

SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.
 Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana)
 Ph.: 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY(IES)

Sale Notice for sale of immovable properties as per proviso to Rule 8(6)(9)(1) and Appendix-IV-A)

(Under Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

Whereas the undersigned being one of the Authorized Officer of the Shubham Housing Development Finance Company Limited (hereinafter called the Company) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) and in exercise of powers conferred under Section 13(2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices calling upon the borrowers, whose names have been indicated in column (C) below on dates specified in column (D) written against each of them, calling upon them to repay the outstanding amount indicated in column (E) below with 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken voluntary surrendered/possession of the property mortgaged with the company, described column (F) herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 9 of the Rules on the date mentioned in column (H).

The Borrower in particular and the public in general be hereby cautioned not to deal with the properties mentioned in column (F) below and any dealings with these properties will be subject to the charge of the Shubham Housing Development Finance Company Limited for an amount mentioned in column (G)

Now, the borrower and the public in general is hereby also informed that the said properties would be sold by public auction on date, time and venue as specified in column (K) against each of the property by inviting bids in the sealed envelopes as per the procedure and terms and conditions stated below:

S. No.	Application Number	Name & Address of Applicant	Date of Notice u/sec13(2)	Demand Notice Amount	Property detail	Current due Amount (As on 24-02-2025)	Date & Type of Possession	Reserve Price	EMD (Rs.) (10% of RP)	Date, Time & Place of Auction
1.	OREW210900005039041 & OREW180200005011044	Krishan Kumar, Birhma Devi, Jaiveer, Vill Rasiawas Teh Bawal & Distt Rewari, Haryana - 123501	20-02-2025	₹ 1,59,365/- & ₹ 16,58,868/-	House Admeasuring 263 Sq. Yds. Situated at Lal Dora Gram Rasiawas Tehsil Bawal & Distt. Rewari, Haryana -123401	₹ 22,09,661/-	30-04-2025 (Symbolic)	₹ 21,44,160/-	₹ 2,14,416/-	31-03-2026, 10:00 AM to 4:00 PM, SCO 29, Mughal Canal Road, Kamal, Haryana - 132001
2.	0SAH230800005067605	Opin Kumar, Balesh, Teenu Kumar, Minakshie Devi, Daidnor Saharanpur, Village Daidnor, Saharanpur, Uttar Pradesh -247340	20-09-2025	₹ 7,93,339/-	Property Situated at Wake Abadi Gram Daidnor Pargana Gangoh Tehsil Nakur Distt. Saharanpur Uttar Pradesh - 247452 / Area 1875 Sq.Ft / Boundary (East - Talab, West - Rasta 6 Mtrs, North - House of Jaipal, South - House of Mukesh)	₹ 8,87,161/-	16-12-2025 (Symbolic)	₹ 16,20,000/-	₹ 1,62,000/-	31-03-2026, 10:00 AM to 4:00 PM, 1st Floor, Shobha Shyam Tower, GMS Road, Opp. Hotel Saffron Leaf, Dehradun, Uttarakhand, 248001
3	0KRM230100005057371	Raju Kumar, Aarti Devi, H No 559 E 1St Fir Vishnu Garden Keshopur Mandi Delhi Khyala Maszid West Delhi, Delhi - 110018	22-04-2025	₹ 13,63,876/-	Built Up Upper Ground Floor Back Side, Without Roof/Terrace Rights, Property Bearing No. 98, Khasra No. 287, Village Bindapur, Colony Known as Block V, Sector A, Bhagwati Vihar, Uttam Nagar, New Delhi-110059 / Area (360 Sq.Ft) / Boundary (East - Portion of Plot, West - Plot No. 99 / Other Property, North - Gali 10 Ft, South - Portion of Plot)	₹ 15,67,121/-	30-12-2025 (Physical)	₹ 11,20,003/-	₹ 1,12,000/-	
4	0NDA230600005063743	Narendra Kumar Gupta, Sarika Rani, 139/4, Shanti Nagar, Vijay Nagar Ghaziabad Primary School Ghaziabad Uttar Pradesh -201001	22-04-2025	₹ 16,77,883/-	House Situated at Khasra No.32/3, Village Dhundhera, Pargana Loni, Tehsil & Distt. Ghaziabad, Uttar Pradesh-201009 / Area (450 Sq.Ft) / Boundary (East - LHS Part of Property & Rasta 30 Ft Wide, West - House of Dinesh, North- Rasta 20 Ft Wide, South - House of Sohan Pal)	₹ 19,69,797/-	03-07-2025 (Symbolic)	₹ 14,40,160/-	₹ 1,44,016/-	
