

INTEC CAPITAL LTD
Regd. Office: 708, Manjusha Building, 57 Nehru Place, New Delhi - 110019
APPENDIX IV [See rule 8(2)] POSSESSION NOTICE
Whereas the undersigned being the authorized officer of the INTEC CAPITAL LTD under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with [rule 3] of the security interest (Enforcement) Rules, 2002, issued demand notice dated 12.06.2023 sent by speed post on 13.06.2023 calling upon the Borrower M/s Allied Engineering Solutions (Borrower), Mr. Sanjeev Jain (Guarantor / Proprietor / Mortgagee), Mr. Bihari Lal Jain (Guarantor), Mrs. Shanno Jain (Guarantor), M/s Allied Industries (Guarantor) (Loan Agreement Number: 2137 vide Loan account Number LNO100013-40003199) to repay the amount mentioned in the notice being Rs. 10,18,69,182/- (Rupees Ten Crore Eighteen Lakh Sixty Nine Thousand One Hundred Eighty Two Only) within 60 days from the date of the receipt of the said notice.

MFS INTERCORP LIMITED
CIN: L27209DL1986PLC254555
Registered Office: Office No.5 1st Floor BLK B PKT 3 SEC 34 Rohini, North West, Delhi, India, 110042
Email Id: muskanferros@gmail.com
Website: www.mfsintercorpdl.com
NOTICE OF POSTAL BALLOT
Notice is hereby given that the resolution as set out below is proposed to be passed by the members of MFS Intercorp Limited ("the Company") by means of Postal Ballot, only by way of remote e-voting process ("e-voting"), pursuant to Section 108 and Section 110 of the Companies Act, 2013 ("the Act"), Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("the Rules") and all other applicable provisions, if any, of the Act and the Rules made thereunder read with General Circular Nos. 14/2020 dated April 8, 2020 and 17/2020 dated April 13, 2020, 22/2020 dated 15th June 2020, 33/2020 dated 28th September 2020, 39/2020 dated 31st December 2020, 10/2021 dated 23rd June 2021, 20/2021 dated 8th December 2021 read with other relevant circulars, including General Circular Nos. 03/2022 dated 5th May 2022, 09/2022 dated 19th September 2024 and latest 03/2025 dated September 22, 2025 issued by the Ministry of Corporate Affairs, Government of India (the "MCA Circulars"), Secretarial Standard on General Meetings ("SS-2") and issued by the Institute of Company Secretaries of India, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and any other applicable law, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), read with the equity listing agreement executed with the stock exchange on which the equity shares of the Company are listed, for seeking approval of the shareholders by way of special resolutions for matters as considered in the Resolutions appended below through remote e-voting process.

DESCRIPTION OF SPECIAL RESOLUTIONS
1. INCREASE IN THE AUTHORIZED SHARE CAPITAL AND CONSEQUENT ALTERATION OF MEMORANDUM OF ASSOCIATION
2. ISSUANCE OF CONVERTIBLE WARRANTS ON A PREFERENTIAL BASIS AND MATTERS RELATED THEREWITH - FRESH SHAREHOLDERS' APPROVAL
In terms of the General Circulars, the Company has emailed the Postal Ballot Notice along with Explanatory Statement on Thursday, 29th Day of January 2026, to the shareholders of the Company as on Friday, 23rd Day of January 2026 ("Cut-off Date"). Voting rights shall be reckoned on the paid-up value of equity shares registered in the name of shareholders as on the Cut-off Date.
Further shareholders, whose email ids are not registered, may temporarily get their email id registered with the Company's Registrar and Share Transfer Agent, Satellite Corporate Services Private Limited, by following the registration process as guided. Post successful registration of the email, the shareholder would get a soft copy of the notice and the procedure for e-voting along with the User ID and Password to enable e-voting for this Postal Ballot. In case of any queries, shareholders may write to muskanferros@gmail.com. The Postal Ballot Notice and instructions for e-voting may also be accessed on the website of the company i.e. www.bseindia.com and https://www.cdslindia.com.
