

Capital Small Finance Bank Ltd.

H.O. : MIDAS Corporate Park, 3rd Floor, 37, G.T. Road, Jalandhar-144001

PROPERTY SALE NOTICE

The Authorized Officer of CAPITAL SMALL FINANCE BANK LIMITED has taken over Symbolic possession of the following property u/s 13(4) of the SARFAESI Act. Public at large is informed that sale in the below mentioned case for recovery of amount outstanding against NPA accounts plus future interest and other charges shall be held on 16-08-2023 by the Bank.

Name of the account - M/s Shri Guru Kirpa Associates Pvt. Ltd., Situated at A- (Borrowers and Guarantors) 6/216, S.B Complex, Tripura Road, Khanapra, Guwahati.
Also at:- M/s Shri Guru Kirpa Associates Pvt. Ltd., Situated at 148, Little Columbus School, Airport Road Abadi Preet Vihar, Gurmata Amritsar-143001 through its Directors:- **Mr. Rajesh Sharma S/o Mr. Shri Ram Sharma R/o C-369, Sushant Lok 1, Gurugram, Haryana-122001 (Ex-Director).** **Also At:- Mr. Rajesh Sharma S/o Mr. Shri Ram Sharma R/o 130, Kalia Colony, Near Verka Milk Plant, Jalandhar-144001 (Ex-Director) - Mrs. Madhu Sharma W/o Jugal Kishore R/o 148, Little Columbus School, Airport Road Abadi Preet Vihar, Gurmata Amritsar-143001. Also at :- Mrs. Madhu Sharma W/o Jugal Kishore R/o 201-B, Basant Avenue, Amritsar-143001. - Mr. Amit Sharma S/o Rajesh Sharma R/o 148, Little Columbus School, Airport Road Abadi Preet Vihar, Gurmata Amritsar-143001 (Borrower).
- **Mr. Rajesh Sharma S/o Mr. Shri Ram Sharma R/o C-369, Sushant Lok 1, Gurugram, Haryana-122001. Also At:- Mr. Rajesh Sharma S/o Mr. Shri Ram Sharma R/o 130, Kalia Colony, Near Verka Milk Plant, Jalandhar-144001. - Mrs. Madhu Sharma W/o Jugal Kishore R/o 148 Little Columbus School, Airport Road Abadi Preet Vihar, Gurmata Amritsar. Also at :- Mrs. Madhu Sharma W/o Jugal Kishore R/o 201-B, Basant Avenue, Amritsar-143001. - Mr. Jugal Kishore S/o Satpal Sharma R/o 148 Little Columbus School, Airport Road Abadi Preet Vihar, Gurmata Amritsar. Also at :- **Mr. Jugal Kishore S/o Satpal Sharma R/o 201-B, Basant Avenue, Amritsar-143001. - Mrs. Satpal Sharma S/o Pitam Dass R/o Ajnala Road, Opposite Gurukul Jain, Amritsar (Deceased served through his legal heirs) A) Anu Sharma S/o Satpal Sharma R/o 67, Model Town, Rani Ka Bagh, Amritsar. B) Pawan Sharma S/o Satpal Sharma R/o 238, Phase 2, Beauty Avenue, Amritsar-143001. C) Sunil Dutt Sharma S/o Satpal Sharma R/o 238, Phase 2, Beauty Avenue, Amritsar-143001. D) Raj Rani W/o Satpal Sharma R/o 67, Model Town, Rani Ka Bagh, Amritsar. E) Kanta Sharma W/o Rajesh Sharma R/o 148 Little Columbus School, Airport Road Abadi Preet Vihar, Gurmata Amritsar. - **Mr. Amit Sharma S/o Rajesh Sharma R/o 148 Little Columbus School, Airport Road Abadi Preet Vihar, Gurmata Amritsar (Guarantors).********

Outstanding amount as on 30-06-2023 in-
CC Limit/02530000048 Rs. 8,62,85,132/-
ODT Limit/02540000262 Rs. 1,02,50,958.91/-
WCTL ECLGS/025612000054 Rs. 1,71,21,397/-
WCTL/025612000154 Rs. 3,38,80,436.54
(and future interest w.e.f. 01.07.2023)

