UJJIVAN SMALL FINANCE BANK LTD.

Public Auction Notice

Registered Office: Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095
Regional Office:- GMTT Building Plot No. D-7, Sector-3, Noida (UP)-201301
Branch Office:- Aggarsain Puram Colony, Ambala Road, Next to PNB Bank, Kaithal, Haryana- 136027

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorized officer of Ujjivan Small Finance Bank Ltd, has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realization of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed hereunder.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrower/ Guarantor	Date of 13-2 Notice & Demand Amount	Date of Symbolic/ Physical Possession	Present Outstanding balance	Date & Time of Inspection of the property	Reserve Price in INR	Earnest Money Deposit (EMD) in INR (10 % of reserve price)	Date and Time of E-Auction	Last date for submission of Bid	Account details for Remitting EMD
1.	22892101 80000001	**1.Dinesh Kumar S/o Sukhbir Singh, R/o** Near FLGY Tirth Faral, Behind Govt. Hospital, Pharal, Kaithal, Haryana- 136021, **Also at:** M/s Dhruv Collection, Railway Road Dhand, Dist. Kaithal, Haryana- 136021, **2. Vipin Kumar S/o Sukhbir Singh R/o** Near FLGY Tirth Faral, Behind Govt. Hospital, Pharal, Kaithal, Haryana- 136021, **3. Mrs. Sunita W/o Sukhbir Singh R/o** Near FLGY Tirth Faral, Behind Govt. Hospital, Pharal, Kaithal, Haryana- 136021	17.07.2021 Rs. 19,11,922/-	04.02.2025 (Physical Possession)	Rs. 34,01,283.36/- (As on 04.09.2026)	21.09.2026	Rs. 15,26,000/-	Rs. 1,52,600/-	29.09.2026	28.09.2026	**EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Kaithal Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201 Contact Person: 1. Sanjay Kumar – 9813612212 2. Ashish Chaudhary - 9875980425**

All that piece and parcel of land and building, of the Area/ Plot area admeasuring 300 sq. Yards equal to (0K-10M) being 5/59 shares of Land measuring 5K-18M out of Khewat No. 241, Khatoni No. 277, Khasra No. 821/16 (5-18), vide Jamabandi of Village Pharal, Sub Tehsil- Dhand and District Kaithal- Haryana.
Boundaries: East: House of Dinesh Kumar; West: House of Chander Pal; North: Street; South: House of Gulab Singh

Terms & Conditions :-

The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" basis.

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned before the auction date as mentioned above.
4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s 4Closure. Contact person – Mr.Rajiv Pandey. (Mob No. 8142000030). The intending bidders are advised to visit https://bankauctions.in or https://www.ujjivansfb.bank.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://bankauctions.in and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider - M/s 4Closure, Helpline Number's- 8142000062/63/66 support email id:- info@bankauctions.in , Auction portal - https://bankauctions.in.
5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter -se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and the property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount.
7. The publication is subject to the force majeure clause.
8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.
9. This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Date: 07.09.2026 Place: Noida

Authorized Officer, Ujjivan Small Finance Bank

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

ACRE MAKING ASSETS WORK

Unit no. 502, C Wing, One BkC, radius developers, Plot no. C 66, G Block, Bandra kurla Complex, Mumbai: 400 051

Demand Notice Under Section 13(2) of Securitisation Act of 2002

ACRE – ARC has acquired the entire Financial Assets along with underlying securities of the borrower under the provisions of Section 5 of the SARFAESI Act,2002 from the Assignor. By virtue of the said Acquisition of Debt, ACRE – ARC has acquired all the rights, title and interest in the outstanding debts of the Borrower acting in its capacity as trustee by way of Assignment of Financial Assets as per financial documents and the underlying securities, ACRE – ARC has stepped into the shoes of Assignor being Secured Creditor to the Borrower and is entitled to recover outstanding dues in respect of the Loan facilities and enforce the underlying the security interest