The Company is providing facility of voting through electronic mode (E-voting) through CDSDL e-voting Platform. The e-voting shall commence from Friday, 30th January 2026 (09:00 A.M.) till Sunday, 01st March 2026 (05:00 P.M.). The e-voting facility shall be disabled by CDSDL thereafter. The voting rights of members shall be in proportion to their shares of the paid-up equity share capital of the Company as on the cut-off date i.e. Friday, 23rd Day of January 2026.
Further the Board of Directors of the Company have appointed Mr. Ankur Gandhi and Associates, (M. No. 48016, CP No.17543) Practicing Company Secretaries, as Scrutinizer for conducting the voting process through Postal Ballot (e-voting) in accordance with the law and in a fair and transparent manner.
The Scrutinizer will submit his Report to the Chairman of the Company, upon completion of scrutiny of Postal Ballot (e-voting) provided by CDSDL in a fair and transparent manner. The result of the Postal Ballot will be declared on or before Tuesday, 03rd Day of March 2026 and will be communicated to the BSE Limited and further will be posted on the Company's website www.mfsintercorpdl.com.
For any grievances connected with the electronic voting, you may refer to the Frequently Asked Questions (FAQs) for Shareholders and the e-voting user manual for Shareholders available at the download section of helpdesk.evoting@cdslindia.com or 1800 225 53 03 or the undersigned at the contact details mentioned above.
For MFS Intercorp Limited
Date: 29/01/2026
Place: Delhi

TRUHOME FINANCE LIMITED
(Formerly Known As Shirram Housing Finance Limited)
Reg. Off.: Srinivasa Tower, 1st Floor, Door No. 5, Old No. 11, 2nd Lane, Cenatopha Road, Alwarpet, Teynampet, Chennai-600018
Head Office: Level 3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kuria Complex, Bandra (East), Mumbai-400051
Website: http://www.truhomefinance.in
SYMBOLIC POSSESSION NOTICE
Whereas, the undersigned being the authorised officer of Truhome Finance Limited (Formerly Shirram Housing Finance Limited) under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued demand notices to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the said demand notices.
The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned being the Authorised officer Truhome Finance Limited (Formerly Shirram Housing Finance Limited) has taken SYMBOLIC 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 on 28/Jan/2026.
The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to the charge of Truhome Finance Limited (Formerly Shirram Housing Finance Limited) for an amount as mentioned herein below with interest thereon.
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.
Borrower's Name and Address
M/S Goyal Metal (Prop. Mr. Giridharil Agrawal (Deceased) Trough Legal Heirs, LR No.1-Mrs. Anita Agrawal W/O Mr. Giridharil Agrawal LR No.2-Mr. Keshav Agrawal S/O Mr. Giridharil Agrawal LR No.3-Ms. Nandani Agrawal D/O Mr. Giridharil Agrawal LR No.4-Ms. Manjari Agrawal D/O Mr. Giridharil Agrawal LR No.5-Ms. Priya Agrawal D/O Mr. Giridharil Agrawal Add:- Gokul Restoran ke Piche, Saraswati Kund, Shivaji Nagar, Mathura (UP)- 281001.
Mr. Giridharil Agrawal (Deceased) S/O Satyanarayan Agrawal Trough Legal Heirs, LR No.1-Mrs. Anita Agrawal W/O Mr. Giridharil Agrawal LR No.2-Mr. Keshav Agrawal S/O Mr. Giridharil Agrawal LR No.3-Ms. Nandani Agrawal D/O Mr. Giridharil Agrawal LR No.4-Ms. Manjari Agrawal D/O Mr. Giridharil Agrawal LR No.5-Ms. Priya Agrawal D/O Mr. Giridharil Agrawal Mr. Radeshyam Agrawal S/O Mr. Satyanarayan Agrawal Mrs. Anita Agrawal W/O Mr. Giridharil Agrawal Add:- House No.38, Shree Jai Garden 1, Goverdhan Road, Bakajpur, Satoha, Mathura, Uttar Pradesh-281004.