Description of the properties	Reserve Price
1. All the part and Parcel of Property measuring 286.10 Square yards situated at Village Kambo, Abadi Garden Avenue, Khairabad Road, Tehsil and District Amritsar owned by Mr. Jugal Kishore S/o Satpal Sharma vide Title deed No. 2020-2193/1/14820 dated 01.10.2020.	Rs. 13,00,000/- (Rupees Thirteen Lac Only)
2. All the part and Parcel of Property measuring 7K-11M situated at Village Khairabad Tehsil and District Amritsar owned by Mr. Jugal Kishore S/o Satpal Sharma vide Title deed No. 9961 dated 28.10.2010.	Rs. 1,10,00,000/- (Rupees One Crore Ten Lac Only)

EMD (Earnest Money) Total EMD (Earnest Money) 25% of reserve price through Demand Draft in favour of Capital Small Finance Bank Ltd. payable at Jalandhar. Tender Forms and EMD to be sent to Authorized Officer, Capital Small Finance Bank Ltd. H.O.- Midas Corporate Park, 3rd Floor, 37 G.T. Road, Jalandhar.

Encumbrances known to Bank: Nil. The property is being sold on "AS IS WHERE IS BASIS". Last Date / Time for receiving tenders along with Total EMD of 25% of reserve price through Demand Draft in favour of Capital Small Finance Bank Limited, payable at Jalandhar. TILL 11.00 AM on 16-08-2023. The tenders will be opened and may be further negotiated on the said date after 11.00 AM in the presence of all the offerers' their authorized representatives at H.O.- MIDAS CORPORATE PARK, 3rd FLOOR, 37 G.T. ROAD, JALANDHAR. For detailed Terms of Sale along with the tender form and inspection of property, please contact the Branch office Vijay Nagar, Jalandhar. The Sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. The Authorized officer reserves the right to cancel/postpone/indefinitely defer/change the terms & conditions any time before confirmation of sale without assigning any reasons thereof.
DATE: 07.07.2023 AUTHORIZED OFFICER

POSSESSION NOTICE (Rule - 8(1))
Whereas, the undersigned being the Authorized Officer of the Union Bank of India, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act No.54 of 2002) and in exercise of the powers conferred under section 13(4) of the said Act, the Securitisation (Enforcement) Rules, 2002 issued a Demand Notice dated mentioned below, the following property is being sold on 16-08-2023 by the Bank.

1. Residential Property measuring 286 Sq. yards i.e. 8.28/30 Marlas being 268/4980 share out of total measuring 8 Kanal 6 Marla comprising in Khata No. 1204/1847 (old), Khata No. 1644/2347 (New) having Khaska No. 1988/2/1-1, 1988/3/2min/1-1-1.80, 1988/3/2min/0-6-2.25, 1988/3/2min/0-6-2.25, situated at Gausahla Road, Sangrur, Tehsil & Distt. Sangrur, bounded as - East: 30'-3" Shop Bharat Cement Store, West: 60'-7.14" Shop Piara Lal, North: 10'-0" Shop Pushpinder Kumar, South: 10'-0" Gausahla Main Road, belonging to Annu Garg W/o Pushpinder Kumar S/o Atma Ram R/o Street No. 3 Agar Nagar, Inside Gausahla Road, Sangrur, Tehsil & Distt. Sangrur, Purchased vide Transfer Deed No. 2019-201/281/3903 dt. 26.02.2020 registered in the office of Sub-Registrar, Sangrur.

2. Commercial Property measuring 25.52 Sq. yards situated at Plot No. 1, New Grain Market, Sangrur, Tehsil & Distt. Sangrur, bounded as - East: 40'-0" Vacant Plot, West: 24'-6" Plot No. 2, North: 19'-6" Road, South: 19'-6" Piara Lal part of Plot No. 1 and belonging to Annu Garg W/o Pushpinder Kumar S/o Atma Ram R/o Street No. 3 Agar Nagar, Inside Gausahla Road, Sangrur, Tehsil & Distt. Sangrur, Purchased vide Transfer Deed No. 2019-201/281/3944 dt. 02.03.2020 registered in the office of Sub-Registrar, Sangrur.