Sr. No.	Loan A/c No.	ACRE TRUST	Portfolio	Date of Assignment	Name of the Borrower	Date & Amount of Demand notice Under Sec. 13(2)
1	PR01058947	ACRE TRUST 191	SBFC	23rd FEB, 2026	Rajnandani Chudi And Cosmetic Center, Sadhna Devi, Suresh Kumar Singh Savitri (Co Borrower)	26th June, 2026, Rs. 598,090/- as on 13th Jan 2026

Description of Mortgaged property: All The Piece And Parcel Of The Property Bearing Arazi No. 274, Situated At Mauza - Domari, Pargana - Ralhupur, Teh & Dist - Varanasi, Uttar Pradesh Having Area Admeasuring 114.31 Sq.Mtrs (1230 Sq. Fets) And Bounded As Follows: North: 7 Fet Wide Kaccha Road, South: Land Of Lallan Sinha, East: Land Of Kailash, West: House Of Saroj

Sr. No.	Loan A/c No.	ACRE TRUST	Portfolio	Date of Assignment	Name of the Borrower	Date & Amount of Demand notice Under Sec. 13(2)
2	PR01298966	ACRE TRUST 191	SBFC	23rd FEB, 2026	Amar Sen, Lakshmi Madesiya, Amar Sen	26th June, 2026, Rs. 11,04,205/- as on 13th Jan 2026

Description of Mortgaged property: All The Piece And Parcel Of Property Being Part Of Arazi No- 557, Situated At Mauja- Pipardeurwa Mohalla- Rajeev Nagar, Tappa Katahara Pargana Haveli Tahsil Sadar Distt Maharajganj Uttar Pradesh- 273303 Admeasuring 162.02 Sq Mtr I.E 1744 Sq Ft And Bounded As Under: North: Land Of Rekha Devi, South: Land Of Seller Ram Jagat, East: Niji Rasta Kaccha, West: Khet Of Vishambhar

The steps are being taken for substituted service of notice. The above borrowers, co-borrowers and/or their guarantors (wherever applicable) are advised to make the payments of outstanding within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002

Please be informed that the said notice is also under section 13(13) informing the borrowers / guarantors/ mortgagors that the said mortgaged property should not be sold/ leased/ transferred.

Date: 07.09.2026
Place: Uttar Pradesh

Sd/- Authorized officer,
Assets Care & Reconstruction Enterprise Ltd

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Chola Enter a better life

Corporate Office : Chola Crest, Super B, C54 & C55, 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600 032, T. N.

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 Authorized Officer of Cholamandalam Investment and Finance Company Ltd. (the Secured Creditor) under the Act and in exercise of the powers conferred under Sec. 13(12) of the Act read with Rule 3 issued Demand Notice(s) under Sec. 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 borrower(s) is / are avoiding the service of the Demand Notice(s), therefore the service of notice is being affected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :-

Sr. No.	Name & Address of the Borrower/s & Co-Borrower/s	Loan Amt.	Dt. of Demand Notice & O/s. Amt.	Description of the Property / Secured Asset
1	Loan A/C. No(S). : LAP3AGR000096889 **1. Mr/Mrs. Sahvir Singh 2. Mr/Mrs. Rajeshkumar, 3. Mr/Mrs. Manojkumari Add For Sr. No. 1, 2 & 3 :-** Jasohan Bagiya Etawah, Etawah, Temple, Etawah, - 206001 **Add For Sr. No. 1, 2 & 3 :** Mauza Sakauha Mauza Sakohajaswant Nagaretawahuttar Pradesh-206245	**Rs. 17,00,000/-**	**02.09.2026 Rs. 20,33,828/- (Rupees Twenty Lakhs Thirty Three Thousand Eight Hundred Twenty Eight Only) as on 02.09.2026**	Residential Plot on Khasra No. 112 Situated at Mauza Sakhua, Tehsil Jaswant Nagar & District Etawah Uttar Pradesh **East-** Land of Bhure singh, **west-** Land of Sone Shri, **North-** Land of Bade singh etc, **South-** Road Kacharua-Etawah