Amount due as per Demand Notice
Demand Notice date - 15-Nov-2025
Rs.83,73,093/- (Eighty three lakh, seventy three thousand, ninety-three Only) as on 10 Nov 2025 under reference of Loan Account No. TLPHAGRA0000768 further interest at the contractual rate, within 60 days from the date of receipt of the said notice.
Description of Mortgaged Property
Property-1 : All that the piece and parcel of immovable property Residential House MPL No. 173/245, Plot No. 589 Situated at Om Nagar, Mouza Jaisinghpura Bangar, Tehsil & Distt. Mathura (U.P.). Area of the Property- 296.08 Sq. Mtr. Bounded- North- Plot No. 50A, South- Plot No. 48A, East- Plot No. 39A West- Road 25" wide
Place: Mathura
Date: 28.01.2026

ARCEE INDUSTRIES LIMITED
Regd. Office: 7H K.M. Barwala Road, Talwandi Rana, Hisar - 125 001 (Haryana)
Website: www.arceelndustries.in CIN No. L29120HR1992PLC031681
Ph No. 98120-20111, 98120-40111, EMAIL ID: arceelnd@rediffmail.com
Unaudited Financial Results for the Quarter & Nine month ended on 31.12.2025
(Rs. in lakhs except as stated)
Particulars Quarter ending 31.12.2025 (Unaudited) Quarter ending 31.12.2024 (Unaudited) Nine Months ending 31.12.2025 (Unaudited) Nine Months ending 31.12.2024 (Unaudited) Year Ended 31.03.2025 (Audited)
Revenue from operation (Including Other Income) 1.31 11.12 1.7 27.54 23.19
Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items) (6.21) (4.95) (35.25) (30.04) (41.27)
Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items) (6.21) (4.95) (35.25) (30.04) (41.27)
Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items) (6.21) (4.95) (35.25) (30.04) (13.37)
Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)] - - - - -
Equity Share Capital 513.88 513.88 513.88 513.88 513.88
Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year - - - - (162.18)
Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)- a) Basic (0.12) (0.10) (0.69) (0.58) (0.26) b) Diluted (0.12) (0.10) (0.69) (0.58) (0.26)
Note: 1. The above is an extract of the detailed format of Quarterly/Yearly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly/Yearly Financial Results are available on the Stock Exchanges website (www.bseindia.com). 2. The above results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 29th January, 2026. A Limited Review of the same has been carried out by the Statutory Auditors of the Company.
For and on behalf of Board of Directors
Arcee Industries Limited
Sd/- Shrutu Gupta DIN-01742368 Director
Place : Hisar
Date : 30.01.2026

NICE PROJECTS LIMITED - In Liquidation
Regd. Off.: C-56A, Kalka JI, New Delhi, Delhi, India - 110019
E-Auction
Sale of Asset of Corporate Debtor under the Insolvency and Bankruptcy Code, 2016 (IBC)
Date and Time of E-Auction: 23rd February 2026, Monday at 11:00 AM to 02:00 PM (With unlimited extension of 5 minutes each)
SALE NOTICE
Notice is hereby given for Sale Assets of M/s Nice Projects Limited - In Liquidation ("Corporate Debtor") as on Standalone Basis under regulation 32(a) of Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("IBBI Liquidation Regulations") forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble NCLT Delhi Bench-II under the Insolvency and Bankruptcy Code, 2016 and the regulations made thereunder.
ASSETS Reserve Price Earnest Money Deposit ("EMD") Money Bid Incremental Value
LOT- 1 Sale of First Right to Recover upto amount of encashed Bank Guarantee of CD i.e. Rs. 8.97 crore along with Interest. 3,53,54,250/- 2,50,000/- 2,50,000/-
The sale shall be subject to the Terms and Conditions prescribed in the "E-Auction Process Information Document" available at https://ibbi.baanknet.com/eauction-ibbi/asset-listing to the following conditions:
1. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. Liquidator of M/s Nice Projects Limited in liquidation reserves the right to suspend/abandon/cancel/extend or modify process terms and/or reject or disqualify any prospective bidder/bid offer at any stage of the e-auction process without assigning any reason and without any liability.
