OFFICE OF THE RECOVERY OFFICER-II DEBTS RECOVERY TRIBUNAL-II, DELHI

4th Floor, Jeevan Tara Building, Parliament Street, New Delhi 110001

Notice to Show Cause Why a Warrant of Arrest should not be issued

(See Rule 73 of the Second Schedule to the Income-Tax Act, 1961, read with Secs. 25 to 29 of the RDDBFI Act, 1993)

RC No. 44/2014

In the matter of: **PUNJAB & SIND BANK VS M/S SHALOO EXPORTS PVT LTD**

CD#2 **SH. SURENDER PAL SINGH**
130, TAGORE PARK MODEL TOWN-I, NEW DELHI-110009

Whereas you have failed to comply with the previous directions in ibid **RC** drawn up by the Hon'ble Presiding Officer, Debts Recovery Tribunal, Delhi under Section 19(22) of the RDDB&FI Act, 1993 for recovery of arrears from you and the interest payable thereon. It is proposed to execute the above certificate by arrest and imprisonment of you in person.

You are hereby required to appear before the undersigned on **30.10.2025** at **12:00 P.M.**

Given under my hand and seal of this Tribunal at New Delhi, this on **17.10.2025.**

(Vaatsalya Kumar)
Recovery Officer-II, DRT-II, Delhi

INTERNATIONAL DATA MANAGEMENT LIMITED

CIN : L72300DL1977PLC008782
Regd. Office: 806, Siddharth, 96, Nehru Place, New Delhi 110 019
Phone No.: 011-26444812;
E-mail: idmcomplianceofficer@gmail.com; **Website:** www.idmlimited.in

NOTICE TO SHAREHOLDERS
SPECIAL WINDOW FOR RE-LODGEMENT OF TRANSFER REQUESTS OF PHYSICAL SHARES

This is further to the Notice to Shareholders published in newspapers on 29 August, 2025 and in accordance with SEBI circular no. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025, shareholders of International Data Management Limited are hereby informed that a special window has been opened from July 07, 2025 to January 06, 2026 for re-lodgement of transfer deeds.

Shareholders are to note that this window is only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 for transfer of physical shares, and rejected/ returned/not attended to due to deficiency in the documents/process/or otherwise.

Shareholders who wish to avail the opportunity are requested to contact our Registrar and Share Transfer Agent, i.e. Skyline Financial Services Pvt. Ltd, D-153A, 1st Floor, Okhla Industrial Area, Phase-1, New Delhi – 110020, Contact no. 011-26812682, 40450193 to 97, E-mail: ID admin@skylinerta.com / parveen@skylinerta.com OR contact the Company at its e-mail ID idmcomplianceofficer@gmail.com for further assistance.

The Company's website, www.idmlimited.in, has been updated with the details regarding the opening of this special window and further updates if any, shall be uploaded therein.

For **International Data Management Limited**
Sd/-
Sunil K Shrivastava
Director
DIN: 00259961

Place : New Delhi
Date : October 28, 2025

TATA CAPITAL LIMITED

Regd. Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai-400013.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Appendix IV read with Rule 8(1) of the Security Interest Enforcement Rules, 2002)

This is to inform that Tata Capital Ltd.(TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at New Delhi ("Branch"). That vide Orders dated 24.11.2023, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCCL") as transferors and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Whereas, the undersigned being the Authorized Officer of the Tata Capital Ltd. under the Securitization 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, issued a Demand Notice –11-07-2025 as below calling upon the Borrowers to repay the amount mentioned in the notice within 60 days from the date of the said notice.

The Borrowers, having failed to repay the amount, notice is hereby given to the Borrowers, in particular and the public, in general, that the undersigned has taken Symbolic/Constructive Possession of the property described herein below in exercise of powers conferred on him under Section 13(4) read with Rule 8 of the said Rules.

The Borrowers, 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 the Tata Capital Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

[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.]

