364559)	11-Dec-2024 Rs. 28,49,756.00/- (Rupees Twenty Six Lakh Forty Nine Thousand Seven Hundred and Fifty Six Only)  Bid Increase Amount Rs. 40,000/- (Rupees Forty Thousand Only)	All that part and parcel of the property bearing Flat No. UGF-3, Upper Ground Floor, Hig, Rear Side, Without Roof Rights, Plot No. D-389, Block-D, Indraprastha Colony, Loni, Ghaziabad, Up, 201102. Area Admeasuring (In Sq. Ft.): Property Type: Area Admeasuring Property Area: 581.00	24-Apr-2025  Total Outstanding as On Date 14-May-2025 Rs. 28,21,235/- (Rupees Twenty Eight Lakh Twenty One Thousand Two Hundred and Thirty Five Only)	Rs.28,22,000/- (Rupees Twenty Eight Lakh Twenty Two Thousand Only)  Earnest Money Deposit (EMD) Rs. 2,82,200/- (Rupees Two Lakh Eighty Two Thousand Two Hundred Only)
Date of Inspection of property 16-Jun-2025 1100 hrs -1400 hrs.		EMD Last Date 18-Jun-2025 till 5 pm.	Date/ Time of E-Auction 20-Jun-2025 1100 hrs-1300 hrs.	
Mode of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit: <a href="https://www.iiflhome.com">https://www.iiflhome.com</a> 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 the link of the property/ Secured Asset you intend to buy vide public auction. For Balance Payment - Login <a href="https://www.iiflhome.com">https://www.iiflhome.com</a> >My Bid >Pay Balance Amount.				
TERMS AND CONDITIONS:-				
1. For participating in e-auction, Intending bidders required to register their details with the Service Provider <a href="https://www.iiflhome.com">https://www.iiflhome.com</a> well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.				
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 min utes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.				
3. The successful bidder should 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.				
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.				
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.				
6. Bidders are advised to go through the website <a href="https://www.iiflhome.com">https://www.iiflhome.com</a> and <a href="https://www.iifl.com/home-loans/properties-for-auction">https://www.iifl.com/home-loans/properties-for-auction</a> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.				
7. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:-care@iiflhome.com, Support Helpline Numbers@1800 2672 499.				
8. 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@iiflhome.com				
9. 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.				
10. 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.				
11. In case of default in payment at any stage 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 to sale.				
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/Auction, the decision of AO of IIFL-HFL will be final.				
STATUTORY 30 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 upto dated 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:-Ghaziabad, Date: 17-05-2025			Sd/- Authorised Officer, IIFL Home Finance Limited.	

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))				
Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.38, Udyog Vihar, Phase-Iv, Gurgaon-122015 (Haryana) and Branch Office at "2nd floor, Sant Bhawan, Ranipur Road, Arya Nagar, Jwalapur, Hardwar - 249407" / Vipul Agora Mall, 1st Floor, Gurgaon-129A to 129B, Sect 28, MG Road, Gurugram-122002/ 317-321, 3rd Floor, Krishna Plaza, Iez Garihi Chowk, Garihi Kot, Meerut, 250001. Whereas the Authorized Officer ("AO") of IIFL-HFL had 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, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: <a href="http://www.iiflhome.com">www.iiflhome.com</a>				
Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Symbolic Possession	Reserve Price
1. Mr. Chandra Shukla (Prospect No IL10181792)	06-Sep-2024 Rs. 96,571.00/- (Rupees Fifty Thousand One Hundred and Seventy Only)  Bid Increase Amount Rs. 20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Plot No. 8, situated out of Kharsa no 265/2, situated at Rohakhi Kishanpur, Jwalapur, Hardwar, Uttarakhand, 249402. Area Admeasuring (In Sq. Ft.): Property Type: Land, Area, Carpet, Area, Built-Up, Area Property Area: 600.00, 450.00, 600.00 (Area admeasuring 544 sq. ft.)	12-Dec-2024  Total Outstanding as On Date 09-May-2025 Rs.10,83,464/- (Rupees Ten Lakh Eighty Three Thousand Four Hundred and Sixty Four Only)	Rs.8,64,000/- (Rupees Eight Lakh Sixty Four Thousand Only)  Earnest Money Deposit (EMD) Rs.86,400/- (Rupees Eighty Six Thousand Four Hundred and Sixty Four Only)