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and hereinabove **within 60 days** from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that **Cholamandalam Investment and Finance Company Ltd.** is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, The Secured Creditor shall be entitled to exercise all the rights U/s. 13(4) of the Act to take possession of the secured assets(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 and realize payment. The Secured Creditor is also empowered to **ATTACH AND / OR SEAL** the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), the Secured Creditor also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Secured Creditor. This remedy is in addition and independent of all the other remedies available to the Secured Creditor 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 assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of the Secured Creditor and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Place : Etawah, Uttar Pradesh
Date : 02.09.2026

Sd/-
Authorized Officer
For Cholamandalam Investment and Finance Company Limited

Phoenix ARC Limited

Regd. Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra - 400057. Tel:022- 6849 2450, Fax:022- 6741 2313
CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in

ONLINE E – AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to **Phoenix ARC Limited** (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY26-13 (Phoenix) (pursuant to assignment of debt by various Banks mentioned below (Assignor Banks) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website **https://www.bankeauctions.com** as per the details given below:

Name of Borrower	**M/s. New Adhunik Public School** Represented by its Authorized Signatory, Gokula, Dariyabad, Near Gokula Railway Station Barabanki, Uttar Pradesh-225409
NameofCo-Obligant/Guarantors /Mortgagors/ Partners	**1) M/s. New Adhunik Shikshan Sewa Sansthan Represented by its Authorized Signatory,** Gokula, Dariyabad ,Near Gokula Railway Station, Barabanki, Uttar-Pradesh-225409. **2) Satyanam S/O. Krishna Yadav,** Jamarwa, Dilona, Asena, Ram Sanehi Ghaat, Barabanki Uttar-Pradesh 225409 **3) Ramvati W/O. Satyanam,** Jamarwa, Dilona , Asena, Ramsanehi Ghaat, Barabanki, Uttar-Pradesh-225409
Details of Assignment	**Assignor – Edelweiss Asset Reconstruction Company Limited (Acting in its capacity as a Trustee of EARC trust -Sc-467) Date of Assignment – 29/12/2025**
Amount Due as per the Demand Notice dated 18-11-2021	**Rs.27,99,028/-** (Rupees Twenty Seven Lacs Ninety Nine Thousand and Twenty Eight Only) along with Future interest cost charges and etc as per contractual rates
Amount Due as on 01-09-2026 1) S18LUC-LUC-003063 2) U21LUC-LUC-017964 Total	**Rs.67,98,693/-** (Sixty Seven Lacs Ninety Eight Thousand Six Hundred and Ninety Three Only) **Rs.8,73,327/-** (Eight Lacs Seventy Three Thousand Three Hundred and Twenty Seven Only **Rs.76,72,020/-** (Seventy Six Lacs Seventy Two Thousand and Twenty Only) along with Future interest cost charges and etc as per contractual rates

Description of Immovable Properties: All that Piece and Parcel of the Property Bearing Khasra No. 411 , admeasuring i.e. 995 Sq. Mts., situated at Gokula Village, Gokula Pargana , Dariyabad , Tehsil , Barabanki District and **bounded on:** East By: Agricultural Land of Sri Chote Lal, West By: School New Adhunik Shikshan Sewa Sansthan, North By: Agricultural Land Of Chote Lal, South By: Chakmarg there after field.