Sr. No	Loan Account No.	Name of Obligor(s)/Legal Heir (s)/Legal Representative(s)	Amount & Date of Demand Notices	Date of Symbolic Possession
1.	8684118 (Restructured Loan)	**1. MULAK RAJ S/o Kharag Singh R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **2. YOGENDER KUMAR S/o Kharag Singh R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **3. NITIN S/o Jai Singh R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **4. AMARDEEP MAVI S/o Jai Singh R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **5. INDRESH MAVI W/o Ravi Mavi R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **6. M/S Shakti Bhatta Company Through Proprietor** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **7. The Family Members / Legal Heirs of Late Shri Ravi Mavi** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **8. INDRESH MAVI Being wife and Legal Heir of Late Ravi Mavi R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **9. MULAK RAJ Being Brother and Legal Heir of Late Ravi Mavi S/o Kharag Singh R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **10. YOGENDER KUMAR Being Brother and Legal Heir of Late Ravi Mavi S/o Kharag Singh R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **11. Fauzveer Singh Being Brother and Legal Heir of Late Ravi Mavi S/o Kharag Singh R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **12. NITIN Being Brother and Legal Heir of Late Ravi Mavi S/o Jai Singh R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095 **13. AMARDEEP MAVI Being Brother and Legal Heir of Late Ravi Mavi S/o Jai Singh R/o** H. No. 173, Near Shiv Mandir Teela Shahbazpur, Ghaziabad UP-201102 **Also at**, B-127, GF/FF, Vivek Vihar-1, New Delhi-110095	Rs. 3,51,85,977/- & 11th July, 2025	27.10.2025

Description of Secured Assets/Immovable Properties : ENTIRE FREEHOLD BUILT UP RESIDENTIAL PROPERTY NO. B-127, AREA MEASURING 250.83 SQ. MTRS. I.E. 300 SQ. YDS. HAVING ITS TOTAL PLINTH COVERED AREA MEASURING 244.55 SQ. MTRS. APPROX, CONSISTING OF GROUND FLOOR AND FIRST FLOOR, WITH FURTHER CONSTRUCTION RIGHTS UPTO LAST STOREY, SITUATED IN THE LAYOUT PLAN OF JHILMIL TAHIRPUR RESIDENTIAL SCHEME, COLONY KNOWN AS 'VIVEK VIHAR' PHASE-1, DELHI-110095

Date: 27.10.2025
Place: Delhi

Sd/- Authorised Officer
For Tata Capital Ltd.

FORM NO. 5
DEBTS RECOVERY TRIBUNAL

600/1, University Road Near Hanuman Setu Mandir, Lucknow
(Area of Jurisdiction: Part of Uttar Pradesh)

SUMMONS FOR FILLING REPLY & APPEARANCE BY PUBLICATION

O.A. No. 653/2025 **Date : 01/10/2025**

Summons to defendant under Section 19(4) of the Recovery of Debts and Bankruptcy Act, 1993 read with rule 12 and 13 of the Debts Recovery Tribunal Procedure Rules, 1993

M/S INDIAN BANK VERSUS MR. RAJESH S/O RANVIR SINGH.

To,

DEFENDANTS :-

1. Mr. Rajesh S/o Ranvir Singh, R/o Quarter No. 24, Reading line, President Estate, Talkatora Stadium, New Delhi-110001 **(Borrower and Guarantor)**
Pan No. AYDPR3366D
Mobile No. 9873747557

Also At
Flat No. A-46, SF-1, HIG, 2nd Floor, Ganga Vihar, Vill- Sadullabad, Loni, Ghaziabad, UP-201002

Also At
House no-102, Rudra Aptt., Mahavir Enclave, KFC Wali Gali Opp. Raj Mandir, Near Dashrath Metro Station, Delhi-110045

In the above noted application, you are required to file reply in Paper Book form in two sets along with documents and affidavits personally or through your duly authorized agent or legal practitioner in this Tribunal, after serving copy of the same on the applicant or his counsel/duly authorized agent after publication of the summons and thereafter to appear before the tribunal on **24/12/2025** at **10.30 A.M.** failing which the application shall be heard and decided in your absence.