3. Commercial Property measuring 88.89 Sq. yards i.e. 2.73/30 Marlas being 101/11970 share out of total measuring 13 Kanal 6 Marlas comprising in Khata No. 1988/3/2min/1-1-1.80, 1988/3/2min/0-6-2.25, 1988/3/2min/0-6-2.25, situated at Bharat Auto, Gausahla Road, Sangrur, Tehsil & Distt. Sangrur, bounded as - East: 30'-3" Shop Bharat Cement Store, West: 60'-7.14" Shop Piara Lal, North: 10'-0" Shop Pushpinder Kumar, South: 10'-0" Gausahla Main Road, belonging to Annu Garg W/o Pushpinder Kumar S/o Atma Ram R/o Street No. 3 Agar Nagar, Inside Gausahla Road, Sangrur, Tehsil & Distt. Sangrur, Purchased vide Transfer Deed No. 2019-201/281/3903 dt. 26.02.2020 registered in the office of Sub-Registrar, Sangrur.

4. Commercial Property measuring 33.65 Sq. yards i.e. 1.43/30 Marlas being 17/3990 share out of total measuring 13 Kanal 6 Marlas comprising in Khata No. 1988/3/2min/1-1-1.80, 1988/3/2min/0-6-2.25, 1988/3/2min/0-6-2.25, situated at Bharat Auto, Gausahla Road, Sangrur, Tehsil & Distt. Sangrur, bounded as - East: 30'-3" Shop Bharat Cement Store, West: 60'-7.14" Shop Piara Lal, North: 10'-0" Shop Pushpinder Kumar, South: 10'-0" Gausahla Main Road, belonging to Annu Garg W/o Pushpinder Kumar S/o Atma Ram R/o Street No. 3 Agar Nagar, Inside Gausahla Road, Sangrur, Tehsil & Distt. Sangrur, Purchased vide Transfer Deed No. 2019-201/281/3903 dt. 26.02.2020 registered in the office of Sub-Registrar, Sangrur.

5. Commercial Property measuring 25.52 Sq. yards situated at Plot No. 30, New Grain Market, Sangrur, Tehsil & Distt. Sangrur, bounded as - East: 8'-9" Main Road, West: 8'-9" Booth No.42, North: 26'-3" Booth No.29, South: 26'-3" Booth No.31 and belonging to Pankaj Kumar S/o Bril Lal S/o Atma Ram R/o Gali No. 3, Agar Nagar, Sangrur, Purchased vide Transfer Deed No. 2019-201/281/1883 dt. 30.08.2019 registered in the office of Sub-Registrar, Sangrur.

6. Residential Property measuring 268 Sq. yards i.e. 8.28/30 Marlas being 268/4980 share out of total measuring 8 Kanal 6 Marla comprising in Khata No. 1204/1847 (old), Khata No. 1644/2347 (New) having Khaska No. 1988/2/1-1, 1988/3/2min/1-1-1.80, 1988/3/2min/0-6-2.25, 1988/3/2min/0-6-2.25, situated at Gausahla Road, Sangrur, Tehsil & Distt. Sangrur, bounded as - East: 30'-3" Shop Bharat Cement Store, West: 60'-7.14" Shop Piara Lal, North: 10'-0" Shop Pushpinder Kumar, South: 10'-0" Gausahla Main Road, belonging to Annu Garg W/o Pushpinder Kumar S/o Atma Ram R/o Street No. 3 Agar Nagar, Inside Gausahla Road, Sangrur, Tehsil & Distt. Sangrur, Purchased vide Transfer Deed No. 2019-201/281/3903 dt. 26.02.2020 registered in the office of Sub-Registrar, Sangrur.

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11. Commercial Property measuring 25.52 Sq. yards situated at Plot No. 30, New Grain Market, Sangrur, Tehsil & Distt. Sangrur, bounded as - East: 8'-9" Main Road, West: 8'-9" Booth No.42, North: 26'-3" Booth No.29, South: 26'-3" Booth No.31 and belonging to Pankaj Kumar S/o Bril Lal S/o Atma Ram R/o Gali No. 3, Agar Nagar, Sangrur, Purchased vide Transfer Deed No. 2019-201/281/1883 dt. 30.08.2019 registered in the office of Sub-Registrar, Sangrur.