5	0MRT220700005050031	Sahajad, Tabssum, 22 Patelpur Kanker Khara Chhoti Masjid Meerut Uttar Pradesh -250001	22-05-2025	₹ 13,15,155/-	Khasra No 1285/1 Mohalla New Govind Puri Kankarkhera Village Nanglatashi Kasampur District Meerut Uttar Pradesh- 250002 / Area (624 Sq.Ft) / Boundary (East - Property Of Rajkali , West - House of Dinesh, North - Rasta, South - House of Vmlia)	₹ 14,95,400/-	30-07-2025 (Symbolic)	₹ 12,63,600/-	₹ 1,26,360/-	
6	0BGL230600005063750 & 0BGL230600005064304	Sarbjeeet Singh, Yash Pal Kaur, J-396 Sardar Colony, Rohini Sector 15 S.O, North West Punjabi Colony North West Delhi, Delhi -110089	13-09-2025	₹ 20,65,317/- & ₹ 10,83,673/-	Entire Third Floor With Roof/Terrace Rights Part of Build up Property Bearing No. 81 in Block - D & Pocket - 2, Sector -11, Situated in The Layout Plan of Rohini Residential Scheme Rohini Delhi - 110085 / Area 278.78 Sq.Ft / Boundary (East - Service Lane, West - Entry, North - Plot No. 80, South - Road 8.3 Mtrs)	₹ 34,02,795/-	16-12-2025 (Symbolic)	₹ 28,80,268/-	₹ 2,88,026/-	
7	0YVR231100005073564	Gagan Vijya, Seema Vijay, 81-A Upper Ground Floor, Near MCD School Chandu Park, Krishna Nagar, East Delhi Chandu Park East Delhi, Delhi - 110051	13-09-2025	₹ 18,69,334/-	Plot Situated Khasra No. 461, Village Fafrana Abadi of Satsang Vihar Fafrana Road, Modinagar Ghaziabad, Uttar Pradesh 201204 / Area 540 Sq.Ft / Boundary (East - Road, West - Road 20 Ft Wide, North - Other Plot, South - Other Plot)	₹ 19,55,168/-	29-11-2025 (Symbolic)	₹ 20,73,600/-	₹ 2,07,360/-	
8	0DWM23070000505066976	Sunita, Manoj, H.No.149C 2Nd Floor Block -C Paschim Vihar Extn Delhi SPM College, West Delhi, Delhi - 110063	20-09-2025	₹ 14,13,972/-	Back Side First Floor, Without Roof Rights, Part of Property Bearing No. A-137, Out of Khasra No. 155 Situated in The Revenue Estate of Village Bindapur, Delhi Estate Delhi, Area Abadi Known as Colony Nand Ram Park, A-Block, Uttam Nagar, New Delhi - 110059 / Area 360 Sq.Ft / Boundary (East - Plot No.137, West - Portion of Property, North - Gali 10 Ft, South - Plot No.138)	₹ 15,17,495/-	16-12-2025 (Symbolic)	₹ 12,00,096/-	₹ 1,20,009/-	
9	0NDA220500005047679	Anil Kumar, Maya Devi, Arjun Kumar, Om Dev Choudhary, Plot No. 844 2nd Floor KH. No. 1236 A Block Baba Colony Burari Delhi Swaraj Mandir, North Delhi, Delhi - 110084	22-05-2025	₹ 14,50,841/-	Upper Ground Floor Back Side Without Roof Right House No 304 Plot No. 55 out of Khasra No 6/1 Village Kamalpur Mazra Burari, Gali No. 15, Tomar Colony, Burari, Delhi -110084 / Area (450 Sq.Ft) / Boundary (East - Others Property, West - Others Property, North - Others Property, South - Road 18Ft)	₹ 16,56,461/-	30-07-2025 (Symbolic)	₹ 12,40,920/-	₹ 1,24,092/-	
10	0NDA191000005023626	Manoj Singh, Deepak Singh, 123 Block 34 Trilokpur Delhi Sai Mandir, East Delhi, Delhi -110091	10-06-2025	₹ 12,79,993/-	Flat No. 8, on First Floor, Property Bearing No. 33, out of Khasra No. 80 Min, Sudampuri Colony, Krishna Vatika, Area of Village Dundaheda, Pargana Loni, Tehsil & Distt. Ghaziabad Uttar Pradesh -201009 / Area 909 Sq.Ft / Boundary (East - Plot No. 16, West - Road 20 Ft, North - Plot No.32, South - Plot No.34)	₹ 14,57,897/-	21-08-2025 (Symbolic)	₹ 9,60,192/-	₹ 96,019/-	
11	0DMV221000005052496	Danish Saifi, Nasreen, Rafika Colony MLA Gard an Wali Gali Dasna Gzb Pani Tanki Ghaziabad Uttar Pradesh -201015	14-07-2025	₹ 9,75,654/-	Plot No. 23 out of Khasra No. 110 Amanat Enclave Village Dasna Tehsil & Distt. Ghaziabad Uttar Pradesh -201009 / Area 990 Sq.Ft / Boundary (East - 19 Ft Wide Road, West - Plot No.26 & 27, North - Plot No.222, South - Others Property)	₹ 10,95,651/-	22-09-2025 (Symbolic)	₹ 20,68,704/-	₹ 2,06,870/-	
12	0MRT1902000050117925	Islamudeen, Tipu Sultan, Shaheen, Sahib, Sirajan, H No. 1569 Mohalla Munnalal Mawana Kalan Near Madina Masjid, Meerut, Uttar Pradesh -250401	22-03-2025	₹ 6,12,006/-	Northern Part of H.N.-1569 Mohalla Munnalal Mawanakalan, Tehsil and Distt Meerut, Uttar Pradesh -250401 / Area- 1310.94 Sq.Ft (Boundary :- East - Property of Riyajudden, West - Gali, North - Property of Bindu, South - Property of Islam	₹ 7,63,116/-	30-05-2025 (Symbolic)	₹ 22,02,720/-	₹ 2,20,272/-	