REGISTRAR
DEBTS RECOVERY TRIBUNAL, LUCKNOW

FORM NO. INC-25A

Advertisement to be published in the newspaper for conversion of public company into a private company

Before the Regional Director, Ministry of Corporate Affairs Northern Region

In the matter of the Companies Act, 2013, Section 14 of Companies Act, 2013 and Rule 41 of the Companies (Incorporation) Rules, 2014

AND

In the matter of M/s. INDCON PROJECTS AND EQUIPMENT LIMITED (CIN: U74899DL1986PLC023589) having its registered office B-1/G-1 Mohan Co-Operative Industrial Estate Mathura Road, New Delhi, Delhi-110044

......Applicant

Notice is hereby given to the general public that the company is intending to make an application to the Central Government under Section 14 of the Companies Act, 2013 read with aforesaid rules and is desirous of converting into a private limited company in terms of the special resolution passed at the Annual General Meeting held on **Monday, 15th Day of September 2025** to enable the company to give effect for such conversion.

Any person whose interest is likely to be affected by the proposed change/status of the company may deliver or cause to be delivered or send by registered post of his objections supported by an affidavit stating the nature of his interest and grounds of opposition to the **Regional Director, Northern Region at B – 2 Wing, 2nd Floor Pt. Deendayal 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:

Complete address of registered office: **B-1/G-1 Mohan Co-Operative Industrial Estate Mathura Road, New Delhi, Delhi, India, 110044**

For and on behalf of the INDCON PROJECTS AND EQUIPMENT LIMITED
Prakash Narain Misra
DIN: 00477043
Director

Date: 28.10.2025
Place : New Delhi

ORIENT BELL LIMITED

CIN: L14101UP1977PLC021546
Regd. Off.:- 8, Industrial Area, Sikandrabad - 203205, Dist. Bulandshahr, U. P.
Corp. Off.:- Iris House, 16, Business Centre, Nangal Raya, New Delhi - 110046
Tel.:- +91-11-47119100, **Email Id:** investor@orientbell.com
Website: www.orientbell.com

NOTICE TO SHAREHOLDERS

SEBI has allowed opening of a special window to facilitate re-lodgement of transfer requests of physical shares lodged prior to the deadline of April 1, 2019 and rejected /returned due to deficiency in the documents [SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2 , 2025] .The re-lodgement window shall remain open for a period of six months i.e. from July 7, 2025 till January 6, 2026.

Investors whose transfer deeds were lodged prior to April 2019 and rejected / returned due to deficiency in documents may contact the Company's Registrar and Transfer Agent (RTA), MCS Share Transfer Agent Limited Unit: Orient Bell Ltd., 179-180, 3rd Floor DSIDC Sheds, Okhla Industrial Area, Phase-1 , New Delhi-110020, Tel No.+91-11-41406149, email: admin@mcsregistrars.com or the Company at email ID investor@orientbell.com for further assistance.

The shares that are re-lodged for transfer shall be issued only in demat mode.

For Orient Bell Limited
Sd/-
Yogesh Mendiratta
(Company Secretary & Head Legal)

Place: New Delhi
Date: October 28, 2025

TRUHOME FINANCE LIMITED

(Formerly Known As Shriram Housing Finance Limited)

DEMAND NOTICE

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 Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051 **Website:** www.truhomefinance.in

Notice is hereby given that the following borrower/s have defaulted in the repayment of principal & interest of the loan facilities obtained by them from the Truhome Finance Limited (formerly Shriram Housing Finance Limited) and the said loan accounts have been classified as Non-performing Assets (NPA). The Demand Notice was issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) on their last known address. In addition to the said demand notice, they have been informed by way of this public notice.

Details of Borrowers, Securities, Outstanding dues, Demand Notices sent under section 13(2) and the amount claimed there under given as under:-

Borrower/Co-Borrower/ Name & Address	Property Address of Secured Assets	Demand Notice Date & Amount Due in Rs.
Mrs. Parul Jain W/O Late Sh. Hemant Kumar Jain **House No. 42-E, Pocket-1, Mayur Vihar-1, East Delhi-110091.** **Also At:-House No. C-53, Shashi Garden, Mayur Vihar, Phase-1, Village –Kotla, Illaqa Shahdra, East Delhi-110091** **Mr. Hemant Jain (Deceased)** **Survived by Legal Heirs and Representative (Mrs. Parul Jain).** **House No. 42-E, Pocket-1, Mayur Vihar-1, East Delhi-110091.** **M/S. Aradhya Infrastructure & Interior** **Trough it's Proprietor/ Partner/Manager Director/ Authorised Signatory** **Office at. C-53, Mayur Vihar, Phase-1, East Delhi-110091.** **Loan Amount – Rs.51,23,267/-** **LAN.- SLPHGPRK0000480** **NPA Date – 03-Oct-2025.**	All that part and parcel of the properties bearing No. C-53, Khasra No.56, Area measuring 21 Sq., Yrd., Situated in the abadi of Shashi Garden, Mayur Vihar, Phase-1, Village –Kotla, Illaqa Shahdra, East Delhi-110091.	27-Oct-2025 Rs.55,22,258/- (Rupees Fifty Five Lakh Twenty Two Thousand Two Hundred Fifty Eight Only) as on 09-Oct-2025 along with further interest as mentioned hitherto and incidental expenses, costs etc.