Possession details	Assignor has taken possession of the above-named property as per provisions of SARFAESI Act, 2002 on 25/08/2022
Date Time of Inspection of Property	On request
Reserve Price	**8,57,000/-** (Rupees Eight Lac Fifty Seven Thousand Only)
Earnest Money Deposit	**85,700/-** (Rupees Eighty Five Thousand Seven Hundred Only)

EMD Remittance Details: Bank Account – "PHOENIX TRUST-FY26-13" Account No: 9049919809; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631

Incremental Value	**Rs. 25,000/-** (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	**22/09/2026 (Tuesday) on or before 05:00 pm**
Date & Time of E-Auction	**23/09/2026 (Wednesday) 11:00 am to 01.00 pm**

Link for Tender documents of the property: https://phoenixarc.co.in/?p=7520&preview=true

Terms and Conditions of E- Auction

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through **"Online Electronic Mode"** through the website **https://www.bankeauctions.com** M/s. C1 India Private Limited is the service provider to arrange platform for e-auction. **2.** The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, **www.phoenixarc.co.in** and the links mentioned above as well as the website of the service provider, **www.bankeauctions.com** for bid documents, the details of the secured assets put up for auction/ obtaining the bid form. **3.** The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. **4.** For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937 , Email ID: support@bankeauctions.com; maharashtra@c1india.com **5.** Bidders may also go through the website of Phoenix, **www.phoenixarc.co.in** for verifying the details of the secured asset put up for auction/ obtaining the bid form. **6.** The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE"** condition. **7.** All the intending purchasers/ bidders are required to register their name in the portal mentioned above as **https://www.bankeauctions.com** and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. **8.** For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the Last date for submission of EMD as mentioned above. Intending purchasers/bidders are required to submit EMDs for the property detailed herein above. **9.** The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected. **10.** The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. **11.** The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest. **12.** The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. **13.** For inspection of the property/is or more information, the prospective bidders may contact Mr. Mahesh Malunjkar/ Ms. Subhasree Khaddar at following email address mahesh.m@phoenixarc.co.in/ Subhasree.khaddar@phoenixarc.co.in /(email) or on +91-09920381684/+91-8902632428 (mobile). **14.** At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. **15.** The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law. **16.** The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. **17.** The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour. **18.** The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale. **19.** The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. **20.** The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission. **21.** In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place: Barabanki
Date : 07/09/2026

Sd/- Authorised Officer
Phoenix ARC Limited (Trustee of Phoenix Trust-FY26-13)

Utkarsh Small Finance Bank

Aapki Ummeed Ka Khaata

(A Scheduled Commercial Bank)

Zonal Office: 6th Floor, Honey Arjun Kaushalya Tower, Plot. No. 268, Central Avenue Road, Lakadganj Nagpur, Maharashtra - 440008
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP - 221 105.

PUBLIC NOTICE

It is notified for the information that **Utkarsh Small Finance Bank Limited** (hereinafter referred to as "The Bank") through this Public Notice has decided to break open a locker. In this regard, several letters have been dispatched through ordinary/registered post, however, there was no response from the Customer. Therefore, the Bank hereby requests the customer to pay the entire outstanding rent. If the customer fails to do the same within 90 days of this Public Notice, the Bank shall be entitled to break open the said locker in accordance to the regulatory guidelines.

Details of the defaulter is given below:

Sr. No.	Name of the Branch	Name of the Account	Customer Name	Locker No. Key No.	Amount outstanding of Public Notice
1	Deoria	136208000 0000001	Vikash Kumar Jaiswal	Locker no-04 Key No-1	₹ 15,340/-

Customer Address: S/O Ashok Jaiswal, Rajgaddi Rampur Khas, Deoria near Saraswati Shishu Mandir, Deoria, U.P. 274405.

Date: 07/09/2026
Place: Uttar Pradesh

Sd/-
(Authorized Officer)
Utkarsh Small Finance Bank Ltd.