S. No.	Application Number	Name & Address of Applicant	Date of Notice u/sec13(2)	Demand Notice Amount	Property detail	Current due Amount (As on 24-02-2025)	Date & Type of Possession	Reserve Price	EMD (Rs.) (10% of RP)	Date, Time & Place of Auction
13	0CTR230800005068534	Munna Sharma, Aman Kumar, Nigam Devi, B-195, Chhattarpur Enclave Maidan Garhi Extension Lavanya Hospital South West Delhi, Delhi- 110068	22-04-2025	₹ 18,76,927/-	Portion/Flat No.1 on Upper Ground Floor, Front Side, Without Roof Rights, Property Bearing No.28, Part of Khasra No.619/21 Min, Situated Within The Abadi Deh of Village Chhattarpur, Tehsil Saket, New Delhi - 110074 / Area (810 Sq.Ft) / Boundary (East - Gali 10Ft, West - Others Property, North - Others Property, South - Others Property)	₹ 22,25,158/-	07-01-2026 (Physical)	₹ 20,00,016/-	₹ 2,00,001/-	31-03-2026, 10:00 AM to 4:00 PM, 302 Third Floor, Plot No-04 LSL Market New Rajdhani Enclave, Vikash Marg near Preet Vihar Metro Station, New Delhi
14	0PRV220400005046532	Shahrukh Khan, Khizar Mohd, Nazma Parveen, H No E 307 308 New Seemapuri Delhi, Hanuman Mandir East Delhi, Delhi - 110095	10-06-2025	₹ 12,61,393/-	Fiat No G-1, Ground Floor Back LHS Plot No.B-1/82, DLF Dilshad Extension-2, Village-Bhopura, Pargana-Loni, Tehsil & Dist. Ghaziabad, Uttar Pradesh - 201005 / Area 209 Sq.Ft / Boundary (East- Road 40 Ft, West - Plot 1/97, North - Plot 1/81, South - Plot 1/83)	₹ 14,44,978/-	21-08-2025 (Symbolic)	₹ 9,60,062/-	₹ 96,006/-	
15	0NDA231000005071785	Pravesh, Neetu Kaushik, Quarter No. 14 Paramedical, Staff Quarters, Hindu Rao Hospital North Delhi, Delhi - 110007	11-10-2025	₹ 45,79,392/-	Built Up Second Floor Front Side RHS Portion, Without Roof Rights Abadi Known as Gali No 14, Tomar Colony Burari, out of Khasra No. 6/1, Situated in The Area of Village Kamalpur Majra, Burari, Delhi - 110084/ Area 125.50 Sq.Mtrs / Boundary (-)	₹ 48,00,498/-	16-01-2026 (Symbolic)	₹ 40,03,376/-	₹ 4,00,337/-	
16	0AFR230800005068491	Pradeep Kumar Jain, Neetesh Jain, S/O Lakshman Prasad Jain, Gangani Darwaja Thana Near Bank of India Firozabad Uttar Pradesh -205147	23-09-2024	₹ 16,69,253/-	Property Situated at Kasba Fariha, New Basti, Tehsil Jansana and Distt Firozabad, Uttar Pradesh - 283202	₹ 21,43,164/-	28-12-2024 (Symbolic)	₹ 21,12,000/-	₹ 2,11,200/-	