You the borrowers are therefore called upon to make the payment of the outstanding dues as mentioned hereinabove in full within 60 days from the date of receipt this notice, together with interest and penal interest till the date of realization of payment, which may fall due, failing which the undersigned shall be constrained to take action under the SARFAESI Act, to enforce the abovementioned securities. Please note that as per Sec 13(13) of the said act, you are restrained from transferring the above referred securities by way of sale, lease, or otherwise without our consent.

Place: Delhi
Date: 29-10-2025

Sd/- Authorised Officer- Truhome Finance Limited
(Earlier Known as Shriram Housing Finance Limited)

U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, 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) S S WATER SUPPLY 2) SHILPA CHAUDHARY 3) SUJEET KUMAR LAN – UGDELTH0000007304 & UGDELTH0000020588	Demand Notice Date: 9-Oct-25 Notice Amount: Rs. 47,01,463.00/- As on 8-Oct-25

Description Of Secured Asset(S):- Ground floor & First floor, without roof/terrace rights, area measuring 100 Sq. yds, i.e. 83.61 Sq. Mtrs. Built on property bearing no. F-132, out of Khasra No.523, Situated within Old Lal Dora Abadi (1908-09) in the area of village Mahipalpur, New Delhi -37 **North-** 7ft wide Gali **South** – Property no. F-133 **East** – Gali 3ft wide (F-133) **West** - Property no. F-131.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove 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 from **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
Date: 29/10/2025

Sd/- (Authorized Officer)
For UGRO Capital Limited, authorised.officer@ugrocapital.com

IDFC FIRST Bank Limited

(erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)
CIN : L65110TN2014PLC097792
Registered Office : - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

APPENDIX IV [Rule 8(1)]
POSSESSION NOTICE
(For immovable property)

Whereas the undersigned being the Authorised Officer of the IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) 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 issued a demand notice dated 08.08.2025 calling upon the borrower, co-borrowers and guarantors **1.M/S SSUNDER SSTEELS, 2. ANIL KUMAR SAXENA, 3. NEELAM SAXENA, to repay the amount mentioned in the notice being INR 4,15,20,030.00/- (Rupees Four Crore Fifteen Lac Twenty Thousand Thirty Only) as on 07.08.2025 within 60 days from the date of receipt of the said Demand notice.**

The borrowers 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 sub – section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **24th day of OCT 2025.**

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **THE IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of INR 4,15,20,030.00/- (Rupees Four Crore Fifteen Lac Twenty Thousand Thirty Only) and 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.

DESCRIPTION OF MORTGAGE PROPERTY

ITEM NO. 1:- ALL THAT PIECE AND PARCEL OF ENTIRE GROUND FLOOR REAR SIDE PORTION UPTO THE EXTENT OF CEILING LEVEL, AREA MEASURING 150.49 SQ. MTRS. I.E. 180 SQ. YDS., HAVING ITS PLINTH/COVERED AREA MEASURING 85 SQ. MTRS., CONSISTING OF TWO BED ROOMS, ONE DRAWING CUM DINING ROOM, ONE KITCHEN, TWO TOILETS/BATHROOMS ETC., WITH THE RIGHTS TO INSTALL/MAINTAIN THE WATER TANK & T.V. ANTENNA ON THE ROOF OF TOP FLOOR, PART OF FREEHOLD RESIDENTIAL BUILT UP PROPERTY BEARING NO. B-131, (PLOT NO.131, BLOCK-B) (ALONGWITH THE PROPORTIONATE, UNDIVIDED, INDIVISIBLE & IMPARTABLE OWNERSHIP RIGHTS IN THE LAND UNDERNEATH OF THE SAID PROPERTY) SITUATED IN THE LAYOUT PLAN OF RAILWAY BOARD EMPLOYEES CO-OPERATIVE HOUSE BUILDING SOCIETY LTD., COLONY KNOWN AS ANAND VIHAR, DELHI-110092, AND BOUNDED AS:- BOUNDARIES AS PER SITE:-EAST: ENTRY / PART OF PORTION / ROAD, WEST: SERVICE LANE, NORTH: PROPERTY NO. 132 SOUTH: PROPERTY NO. 130