1. Mr. Sandeep 2. Mr. Krishan 3. Mrs. Sheela (Prospect No IL1022854)	06-Dec-2023 Rs. 84,524/- (Rupees Eight Lakh Forty Five Thousand Two Hundred & Forty Nine Only)  Bid Increase Amount Rs. 40,000/- (Rupees Forty Thousand Only)	All that part and parcel of the property bearing Unit No.12-1503, Tower-12, 15th Floor, Rama Homes, Sector-89 Gungram Haryana-122001 Area Admeasuring (In Sq. Ft.): Property Type: Saleable, Area, Carpet, Area Property Area: 15,000, 945.00 (Area admeasuring 755 sq. ft.)	03-Jan-2025  Total Outstanding as On Date 09-May-2025 Rs. 6,36,055/- (Rupees Six Lakh Thirty Six Thousand and Fifty Five Only)	Rs. 38,66,000/- (Rupees Thirty Eight Lakh Sixty Six Thousand Only)  Earnest Money Deposit (EMD) Rs.3,86,600/- (Rupees Three Lakh Eighty Six Thousand Six Hundred Only)
1. Mr. Rajesh Kumar 2. Mrs. Sheela Devi 3. Mrs. Sudha (Prospect No IL10395139)	10-Oct-2024 Rs. 81,837/- (Rupees Eight Lakh Eighty Three Thousand Three Hundred and Seventy Three Only)  Bid Increase Amount Rs.20,000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Plot Bearing no 47 and 48 (portion), Out of Kharsa no 154, Situated at Army Colony Phase 2, Lala Mohammadpur, nangamatashi, Kasampur, Kankar Kheda, Meerut, India, 250001 Area Admeasuring (In Sq. Ft.): Property Type: Land, Area, Carpet, Area Property Area: 540.00, 123.00.	20-Jan-2025  Total Outstanding as On Date 09-May-2025 Rs. 9,06,868/- (Rupees Nine Lakh Six Thousand Eight Hundred and Sixty Eight Only)	Rs. 6,70,000/- (Rupees Six Lakh Seventy Thousand Only)  Earnest Money Deposit (EMD) Rs. 67,000/- (Rupees Sixty Seven Thousand Only)
Date of Inspection of property 02-Jun-2025 1100 hrs - 1400 hrs.		EMD Last Date 04-Jun-2025 till 5 pm.	Date/ Time of E-Auction 06-Jun-2025 1100 hrs.-1300 hrs.	
Mode of Payment :-EMD payments are to be made vide online mode only. To make payments you have to visit <a href="https://www.iiflhome.com">https://www.iiflhome.com</a> 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 <a href="https://www.iiflhome.com">https://www.iiflhome.com</a> >My Bid >Pay Balance Amount. The auction is published basis possession vide Sec 13 (4) of SARFAESI Act. Physical possession will be offered post receiving of Section -14 order as per process laid down under SARFAESI Act and as and when physical possession will be taken. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings.				
TERMS AND CONDITIONS:-				
1. For participating in e-auction, Intending bidders required to register their details with the Service Provider <a href="https://www.iiflhome.com">https://www.iiflhome.com</a> well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.				
2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". 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.				
3. The successful bidder should 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.				
4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.				
5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IIFL HFL.				
6. Bidders are advised to go through the website <a href="https://www.iiflhome.com">https://www.iiflhome.com</a> and <a href="https://www.iifl.com/home-loans/properties-for-auction">https://www.iifl.com/home-loans/properties-for-auction</a> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.				
7. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:-care@iiflhome.com, Support Helpline Numbers@1800 2672 499.				
8. 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@iiflhome.com				
9. 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.				
10. 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.				
11. In case of default in payment at any stage 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 to sale.				
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.				
15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE (1) OF SARFAESI ACT, 2002				
The Borrower are hereby notified to pay the sum as mentioned above along with upto dated 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-Delhi, Date-17/05/2025				
Sd/- Authorised Officer, IIFL Home Finance Limited.				



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