2. E-Auction will be conducted on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS, NO RECOURSE BASIS" through approved service provider i.e. Banknet Portal's website: https://ibbi.baanknet.com/eauction-ibbi/asset-listing
3. The timeline of auction is as follows:
S. No. Description Start Date Start Time Last Date Last Time
1. Public Announcement of e-Auction: Opening of Auction Portal and availability of the e-Auction Process Information Document on the Service Provider's website. 31-01-2026 10:00 31-01-2026 18:00
2. Submission of Expression of Interest and relevant documents 31-01-2026 10:00 21-02-2026 18:00
3. Inspection or due diligence of assets under auction between 04-02-2026 10:00 11-02-2026 18:00
4. Submission of EMD 05-02-2026 11:00 21-02-2026 18:00
5. E-Auction 23-02-2026 11:00 23-02-2026 14:00
6. Evaluation of documents 24-02-2026 10:00 25-02-2026 18:00
7. Issue of Letter of Intent ("LOI") 26-02-2026 10:00 28-02-2026 18:00
8. Payment of balance consideration (30 days from LOI) 28-02-2026 10:00 30-03-2026 18:00
4. The time period for payment by successful bidder shall be 90 days as provided in Clause (12) of Para 1 of Schedule I of IBBI Liquidation Regulation provided payments made after thirty days shall attract interest @ 12%.
5. More details are available in e-auction Process Information Document updated on e-auction website i.e. https://ibbi.baanknet.com/eauction-ibbi/asset-listing.
6. For any query Contact: Helpline number: 82912 20220; Email ID: support.baanknet@gmail.com Or contact Mr. Vivek Puri (Liquidator), Contact No: +91 9810015003, mail id- liq.niceprojects@gmail.com, communication address: A-166, 2nd Floor Defence Colony, New Delhi 110024.
NICE Projects Limited in Liquidation
IBBI/IPA-001/IP-PO0813/2017-2018/11376
A-166, 2nd Floor Defence Colony, New Delhi 110024
Place: Delhi
Date: 31.01.2026

CHANDRA PRABHU INTERNATIONAL LIMITED
Registered Office: 522, 5th Floor, Galleria Tower, Galleria DLF-IV, Gurugram, Haryana-122009
CIN: L51909HR1984PLC133745
Email : info@cpil.com, cs@cpil.com Website : www.cpil.com
Statement of Unaudited Standalone Financial Results for the Quarter and Nine Months Ended on December 31, 2025
The Unaudited Standalone Financial Results for the quarter and nine months ended on December 31, 2025 ("Financial Results") have been reviewed by the Audit Committee and approved by the Board of Directors of the Company in their respective meeting held on January 30, 2026.
The full format of Financial Results are available on the website of Stock exchange at www.bseindia.com also on the Company's website i.e. https://www.cpil.com/financial-results.php. The same can be accessed by scanning the QR Code.
Please scan the below QR Code to view the full financial results:
On Behalf of the Board of Directors
Chandra Prabhu International Limited
Sd/- Gajraj Jain
Place- Gurugram
Date- 30th January, 2026

INDIA SHELTER FINANCE CORPORATION LTD.
Regd. Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002
Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules").
Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram Haryana -122002, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below.
Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) Demand Notice u/s 13(2) Date & Amount Symbolic Possession 02-07-2025 Reserve Price Rs. 10,11,000/- (Ten lakh eleven thousand Only) EMD Deposition Last Date 17-02-2026
HL32CHLONS00005068199/AP-10158528 Mrs. Sugana Bai W/O Durga Shankar, Mr. Durga Shankar S/O Nathu Lal, Mr. Nathu Lal S/O Ganesh Lal Reside At:- Plot No. 22, Satarar Road, village Girchar, Pura, tehsil Ladpura Dist Kota Rajasthan 324008
Description Of The Immovable Property/ Secured Asset : All Piece And Parcel Of Property Plot NO 22 Village Girchar Pura, Tehsil ladpura dist kota rajasthan 324008
Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) Demand Notice u/s 13(2) Date & Amount Physical Possession 02-07-2025 Reserve Price Rs. 34,40,000/- (Three lakh eighty-four thousand Only) EMD Deposition Last Date 17-02-2026
LOAN ACCOUNT NO HLBUCHLONS00005052455/A P-11020011 MRS. MANJU KANWAR S/O BAJRAJ SINGH & MRS. BAJRAJ SINGH S/O HARISHCHAND SINGH Residence At:- 1-F-38 Rangbari Yojna Kota Rajasthan 324005
Description Of The Immovable Property/ Secured Asset : All Piece And Parcel Of Property Plot No 07, Khasra No 1122, Gram Anwil, Teh. - Mandana Tah. - Mandana Dist. Kota Rajasthan admeasuring Area 1000 Sqft BOUNDARY:- East-Rasta, West-Plot No.10, North-Plot No.8, South-Plot No.6
Place Of Emd Deposition / Place Of Auction: branch office at Plot No-36, Ground Floor, Riddhi Siddhi Niwas, Captain colony, Jaipur Road, Kamdhenu Circle, Tonk, Rajasthan- 304001
Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.
For further details and queries, please contact Authorized Officer, Mr. Himmat Singh Rathore, Mobile No.8290680920 at Plot No-36, Ground Floor, Riddhi Siddhi Niwas, Captain colony, Jaipur Road, Kamdhenu Circle, Tonk, Rajasthan- 304001, or refer the website https://www.indiashelter.in of the Secured Creditor.
DATE: 31.01.2026 PLACE: RAJASTHAN FOR INDIA SHELTER FINANCE CORPORATION LTD

"IMPORTANT"
Whilst care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.
UGRO Capital Limited
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kuria, Mumbai 400070
DEMAND NOTICE
UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")
The undersigned being the authorised officer of UGRO Capital Limited under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:
Sl.No. Name of the Borrower(s) Demand Notice Date and Amount
1. 1) SUNIL KUMAR 2) SAROJ KUMARI 3) SUNIL KUMAR 4) SUNITA DEVI LAN - UGNODMS0000060671 Demand Notice date: 16-Jan-2026 Notice Amount: 21,87,365.00/- (Rupees Twenty One Lakh Eighty Seven Thousand Three Hundred Sixty Five Only) As on 16/01/2026
Description Of Secured Asset(s): A Residential House Of Area Measuring 60 Sq. Yards, I.E. 50/166 Sq. Mtrs. Out Of Khasra No. 232, Situated At Mohalla Christian Nagar Tahsil & Distt. Ghaziabad U.P. Boundaries: As Per 'Sas Deed On Or Towards The East- Land Bhikari On Or Towards The West- Rasta 10 Ft Wide On Or Towards The North- Abadi Ramcharan On Or Towards The South- Plot Other
The borrower(s) are hereby advised to comply with the demand notice(s) and pay the full amount mentioned therein and hereinafter within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility availed by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with UGRO Capital Limited. In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, UGRO Capital Limited shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to UGRO Capital Limited. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law.
The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent of UGRO Capital Limited and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.
Place: DELHI Sd/- (Authorized Officer)
Date: 31.01.2026 For UGRO Capital Limited, authorised.officer@ugrocapital.com

PNB Housing Finance Ltd.