17	0AGR240200005079711	Mohit Kumar Sharma, Mahendra Kumar, Anjali Sharma, Sevia Ahir Iradat Nagar Agra Near Park Agra Uttar Pradesh -283112	20-09-2025	₹ 16,08,141/-	One Shop Situated at Pargana Khairagad, Gram Iradat Nagar Gata No 90 Min, Agra, Uttar Pradesh -282001 / Area 194 Sq.Ft / Boundary (East -Gali 9 Ft Wide, West - Shop of Bhikam Chand, North - Plot Digar, South - Iradat Nagar To Shamshabad Marg)	₹ 17,40,858/-	29-11-2025 (Symbolic)	₹ 25,91,840/-	₹ 2,59,184/-	
18	0ALG210700005037447	Jameel Khan, Rahil, Gali No 4 Nai Ka Nala Nai Basti Hathras SBI Toilet Hathras Uttar Pradesh -204101	14-07-2025	₹ 3,42,442/-	Khasra No 45 Situated at Nai Ka Nagla Hazi Colony Teh & Distt. Hathras, Uttar Pradesh -204101 / Area 376.95 Sq.Ft / Boundary (East - Ganda Kuwa, West - Plot of Madina Begum others, North - Rasta 10Ft Wide, South - Plot Of Bajarudeen)	₹ 4,02,368/-	22-09-2025 (Symbolic)	₹ 5,43,120/-	₹ 54,312/-	
19	0MAT230100005057057	Arman, Sima, H No.-102, Vyapani Mohalla Kirarai, Raya Mathura Near Markas Maszid Mathura, Uttar Pradesh -281204	22-04-2025	₹ 6,59,351/-	Land or Building Situated at Purani Abadi, Vyapariyan Mohalla, Mauza- Raya, Tehsil- Mant and Dist. Mathura, Uttar Pradesh-281204 / Area (1200 Sq.Ft) / Boundary (East - Rasta & House of Munna, West - House of Ajmeri, North - House of Bedariya, South - House of Sirajuddin / Fahim)	₹ 8,04,004/-	03-07-2025 (Symbolic)	₹ 19,39,200/-	₹ 1,93,920/-	
20	0AFR220800005050819	Manish Kumar, Geeta, Mukul, H. No. 33/14 Adarsh Nagar Colony, Rakabganj Thana, Agra, Uttar Pradesh -282001	23-12-2024	₹ 9,75,488/-	Plot No. 32 Khasra No. 174 A and 174 B Bake Krishna Dham Colony Mauza Kaulakha Tehsil and District Agra, Uttar Pradesh - 282001	₹ 10,76,972/-	05-03-2025 (Symbolic)	₹ 20,68,240/-	₹ 2,06,824/-	
21	0ALG220200005044382	Noor Mohammad, Bhagwan Begam, Bhagwan Gadi F M Tower Anoopsehar Road UP, F M Tower Aligarh Uttar Pradesh -202001	14-07-2025	₹ 6,70,552/-	Khet No.404MI, 433, 447, 448, Ramgarh Panjpur, Pargana and Tehsil Koi, District Aligarh, Uttar Pradesh 202001 / Area 477.59 Sq.Ft / Boundary (East - Rasta 18Ft Wide, West - Plot of Nawab, North - Plot of others, South - Plot of Salman)	₹ 7,66,867/-	22-09-2025 (Symbolic)	₹ 6,30,560/-	₹ 63,056/-	
22	0AFR230500005062892	Sattar, Saddak Hussain, Anisa, 4/21A Fatehpur Sikari Road Nagla Prathvinalth Shahganj Agra, Prithvinalth Temple, Agra, Uttar Pradesh -282010	20-09-2025	₹ 4,91,619/-	Residential Plot No 39 Situated at Ghata No 398 & 400 Radhapuram Colony, Mauza Sahai, Tehsil Kiraoli, District Agra, Uttar Pradesh - 283105 / Area 562 Sq.Ft / Boundary (East - 15 Ft. Wide Road, West - Land Digar, North - Part of Plot No. 39, South - Plot No. 38)	₹ 5,39,563/-	29-11-2025 (Symbolic)	₹ 4,26,400/-	₹ 42,640/-	