ITEM NO. 2:- ALL THAT PIECE AND PARCEL OF INDUSTRIAL PROPERTY BEARING PLOT NO. 393, AREA 223.25 SQ. MTRS., SITUATED AT LOHA MANDI, B.S ROAD, PARGANA & TEHSIL: GHAZIABAD, DISTRICT: GHAZIABAD, UTTAR PRADESH-201002, AND BOUNDED AS:-EAST: PLOT NO. 394, WEST: PLOT NO. 392, NORTH: PLOT NO. 89 & 87, SOUTH: 30' WIDE ROAD

Date:24-10-2025
Place:UTTER PRADESH
Loan Account No:10085415219 & 10085415231

Authorised Officer
IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)

ICICI Bank

Regd. Office: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara – 390 007
Corporate Office: ICICI Bank Tower, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051

PUBLIC NOTICE – E-AUCTION
SALE NOTICE FOR SALE OF SECURED ASSETS

E-Auction sale notice for sale of Secured Asset under Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 ("Act") read with proviso to rule 8(6) and rule 9(1) of Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas, the undersigned, being the Authorized Officer of ICICI Bank Limited ("ICICI Bank") under the Act and in exercise of the powers conferred under section 13(12) of the Act read with Rule 3 of the Rules issued a statutory demand notice on November 05, 2024 under section 13(2) of the said Act, upon **Sadbhav Engineering Limited Limited ("the Borrower/Mortgagor")** calling upon the Borrower/Mortgagor to repay the amount mentioned in the said notice being ₹ 7,30,59,851.26 (Rupees Seven crores Thirty Lakhs Fifty-Nine Thousand Eight Hundred and Fifty-One and Twenty-Six Paise Only) as on November 05, 2024 within 60 days from the date of the said notice.

Notice is hereby given to the public in general and in particular to the Borrower/Mortgagor referred above that the below described **Secured Asset** is mortgaged/charged to ICICI Bank and on account of failure of the Borrower / Mortgagor to repay the aforementioned amount as claimed by ICICI Bank, Authorized Officer of ICICI Bank has taken physical possession of the Secured Asset (as defined below in Schedule I) on September 01, 2025.

Offers are hereby invited from interested persons/participants, to be submitted online through our e-auction service provider M/s e-Procurement Technologies Limited -Auction Tiger, through the web portal https://icicibank.auctiontiger.net/EPROC/ on December 08, 2025 between 10:00 AM to 12:00 PM, for the sale of the following Secured Asset of ICICI Bank on **"As is where is basis", "As is what is basis", "Whatever there is basis" and "Without recourse basis"** for the recovery of ₹ 6,29,97,588.52 (Rupees Six Crores Twenty-Nine Lakhs Ninety-Seven Thousand Five Hundred and Eighty-Eight and Fifty-Two Paise Only) as on October 27, 2025 along with future interest, other costs and charges due to ICICI Bank till the date of payment, as per following details in Schedule II:

Schedule I
Details of the Secured Assets are as given below:

S.No.	Name of the Owner	Particulars of the Secured Assets i.e. secured assets intended to be enforced, location & address
1.	Sadbhav Engineering Limited	Basement and Ground floor of free hold built-up property bearing no. J-59, situated at Saket, New Delhi, admeasuring 250.839sq mts, together with all the building and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