GOURMET GATEWAY INDIA LIMITED

(Formerly Known as Intellivate Capital Ventures Limited)

Registered Office: Village Dabodha, Khasra No 4/18,22,23,24,5 //11,6//2,3,4, Tehsil Farrukhnagar, Gurugram, Haryana, 122506
CIN: L27200HR1982PLC124461
Phone: +91-8750131314; **E-mail:** cs@gourmetgateway.co.in; **Website**: www.gourmetgateway.co.in

NOTICE OF 43rd ANNUAL GENERAL MEETING OF GOURMET GATEWAY INDIA LIMITED, REMOTE E-VOTING INFORMATION

Dear Shareholder's

Notice is hereby given that the 43rd Annual General Meeting (AGM) of the Members of Gourmet Gateway India Limited ("Company") will be held on **Wednesday, 30th September, 2026 at 03:30 P.M.** through Video Conferencing/Other Audio Visual Means (OAVM) to transact the businesses as set out in the Notice convening the AGM. The proceedings of the AGM shall be deemed to be conducted at the Corporate Office of the company which shall be the deemed venue of the AGM. In compliance with all the applicable provisions of the Companies Act, 2013 and the Rules made thereunder and the Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with General circular dated April 8, 2020, April 13, 2020, May 5, 2020, January 13, 2021, December 14, 2021, May 05, 2022 and December 28, 2022, 9/2023 dated September 25, 2023 and subsequent circulars issued in this regard, latest being 09/2024 dated September 19, 2024 various other circulars related thereto (collectively referred to as "**MCA Circulars**') and Circular No. SEBI/HO/CFD/ CMD1/CIR/P/2020/79 dated May 12, 2020, SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021 and Circular no. SEBI/HO/CFD/CMD2/CIR/P/ 2022/62 dated May 13, 2022 and Circular no. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 5th January 2023, SEBI/HO/ CFO/CFD-PoD-2/P/CIR/2023/167 dated October 7, 2023 and SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 24, 2024 issued by the Securities and Exchange Board of India (Collectively referred to as "**SEBI Circulars**"), the Company has sent the Notice of the AGM along with the Annual Report for the Financial Year 2025-26 on Saturday, 05 September, 2026, through electronic mode only, to those members whose email address are registered with the depository participants or with the Company or M/s. Purva Sharegistry (India) Pvt. Limited, Registrars & Share Transfer Agent.

Pursuant to the provisions of Section 108 of the Companies Act, 2013 ('the Act') read with, Rule 20 of the Companies (Management and Administration) Rules 2014 as amended and substituted by Companies (Management and Administration) Amendment Rules, 2015 and Regulation 44 of Securities And Exchange Board Of India (Listing Obligations And Disclosure Requirements) Regulations, 2015, the Company is pleased to provide members facility to exercise their right to vote on resolutions proposed to be passed at the 43rd Annual General Meeting (AGM) by electronic means ('remote e-voting'). The facility for online voting through electronic means shall also be made available at the AGM and Members who have already cast their votes through electronic mode during the schedule voting period prior to the date of the meeting will not be entitled for online voting as on the date of the AGM. Members participating through the VC / OAVM shall be reckoned for the purpose of quorum under Section 103 of the Companies Act, 2013. The Company has engaged the services of Central Depository Services (India) Limited (hereinafter referred as "CDSL") as agency to provide remote e-voting facility. The details pursuant to the provisions of the Act and Rules are given hereunder:

1. The remote e-voting period commences on Sunday, 27th September, 2026 (9:00 AM IST) and ends on Tuesday, 29th September, 2026 (5:00 PM IST). The remote e-voting module shall be disabled by CDSL for voting thereafter.
2. Members of the Company holding shares either in physical form or in dematerialized form, along with person whose name is recorded in the register of members or in the register of beneficial owners maintained by the Depositories as on the cut-off date of Wednesday, the 23th September, 2026 shall be entitled to avail the facility of remote e-voting as well as voting at the AGM through electronic means.
3. Any Person who have acquired shares and became member after the dispatch of the Notice of the AGM but before the 'Cut-off Date' may obtain their user ID and Password for e-voting from the Company's Registrars & Share Transfer Agent, M/s. Purva Sharegistry (India) Pvt. Limited, No. 9, Shiv Shakti Industrial Estate, Ground Floor, J.R. Boricha Marg, Opp. Kasturba Hospital, Lower Parel, Mumbai - 400 011, Tel: 022-23016761, Email: purvashr@gmail.com. However, if the member is already registered with CDSL for remote e-voting then he/she can use his/her exiting user ID and password for casting the vote through e-voting.
4. Further the board of Directors of the Company has appointed M/s S. Khurana & Associates, Practising Company Secretaries, for scrutinizing the remote e-voting process as well as voting during the AGM in fair and Transparent Manner. The result of remote e- voting and voting during the AGM shall be declared not later than 48 hours from the conclusion of the AGM. The declared results along with Scrutinizer's Report shall be place on the website of the Company at www.gourmetgateway.co.in and on the website of the Bombay Stock Exchange on which the shares of the Company are listed i.e. www.bseindia.com.
5. Members who have not registered their email are requested to register the same in the respect of the shares held in electronic form with the Depository through their Depository Participants and in respect of the shares held in physical form be written to Company's Registrars & Share Transfer Agent, M/s. Purva Sharegistry (India) Pvt. Limited at purvashr@gmail.com.
6. The Notice of AGM and the Annual Report for the year 2025-26 are accessible on the company's website at www.gourmetgateway.co.in, the CDSL website at www.evotingindia.com, and the BSE website at www.bseindia.com.
7. For detailed instructions pertaining to remote e-voting, Members may refer in the section 'Notes' in Notice of the 43rd AGM.
8. Members who have cast their votes by remote e-voting prior to the meeting may also join in the meeting through Video Conferencing/Other Audio Visual Means (OAVM) but shall not be entitled to cast their vote again through online voting.
9. If you have any queries or issues regarding E-Voting you can write an email to helpdesk.evoting@cdslindia.com or contact at 022- 23058738 and 022-23058542/43.

Members are requested to carefully read all the notes set out in the Notice of the AGM and in particular, instructions for joining the AGM, the manner of the casting vote through Remote e-voting or through e-voting during the AGM.

For Gourmet Gateway India Limited
(Formerly known as Intellivate Capital Ventures Limited)
Sd/-
Narender Kumar Sharma
Company Secretary & Compliance Officer

Place: Gurugram
Date: 06.09.2026

TATA CAPITAL HOUSING FINANCE LIMITED

TATA

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 7th Floor | Halwasiya Commerce House, Habibullah Estate, 11 M.G.Marg, Hazrat Ganj | LUCKNOW |226001 | UP |

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of **15 days** for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold **on 23-09-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **23-09-2026.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **22-09-2026** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED**, 7th Floor|Halwasiya Commerce House, Habibullah Estate, 11 M.G.Marg, Hazrat Ganj | LUCKNOW |226001 | UP |

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No.	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1.	TCHHF03470 00100071955	**Mr. Prem Prakash Jalan S/o Mr. Ram Das Jalan. Mr. Shashank Jalan S/o Mr. Prem Prakash Jalan Prem Prakash Jalan HUF Though its Karta**	Rs. 1,25,42,036/- 07-06-2023	Rs. **1,20,00,000/-** **Earnest Money Deposit (EMD):-** Rs. **12,00,000/-** **Type of possession: -** Physical	Rs. 20077558/- 31-08-2026

Description of the Immovable Property: All that Piece & Parcels of Commercial Property/ies bearing Shop Nos. 01, 02 and 03 on Complete First Floor (without Common Passage of Stairs) of Property bearing M.C. No. 92/65, Having Covered Area 157 Sq. Mtrs., Situated at Gautam Budh Magar, Ward Rani Laxmi Bai, Lucknow, Tehsil & District Lucknow (Uttar Pradesh), with all common amenities mentioned in Sale Deed bearing Registration No. 4663 Dated 30/03/2013 in the name of Mr. Prem Prakash Jalan. **Bounded :- East :-** Rest Part of Property M.C. No. 92/65/Seller **West :-** Aminabad Road 20' Wide **North :-** Lane 5' Wide **South : -** Kailash Tower Complex
Note ; - SA filed by the Borrower against TCHFL (SA/876/2023) is pending before DRT Lucknow, No stay order is passed against TCHFL in the said case