Regd. Off.: 9th Floor, Antriksh Bhawan, 22, K.G. Marg, New Delhi-110001, Ph: 011-23357171, 23357172, 23705414, Web: www.pnbhousing.com
BRANCH OFF: 1ST FLOOR, PINACLE TOWER, VAISHALI CORNER, GARRH ROAD, MEERUT-250004 (U.P.) & BRANCH OFF: PSCD, 1ST & 2ND FLOOR, HUDA MARKET, NEAR JHARSA CHOWK, SECTOR-31, GURUGRAM-122001
NOTICE UNDER SECTION 13(2) OF CHAPTER III OF SECURITIZATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, READ WITH RULE 3(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AMENDED AS ON DATE
We, the PNB Housing Finance Ltd. (hereinafter referred to as "PNBHFL") had issued Demand notice u/s 13(2) of Chapter III of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") by our MEERUT, Office Situated At 1st Floor, Pinacol Tower, Vaishali Corner, Garh Road, Meerut-250004, (U.P.) & Also by our GURGAON, Office Situated At PSCD, 1st & 2nd Floor, Huda Market, Near Jharsa Chowk, Sector-31, Gurugram-122001. The said Demand Notice was issued through our Authorized Officer, to you all below mentioned Borrowers/Co-Borrowers/Guarantors since your account has been classified as Non-Performing Assets as per the Reserve Bank of India National Housing Bank guidelines on payment of installments/interest. The contents of the same are the defaults committed by you in the payment of installments/principals, interest, etc. The outstanding amount is mentioned below. Further, with reasons, we believe that you are evading the service of Demand Notice and hence this Publication of Demand Notice which is also required u/s 13(2) of the said Act. You are hereby called upon to pay PNBHFL within a period of 60 Days of the date of publication of this demand notice the aforesaid amount along with up-to-date interest and charges, failing which PNBHFL will take necessary action under all or any of the provisions of Section 13(4) of the said Act, against all or any one or more of the secured assets including taking possession of the secured assets of the borrowers and guarantors. Your kind attention is invited to provisions of sub-section (8) of Section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 where under you can tender/pay the entire amount of outstanding dues together with all costs, charges and expenses incurred by the PNB HFL only till the date of publication of the notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty. Please also note that if the entire amount of outstanding dues together with the costs, charges and expenses incurred by the PNB HFL is not tendered before publication of notice for sale of the secured assets by public auction, by inviting quotations, tender from public or by private treaty, you may not be entitled to redeem the secured asset(s) thereafter. FURTHER you are prohibited u/s 13(13) of the said Act from transferring either by way of sale, lease or in any other way the aforesaid secured assets.
Loan A/c No. (s) & Branch Name & Address of Borrower & Co-borrower Name & Address of Secured Asset Property(ies) Mortgaged Date of Demand Notice Amount O/s as on Demand Notice
NHL/ME/0822/1021376 B.O.: Nagpur All Legal Heir's Of Deceased Late Mr. Ashwani Kumar (Borrower) & Mrs. Rameshwari Devi (Co-Borrower) Add:- Majal Singh, 1383, Siddharth Nagar, Hapur, Uttar Pradesh-245101. Add:-2- Majl No 39, Khasra No- 418, Bhaqyanagar (Ashok Colony), Village Channi, Pargana Tehsil And Distt. Hapur, Uttar Pradesh-245101. NA MPL No 39, Khasra No- 418, Bhagyanagar (Ashok Colony), Village Channi, Pargana Tehsil And Distt. Hapur, Uttar Pradesh-245101. 27-Jan-2026 Rs. 21,90,752.00/- (Rupees Twenty One Laks Seven Hundred Fifty Two Only)
HOU/GU/0815/308152 B.O.: Gurgaon All Legal Heir's Of Deceased Late Mr. Amit Kumar (Borrower) & Late Mrs. Manisha Arora (Co-Borrower) Add:- P-2383, Mohan Garden, Uttam Nagar, Delhi-110059. Add:-2- Primary-1406, 14, Tower 10, SuperTech Basera B.O.: (Affordable Housing), Sector-79 & 79B, Gurgaon, Haryana-122001. Late Mrs. Manisha Arora (Co-Borrower) Add:- Ifico-fokio General Insurance Co Ltd, 4, 5th Floor, Ifico Tower, Plot-3, Sec-29, Gurgaon, Haryana-121001. NA Primary-1406, 14, Tower 10, SuperTech Basera (Affordable Housing), Sector-79 & 79B, Gurgaon, Haryana-122001. 27-Jan-2026 Rs. 8,93,999.10/- (Rupees Eight Laks Ninety Three Thousand Nine Hundred Nine Ten Paise Only)
PLACE:- MEERUT, GURGAON, DATE:- 30.01.2026 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

INDIA SHELTER FINANCE CORPORATION LTD.