Schedule II

Sr. no.	Reserve Price (in Rs.)	Earnest Money Deposit ("EMD") (in Rs.)	Bid Increment Value (in Rs.)	Inspection Date & Time	e-Auction Date & Time	Last Date of Submission EMD
1.	5,88,27,750/-	58,82,775/-	5,00,000/-	November 12, 2025 11:00 am to 5:00 pm with prior intimation	December 08, 2025, 10:00 am to 12:00 pm	December 01, 2025 before 5:00 pm

TERMS & CONDITIONS:

(1) AND WHEREAS, the Authorized Officer of ICICI Bank, has decided to dispose of the said Secured Asset, this notice of sale is published today to notify that the Secured Asset, as detailed in the Schedule I above will be sold through an online auction on December 08, 2025 (Between the times as mentioned in the aforementioned table).

(2) The online auction will take place on the website of auction agency i.e., https://icicibank.auctiontiger.net/EPROC/ on December 08, 2025 between 10:00 AM to 12:00 PM. The said auction will be conducted through M/s e-Procurement Technologies Limited - Auction Tiger and shall be further subject to terms & conditions contained in the E- Auction Document which is available on the website of the auction agency i.e., https://icicibank.auctiontiger.net/EPROC/ .

(3) The Mortgagor/Borrower in particular and the public in general are hereby cautioned and restrained not to deal with the Secured Asset, as detailed above, in any manner in terms of section 13(13) of the said Act and any dealing with the Secured Asset will be subject to the charge of ICICI Bank.

(4) The Earnest Money Deposit ("EMD") for an amount of ₹ 58,82,775/- and other relevant documents are required to be deposited on or before December 01, 2025 up to 5:00 PM in a sealed envelope super scribed "Offer from Mr./ Ms./ M/s. [_] for purchase of the Immovable Property located at Saket, New Delhi owned by Sadbhav Engineering Limited and mortgaged in favor of "ICICI Bank" so as to reach Mrs. Anju
Sajeev at ICICI Bank Limited, ICICI Bank Tower, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051. EMD DD /PO should be from a Nationalized/Scheduled Bank
favoring "ICICI Bank Limited" payable at Ahmedabad. The EMD is refundable, if the bid is not successful.

(5) That the Secured Assets shall be sold as one lot and bids are hereby invited from the interested parties/bidders for Secured Assets as one Lot.

(6) The successful bidder shall be required to pay 25% of the offer amount less amount paid as EMD immediately on the same day or not later than the next working day, as the case may be, on the receipt of intimation of highest bid from the Authorized Officer of ICICI Bank and the rest 75% / balance amount(s) on or before the 15th day from the date of confirmation of the sale of the Secured Asset, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first working day after the 15th day or such extended period as may be granted in writing by the ICICI Bank, in any case not exceeding three months from the date of confirmation of the sale of the Secured Asset. In case of any default on the part of the successful bidder, all amounts deposited till then shall be forfeited including EMD. The Pay Order / Demand Draft should be drawn on a Scheduled/ Nationalized Bank favoring "ICICI Bank Limited" payable at Ahmedabad. As per Income tax provisions, TDS @1% will be payable by the purchaser on the amount of sale consideration i.e. auction price or stamp duty value of property whichever is higher if any of them exceed 50 lakhs. Accordingly, TDS @1% of sale consideration is payable by the successful auction purchaser if the purchase price is more than 50.0 lakhs. The sale shall be subject to the conditions prescribed in the second schedule to the Income Tax Act, 1961 and the rules made thereunder.

(7) The particulars in respect of the Secured Asset specified in the Schedule herein above, have been stated to the best of the information and knowledge of the undersigned, who shall however not be responsible for any error, mis-statement or omission in the said particulars. The Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the said Secured Asset will be sold with the encumbrances and dues payable to the statutory authority(ies) (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above mentioned Secured Asset before submitting their bids.

(8) The intending purchasers/bidders shall not be entitled to raise any objection as to area, boundary or title or other particulars, as the same are believed to be and shall be taken as correct and if any error or misstatement or omission if discovered in the particulars of the Secured Asset, the same shall not annul the sale nor shall be entitled to any compensation from ICICI Bank or its Officers and no complaint for compensation of any nature will be entertained.