Sr. No.	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
2.	TCHHF03470 00100086001 & TCHHF03470 00100070452	**Dr. Ankita Vimal Singh D/o Mr. Vimal Kumar Singh, Mr. Vimal Kr. Singh S/o Mr. Henry War Singh, Mrs. Rajni Singh W/o Mr. Vimal Kumar Singh Mr. Aksahy Vimal Singh S/o Mr. Vimal Kumar Singh Mr. Tayab Ali S/o Mr. Tufair Ahmad**	Rs. 25180381/- 02-03-2022	Hall No 2/1 at First Floor - Rs. **55,00,000/-** Hall No 2/1 at First Floor - **Earnest Money Deposit (EMD): - Rs. 5,50,000/-** And Hall No. 2/1 at Second Floor - **Rs. 50,00,000/-** Hall No. 2/1 at Second Floor - **Earnest Money Deposit (EMD): - Rs. 5,00,000/-** And Hall No 3/2 at First Floor - Rs. **55,00,000/-** Hall No 3/2 at First Floor - **Earnest Money Deposit (EMD): - Rs. 5,50,000 /-** And Hall No. 4/1 at Second Floor - **Rs. 50,00,000/-** Hall No. 4/1 at Second Floor - **Earnest Money Deposit (EMD): - Rs. 5,00,000/-** **Type of possession: -** Physical	Rs. 37608790/- 31-08-2026

Description of the Immovable Property: All that piece and parcel of the **1.** Hall No. 2/1 FF & 3/2 At First Floor, having total area of 107.156 Sq. Meter, Nishith Plaza At Plot No. CP - 66. Sector E, Sitapur Road, Scheme Ward Bhartendu Harish Chandra, Lucknow – 226002 (Uttar Pradesh), with all common amenities mentioned in sale deed. **Boundary of Hall No. 2/1 FF as: East-** Corridor; **West-** Corridor; **North-** Hall No, 1 FF; **South-** Hall No.2/ FF **Boundary of Hall No. 3/2 FF as: East-** Corridor, **West-** Hall No. 3/1 FF, **North-** Corridor 7 feet wide; **South-** Corridor.
2. Hall No. 2/1 and 4/1 at Second Floor, having 109.014 Sq. Meters, Nishith Plaza, At Plot No CP-66, Sector E, Sitapur Road Scheme, Ward Bhartendu Harish Chandra Lucknow, Lucknow – 226001 (Uttar Pradesh), with all common amenities mentioned in sale deed.
Boundary of Hall No. 2/1 SF as :- East- Hall No. 4/1 SF; **West-** Corridor, **North-** Corridor, South- Hall No. 1/2 SF **Boundary of Hall No. 4/1 SF as :- East-** Hal No. 4/2 SF, **West-** Hall No. 1/1 SF, **North-** Corridor, **South-** Hall no. 4/2 SF & Lift & Staircase
Disclosure :- Securitisation Application filed by the Co - Borrower against TCHFL (SA/568/2024) is pending before DRT, Lucknow, No stay order is passed against TCHFL in the said case

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal **https://auctionbazaar.com** on **23-09-2026** between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on **16-09-2026** between 11 AM to 5.00 PM. with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. before submitting the bid. **12.** For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082 Email Id : contact@auctionbazaar.com / support@auctionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669 **13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's website www.https://surl.li/hzitgs for the above details. **15.** Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- Lucknow | Date :- 07-09-2026

Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.