Regd. Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002
Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules").
Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at 6th Floor Plot no. 15, Sector-44, Institutional Area, Gurugram-122003 will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below.
Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) Demand Notice u/s 13(2) Date & Amount Symbolic Possession 23-01-2026 Reserve Price Rs. 9,00,000/- (Rupees Nine Lakh Only) EMD Deposition Last Date 05-03-2026
HL36CHLONS00005071625/AP-10171623 MRS. PIYARI W/O RATA RAM & MRS. RATA RAM S/O TILOK (Rupees Nine Lakh Eighty-six Thousand Six Hundred Sixty-five Only) 11-NOV-2025 And Rs. 9,86,665/- (Rupees Nine Lakh Eighty-six Thousand Six Hundred Sixty-five Only) 11-NOV-2025 And Rs. 9,86,665/- (Rupees Nine Lakh Eighty-six Thousand Six Hundred Sixty-five Only)
Bid Increase Amount 10000/-
Date and Time of Inspection 03-03-2026 (Inspection Time 10:00 AM to 05:00 PM)
Date & Time of Auction 05-03-2026 (Auction Time 10:00 AM to 5:00 PM)
Description Of The Immovable Property/ Secured Asset : All That Part And Parcel Of The Property Situated At Plot No. 25 Khasra No. 386 Vijay Lalrai Nagar Palii Raj 306401 Palii Rajasthan Adm Area 875 Sq. Ft. Boundary - East- Plot No. 24, West- Plot No. 26, North - Plot No. 18, South- Road.
Place Of Emd Deposition / Place Of Auction: KHASARA NO. - 1539, CHAK NO. 2, BRHAM VIHAR, GAUTAM VIHAR, MAIN SOJAT ROAD, PALI - 306401.
Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.
For detailed terms and condition of the sale, please refer to the Secured Creditor's website www.indiashelter.in or contact Authorized Officer.
DATE: 31.01.2026 PLACE: RAJASTHAN FOR INDIA SHELTER FINANCE CORPORATION LTD

VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-auction Sale Notice for Sale of Immovable Assets under the Securitization 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. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagee(s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Vastu Housing Finance Corporation Limited (the Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website https://sarfaesi.auctiontiger.net
S Account No. and Name of borrower, Co-borrower, Mortgagees Date & Amount per Demand Notice u/s 13(2) & Date of Physical Possession Descriptions of the property/Properties Reserve Price, Earnest Money Deposit (In Rs.) E-Auction Date and Time, EMD Submission Last Date, Inspection Date
1 LP0000000098310 Aaleem Khan (Borrower), Mumina Begam (Co-Borrower) Demand Notice Date 20/Sep/24 & Amt Rs.384304/- as on 16/Sep/24 + Interest Cost etc. & 06/Oct/25 House Situated At Nagla Beech Mauza Rudhau, Pahadpur Tehsil Tundi District Firozabad, Firozabad, Tundi, Firozabad, Uttar Pradesh, 283204, Property of Plot On Land Measuring Area 279.9 Sq.Mts. Rs.613040/- Rs.61304/- 04/03/2026 Timings 10:00 AM to 12:00 PM, 03/03/2026 up to 5:00 PM, 14/02/2026
2 MHL000000180763 Ajay Chauhan (Co-Borrower), Kiran Raghav (Guarantor), Demand Notice Date 01/Sep/25 & Amt Rs.1023960/- as on 11/Aug/25 + Interest Cost etc. & 09/Dec/25 Plot measuring area 120 sqy. Khasra no. 323 Mauza Dhoreha Bangar Tehsil Distt. Mathura Rs.1425600/- Rs.142560/- 04/03/2026 Timings 10:00 AM to 12:00 PM, 03/03/2026 up to 5:00 PM, 14/02/2026
1. All Interested participants / bidders are requested to visit the website https://sarfaesi.auctiontiger.net. For details, help, procedure and online training on e-auction, prospective bidders may contact M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger); Address : Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad - 380 006 Gujrat (India). Contact Person : Mr. Ram Sharma contact number: 8000023297/9825562818/9285562821/079-6813 68426869. email id: ramprasad@auctiontiger.net, support@auctiontiger.net