(9) For any further clarifications with regard to inspection, terms and conditions of the e-auction or submission of offer(s)/bid(s), kindly contact Mrs. Anju Sajeev, Senior Relationship Manager Contact No. +91 8129170318 (email - anju.sajeev@icicibank.com) or Miss Roshni Garach (garach.roshni@icicibank.com) or contact M/s e-Procurement Technologies Limited – Auction Tiger at 8000023297,
9265562818/9265562821/079-6813 6842/6869 and Email: support@auctiontiger.net & ramprasad@auctiontiger.net

(10) The Authorized Officer reserves the right to reject any or all the bids or cancel the auction without furnishing any further notice or reasons thereof.

(11) Any statutory and other dues payable and due on the Secured Asset shall be borne by the successful purchaser as per the provisions of applicable laws.

(12) In case there is any discrepancy between the publication of sale notice in English & vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Date: October 29, 2025
Place: Delhi

Authorized Officer
For ICICI Bank Limited

U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of **UGRO Capital Limited**, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070 ,under the Securitisation 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 a demand notice to repay the amount mentioned in the notice together with interest thereon, within 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 possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002.on the day, month and year mentioned below.

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **UGRO Capital Limited** for the amount mentioned in the notice together 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.

Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1.	**1. RB CAR ACCESSORIES AND WASHING CENTRE 2. VIPIN BHATI 3. SARITA NAGAR 4. RAJENDRA SINGH Loan Account Number: UGDELTH0000001176, HCFDELSEC0000147511**	**Demand Notice dated 31-Jul-25 for an amount of Rs. 3,355,594.00/-** (Rupees Thirty Three Lakh Fifty Five Thousand Five Hundred Ninety Four Only) **as on 30-Jul-25**	Plot of land area measuring 88 Sq. Yds, out of Khasra No. 247, situated in the area of Village Chithera, Pargana & Tehsil Dadri, Gautam Budh Nagar, U.P. **EAST**: Rasta 18 Wide **WEST**: House of Rampal **NORTH:** House of Raj Singh **SOUTH:** Shop	**24.10.2025**
2.	**1. RBMSS 2. RAGHUNATH BALKRISHNARAO 3. MADHEKAR 4. SHUBHANGI MADEKHAR Loan Account Number: HCFDELSEC0000104820**	**Demand Notice dated 20/8/2024 for an amount of** Rs. 5,039,304/- (Rupees Fifty Lakh Thirty Nine Thousand Three Hundred Four Only) **as on 20/8/2024**	"All that piece and parcel of immovable property being Residential Apartment bearing no. 103, on the First Floor, Building No.1, named "Ivory Court" alongwith reserved car parking space No.09 in the Stilt below the apartment constructed on plot of Land earmarked for Group Housing measuring about 29.794 acres in the residential complex known as Essel Towers at Village Sukhrali and Sarhaul, of area of village-Sukhrali, Gurgaon, (Haryana) having Super Area of 1306 Sq.Ft. Butted and bounded at or towards the **East** by Apartment No.104, at or towards the **West** by Apartment No.102, at or towards the **North** by Open to Sky, At or towards the **South** by Entrance/Staircase/Lift."	**25.10.2025**

Place: DELHI
Date: 29.10.2025

Sd/-(Authorised Officer)
For UGRO Capital Limited

U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, 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) LEARNING CLOSET PRIVATE LIMITED 2) VARDAN GANDHI 3) VIVEK KUMAR 4) SEEMA GANDHI 5) SARIN KUMAR GANDHI LAN – UGDELSS0000000963	Demand Notice Date: 9-Oct-25 Notice Amount: Rs. 2,24,03,889.00/- As on 8-Oct-25

Description Of Secured Asset(S):- Residential Portion property bearing No. F-23B, Having Nagarpalika Demand Register no.321, Admeasuring 325.08 Sq. yds, Situated at Govindpuri, Modinagar, Parganga Jalalbad, Tehsil Modinagar, Distt: Ghaziabad, U.P **North** – PROPERTY OF HARISH BANSAL **South** – VACANT LAND & RASTA 25.00 FEET WIDE **East** – PROPERTY OF KAPOOR CHAND **West-** PROPERTY OF SANJAY GARG.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinabove 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 from **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
Date: 29/10/2025

Sd/- (Authorized Officer)
For UGRO Capital Limited, authorised.officer@ugrocapital.com