

**By Post/Pasting /Publication/E-mail/WhatsApp**

Date:29.04.2025

To,

1. Shri Rajnish Karki S/o Shri J.S. Karki,  
Vill-Ramadi, Post-Shaama Patti,  
Vichalladaanpur, Tehsil-Kapot, District-Bageshwar  
Uttarakhand -263633  
[rajnish@karkiassociates.com](mailto:rajnish@karkiassociates.com)  
[ishaan2495@gmail.com](mailto:ishaan2495@gmail.com)  
98730-89538  
95828-12402

Also at.

Vill- Naini, Ranikhet,  
District- Almora  
Uttarakhand- 263645

2. **Smt. Manisha Rajnish Karki**  
W/o Shri Rajnish Karki,  
Vill-Ramadi, Post-Shaama Patti,  
Vichalladaanpur, Tehsil-Kapot, District-Bageshwar  
Uttarakhand -263633  
[manishakarki84@gmail.com](mailto:manishakarki84@gmail.com)  
95828-12402

Also at.

Vill- Naini, Ranikhet,  
District- Almora  
Uttarakhand- 263645

**SUB:** Auction Sale Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ('the said Act') read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ('the said Rules').

**REF:** Loan Account No. TL00035

Dear Sir/Madam,

This has a reference to legal action initiated by Akasa Finance Limited (Previously known as Pooja Finelease Limited) for the purpose of enforcing the security interest for recovery of outstanding dues in exercise of powers under SARFAESI Act, 2002 and the Rule made



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011 - 45008000

CIN : U74899DL1995PLC064213



**Registered Office :** 70/A-32,  
Rama Road Industrial Area,  
Najafgarh Road, New Delhi-110015

there-under. You have failed to make payment towards the discharge of your liabilities to Akasa Finance Limited, it is proposed to Auction the below mentioned immovable secured asset under the provisions of the SARFAESI Act, 2002. It is again brought to your kind notice that Akasa Finance Limited through Ld. Court Receiver has taken physical possession of the property on 12.03.2025.

A redemption notice dated 18.03.2025 has been already issued to you the addressees in compliance of rule 8(6) of The Security Interest (Enforcement) Rules, 2002 towards the right to redemption under SARFAESI Act with a demand to the outstanding dues with cost and charges and expenses and further contractual interest till payment, due and payable against your loan account at any time on or before 30 days from the date of receipt of redemption Notice and you were also informed and notified that the said property in question shall be sold by way of e-auction or through private treaty.

It may be added that a sum of **Rs.7,07,45,808/- (Rupees Seven Crore Seven Lakhs Forty Five Thousand Eight Hundred And Eight Only)** is outstanding and payable as on 18.10.2023 and the same as of 12.03.2025 is Rs.7,60,63,276/- (Seven crore sixty lakh sixty three thousand two hundred seventy six Only) along with future contractual interest in the said Loan account, which you may please take a note of.

It is noted that you have failed to redeem the said property in terms of the redemption notice dated 18.03.2025, therefore, the undersigned has no option but to put the said property for e- Auction scheduled on 07.06.2025.

**Description of the property:**

“Entire Ground Floor erected on L-1/13, Hauz Khas Enclave, New Delhi-110016 admeasuring 625 sq. yards, by virtue of Registered Sale Deed having registration No. 3735 in book No. 1, Volume No. 9164”.

**Date: 29<sup>th</sup> April, 2025**

**For Akasa Finance Limited**

**Place: Delhi**

**Authorised Officer**

**For any query, please contact Mr. Brajesh Pandey on +91-97171-71117**



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