2. For further details on terms and conditions please visit https://sarfaesi.auctiontiger.net to take part in e-auction.
3. For more details about the property kindly contact to Authorized officer : Raman Joshi Contact no. 7838293620
THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Date : 31.01.2026
Place : Firozabad, Mathura
Authorized officer Vastu Housing Finance Corporation Ltd

INDIA SHELTER FINANCE CORPORATION LTD.
Regd. Office: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002
Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act") read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the Rules").
Notice is hereby given to the public in general and in particular to the Borrower(s), Co Borrower(s) and Guarantor(s) or their legal heir(s) or representative(s) that the below described immovable property(s) mortgaged/charged to India Shelter Finance Corporation Limited (hereinafter referred to the Secured Creditor), the possession of which has been taken by the Authorized Officer of the Secured Creditor having its Registered Office at 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram Haryana -122002, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on the dates mentioned below for realization of the amount due to the Secured Creditor from the borrowers, co borrowers and guarantors. The sale will be done by the Authorized Officer at the place mentioned below.
Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) Demand Notice u/s 13(2) Date & Amount Symbolic Possession 02-07-2025 Reserve Price Rs. 10,11,000/- (Ten lakh eleven thousand Only) EMD Deposition Last Date 17-02-2026
HL32CHLONS00005068199/AP-10158528 Mrs. Sugana Bai W/O Durga Shankar, Mr. Durga Shankar S/O Nathu Lal, Mr. Nathu Lal S/O Ganesh Lal Reside At:- Plot No. 22, Satarar Road, village Girchar, Pura, tehsil Ladpura Dist Kota Rajasthan 324008
Description Of The Immovable Property/ Secured Asset : All Piece And Parcel Of Property Plot NO 22 Village Girchar Pura, Tehsil ladpura dist kota rajasthan 324008
Loan Account Number/AP Number And Name of Borrower(s) / Co-Borrower(s) / Guarantor(s) Demand Notice u/s 13(2) Date & Amount Physical Possession 02-07-2025 Reserve Price Rs. 34,40,000/- (Three lakh eighty-four thousand Only) EMD Deposition Last Date 17-02-2026
LOAN ACCOUNT NO HLBUCHLONS00005052455/A P-11020011 MRS. MANJU KANWAR S/O BAJRAJ SINGH & MRS. BAJRAJ SINGH S/O HARISHCHAND SINGH Residence At:- 1-F-38 Rangbari Yojna Kota Rajasthan 324005
Description Of The Immovable Property/ Secured Asset : All Piece And Parcel Of Property Plot No 07, Khasra No 1122, Gram Anwil, Teh. - Mandana Tah. - Mandana Dist. Kota Rajasthan admeasuring Area 1000 Sqft BOUNDARY:- East-Rasta, West-Plot No.10, North-Plot No.8, South-Plot No.6
Place Of Emd Deposition / Place Of Auction: branch office at Plot No-36, Ground Floor, Riddhi Siddhi Niwas, Captain colony, Jaipur Road, Kamdhenu Circle, Tonk, Rajasthan- 304001
Mode Of Payment :- All payment shall be made by demand draft/RTGS/NEFT in favour of India Shelter Finance Corporation Limited.
For further details and queries, please contact Authorized Officer, Mr. Himmat Singh Rathore, Mobile No.8290680920 at Plot No-36, Ground Floor, Riddhi Siddhi Niwas, Captain colony, Jaipur Road, Kamdhenu Circle, Tonk, Rajasthan- 304001, or refer the website https://www.indiashelter.in of the Secured Creditor.
DATE: 31.01.2026 PLACE: RAJASTHAN FOR INDIA SHELTER FINANCE CORPORATION LTD