12. Commercial Property measuring 2000 Sq. yards i.e. 13 Biswa 6.23 Biswas Pukhta i.e. 2 [Date of Possession] 06.07.2023 Bigha Kham, Comprised in Khata No. 497/624 (old) Khata No. 567/675 (new) having Khaska No. 2081/10-13-6.6, situated at Sunam Road, Village Kanoi, Tehsil & Distt. Sangrur, bounded as - East: 393'-0" Agri. Land; West: 269'-3" Agri. Land; North: 213'-9" Agri. Land; South: 244'-0" Road and belonging to M/s. Hero Polywins, Kanoi, Tehsil & Distt. Sangrur, purchased vide Sale Deed No. 633 dt. 19/05/2006 registered in the office of Sub-Registrar, Sangrur.

13. Commercial Property measuring 4.14 Marlas being 1/4 share out of total measuring 17 Marla comprising in Khata No. 184/353 (old), Khata No. 292/458 (New) having Khaska No. 2081/10-13-6.6, situated at Sunam Road, Village Kanoi, Tehsil & Distt. Sangrur, bounded as - East: 393'-0" Agri. Land; West: 269'-3" Agri. Land; North: 213'-9" Agri. Land; South: 244'-0" Road and belonging to M/s. Hero Polywins, Kanoi, Tehsil & Distt. Sangrur, purchased vide Sale Deed No. 633 dt. 19/05/2006 registered in the office of Sub-Registrar, Sangrur.

14. Commercial Property measuring 4.14 Marlas being 1/4 share out of total measuring 17 Marla comprising in Khata No. 184/353 (old), Khata No. 292/458 (New) having Khaska No. 2081/10-13-6.6, situated at Sunam Road, Village Kanoi, Tehsil & Distt. Sangrur, bounded as - East: 393'-0" Agri. Land; West: 269'-3" Agri. Land; North: 213'-9" Agri. Land; South: 244'-0" Road and belonging to M/s. Hero Polywins, Kanoi, Tehsil & Distt. Sangrur, purchased vide Sale Deed No. 633 dt. 19/05/2006 registered in the office of Sub-Registrar, Sangrur.

Union Bank of India Sangrur Branch (1965)

Possession Notice (Rule - 8(1))

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12. Commercial Property measuring 2000 Sq. yards i.e. 13 Biswa 6.23 Biswas Pukhta i.e. 2 [Date of Possession] 06.07.2023 Bigha Kham, Comprised in Khata No. 497/624 (old) Khata No. 567/675 (new) having Khaska No. 2081/10-13-6.6, situated at Sunam Road, Village Kanoi, Tehsil & Distt. Sangrur, bounded as - East: 393'-0" Agri. Land; West: 269'-3" Agri. Land; North: 213'-9" Agri. Land; South: 244'-0" Road and belonging to M/s. Hero Polywins, Kanoi, Tehsil & Distt. Sangrur, purchased vide Sale Deed No. 633 dt. 19/05/2006 registered in the office of Sub-Registrar, Sangrur.

13. Commercial Property measuring 4.14 Marlas being 1/4 share out of total measuring 17 Marla comprising in Khata No. 184/353 (old), Khata No. 292/458 (New) having Khaska No. 2081/10-13-6.6, situated at Sunam Road, Village Kanoi, Tehsil & Distt. Sangrur, bounded as - East: 393'-0" Agri. Land; West: 269'-3" Agri. Land; North: 213'-9" Agri. Land; South: 244'-0" Road and belonging to M/s. Hero Polywins, Kanoi, Tehsil & Distt. Sangrur, purchased vide Sale Deed No. 633 dt. 19/05/2006 registered in the office of Sub-Registrar, Sangrur.

14. Commercial Property measuring 4.14 Marlas being 1/4 share out of total measuring 17 Marla comprising in Khata No. 184/353 (old), Khata No. 292/458 (New) having Khaska No. 2081/10-13-6.6, situated at Sunam Road, Village Kanoi, Tehsil & Distt. Sangrur, bounded as - East: 393'-0" Agri. Land; West: 269'-3" Agri. Land; North: 213'-9" Agri. Land; South: 244'-0" Road and belonging to M/s. Hero Polywins, Kanoi, Tehsil & Distt. Sangrur, purchased vide Sale Deed No. 633 dt. 19/05/2006 registered in the office of Sub-Registrar, Sangrur.