Note: To the knowledge of the company, there is no encumbrance on the above property. Terms and conditions of auction sale notice

PROCEDURE AND TERMS & CONDITIONS OF PUBLIC AUCTION BY INVITING BIDS:

- The property can be inspected on 27-03-2026, 10:00 AM to 4:00 PM.
- Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft/Pay Order towards the Earnest Money Deposit favouring Shubham Housing Development Finance Company Limited, payable locally. The Earnest Money deposit shall not carry any interest. Along with Bid form the proposed bidder shall also attach his/her identity proof KYC norms and proof of residence such as copy of the passport, Aadhar Card, election commission card, ration card, driving license etc; and a copy of the PAN card issued by the Income tax department.
- Last date to submit the bid along with Earnest Money Deposit is on or before 30-03-2026, 10:00 AM to 4:00 PM
- In no eventually the property would be sold below the reserve price indicated against each of the property.
- On the date of sale all the, bids so received would be opened and the bid of the highest bidder, provided it is above the reserve price, may be accepted by the company. However the bidders personally present at the auction site shall have the right to further enhance their bid price, subject to a minimum of Rs.5,000/- (Rupees Five Thousand Only) and in the event of higher bid price being offered the company shall have the right to accept the same. Thereafter, the Purchaser will be required to pay deposit of 25% (Twenty-Five percent) of the sale price, after adjusting the earnest money deposit, immediately at the fall of hammer with the undersigned upon receipt of said amount the company will confirm the acceptance of the bid. The request for extension of time may be allowed by the Authorised officer at his sole discretion subject to such terms and conditions as may be deemed fit and proper by him. In the event the highest bidder fails to tender 25% of the bid amount immediately at the fall of hammer then the earnest money deposited by the highest bidder will be forfeited and the property would be offered to the second highest bidder. The balance amount of the purchase price shall be paid by the Purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as maybe agreed upon in writing by the parties. In default of payment & within the time as mentioned above, the company shall be at liberty to forfeit the Earnest Money Deposit and/or any other deposit made by the purchaser and proceed with re-auction of the Property. That defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which may be subsequently sold.
- All the payments shall be made by the purchaser by means of the Demand Draft/Pay Order favouring Shubham Housing Development Finance Company Limited.
- On receipt of the sale in full, the company shall be issuing a Sale Certificate in favour of the Purchaser and would hand-over the possession of the property to the Purchaser.
- The said Immovable Property described in the Schedule shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned authorised officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
- The Demand Draft/Pay Order deposited towards the earnest money shall be returned to the unsuccessful bidders.
- For all the purposes sale of these Properties is strictly on 'AS IS WHERE IS BASIS' and 'AS IS WHAT IS BASIS AND WITHOUT ANY RECOURSE BASIS'. The company is not aware of any encumbrances of any nature whatsoever on the aforesaid properties.
- All expenses relating to Stamp Duty, Registration Charges, Transfer Charges, Mutation charges and any other charges in respect of the above referred property shall be borne by the Purchaser only.
- The Authorised officer is not bound to accept the highest offer or any or all offers/bid(s) and the company reserves its right to reject any or all bid(s) without assignment any reasons thereof.
- No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings on presentation of authority letter.
- In case all the dues together with all cost charges and expenses incurred by the company are tendered or settled by the above named borrowers at any time before the date fixed for sale for the property, under Sec13(8) of the Act, then the property will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the company.
- This notice is also a notice to above said Borrowers under Rule 8(6) and APPENDIX IV A of the security Interest Enforcement Rules 2002 to the Customer at their respective address as mentioned in column 'C' & 'F'.
- For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.shubham.co.
- For further information, clarity or any assistance, same can be approached to Authorised Officer - for Sr.No. 1 - Mohit Malik at Mobile No: 9050009378, for Sr.No. 2 - Pradeep Shukla at Mobile No: 7496689910, for Sr.No. 3 to 15 - Rajesh Chauhan at Mobile No: 7838959567, for Sr.No. 16 to 22 - Yogender Singh at Mobile No: 8756743120

Place : GURUGRAM
 Date : 27-02-2025
 Authorised Officer
 Shubham Housing Development Finance Company Limited