Form No.16
[See Regulation 33(3)]

OFFICE OF THE RECOVERY OFFICER - I/II
DEBTS RECOVERY TRIBUNAL DELHI (DRT 1)

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

TRC/1610/2022 Date: 14-01-2026

WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

UNION BANK OF INDIA (CORPORATION BANK)
Versus
M/S SWARNA MOTORS AND ANR

To,
(CD1) M/S SWARNA MOTORS, THROUGH ITS PROP. – SUNIL KAPOOR S/O R. N. KAPOOR, UNIT AT: 3694, 2ND FLOOR, WARD NO. 3, MORI GATE, DELHI – 110006
ALSO AT: 3691/1, GUPTA TRACTOR MARKET CHOWK, MORI GATE, DELHI – 110006
ALSO AT: A-8, GUJRAWALAN TOWN PART NO. 1, NEAR MTNL EXCHANGE, DELHI. ALSO AT: 3474, NICHOLSON ROAD, MORI GATE, DELHI – 110006
(CD2) MONICA KAPOOR W/O SUNIL KAPOOR, A-8, GUJRAWALAN TOWN PART NO. 1, NEAR MTNL EXCHANGE, DELHI.

Whereas (C.D.) have failed to pay the sum of Rs. 18147233.94 along with pendente lite and future interest @ 12% w.e.f. 10/06/2016 till realization and costs of Rs 150000.00 payable by you in respect of Certificate No. RC/1610/2022 drawn up by the Presiding Officer, DEBTS RECOVERY TRIBUNAL DELHI (DRT 1).

Whereas (C.D.) was ordered by the Presiding Officer, DEBTS RECOVERY TRIBUNAL DELHI (DRT 1) who had issued the Recovery Certificate dated // in OA/470/2016 to pay to the Certificate holder Bank / F.I., Rs. 18147233.94 along with pendente lite and future interest @ 12% w.e.f. 10/06/2016 till realization and costs of Rs 150000.00, and whereas the said has not been paid.

2. It is ordered that you the Certificate Debtor as set forth are hereby prohibited and restrained until further order of the undersigned from transferring or charging the under mentioned property, in any way, and that all persons be, and that they are hereby prohibited from taking any benefit under such transfer or charge.

3. You are required to appear before the Recovery Officer, DEBTS RECOVERY TRIBUNAL DELHI (DRT 1) on 27/03/2026 at 10:30 A.M. to take notice of the date to be fixed for settling terms of proclamation of sale.

Description of Property

PROPERTY DETAILS	Details
Property Type	Detail of Property
	MUNICIPAL P PROPERTY BEARING NO. 369, BUILT ON LAND MEASURING 127.51 SQ. YRDS SITUATED IN WARD NO.3, MORI GATE, DELHI

Given under my hand and the seal of the Tribunal, on this date: 14/01/2026.

Sd/-
Ravinder Kumar Tomar
Recovery Officer -I
DEBTS RECOVERY TRIBUNAL DELHI(DRT I)

EDELWEISS ASSET RECONSTRUCTION CO. LTD.

CIN - U67100MH2007PLC174759
Registered Office : Edelweiss House, Off CST Road, Kalina, Mumbai 400098 ,+91 22 4183 0600
Edelweiss Asset Reconstruction

Appendix IV-A
[See proviso to 8(6) r/w proviso to rule 9(1)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Public Notice for e-auction sale of secured asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to Rule 8(6) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 ("the Rules").

Notice is hereby given to the public in general & to the borrower and guarantors in particular that the immovable asset described herein below **("Secured Asset")** and mortgaged in favour of Edelweiss Asset Reconstruction Company Limited (acting in its capacity as trustee of **EARC Trust SC- 37) ("EARC"/ "Secured Creditor"),** physical possession of which has been taken by the Authorised Officer of EARC on December 27, 2022, will be sold by way of e-auction through e-auction agency, M/s e-Procurement Technologies Limited (Auction Tiger) on their website/portal, **https://edelweissarc.auctiontiger.net** on **March 17, 2026 between 12:00 noon to 1:00 pm** with unlimited extension of 5 minutes each, if a bid is made before close of e-auction, on "As is where is","As is what is","Whatever there is" and "No recourse" basis for recovery of a total sum of **Rs. 162,53,72,484/- (Rupees One Hundred and Sixty Two Crore Fifty Three Lac Seventy Two Thousand Four Hundred and Eighty Four only) being due as on February 08, 2023** together with further interest at 12% per annum with monthly rests along other costs & expenses thereon, due to EARC from **De Core Nano Semiconductors Limited ("Borrower"), Harsh Inder Loomba (in capacity as the legal heir of Late Deepak Loomba ("Personal Guarantor") & De Core Science and Technologies Limited("Corporate Guarantor").**

The Reserve Price and Earnest Money Deposit of the Secured Assets shall be as follows:

Detailed Description of Secured Asset	Reserve Price	Earnest Money Deposit
Leasehold rights in all that piece & parcel of land bearing Plot No.13 admeasuring 5521.38 square meters & Plot Nos. 33, 34, & 35 admeasuring 13887 square meters in the Gandhinagar Electronic Special Economic Zone Industrial Area/Estate, Kolavada Road, Sector 25, Gandhinagar 382028 (Gujarat) along with the factory building and structures thereon.	**Rs. 11,13,00,000/-**	**Rs. 1,11,30,000/-**

Timelines of the e-auction:
Site Inspection :-On March 06, 2026 – 11:00 am to 4:00 pm.
Document Verification:-On working days between March 06, 2026 to March 13,2026 from 11 am to 5 pm.
Bid Document Purchase:- On working days between March 06, 2026 to March 13, 2026, from 11 am to 5 pm.
Last Date of Submission of EMD:-By 2 pm on March 16, 2026.
Last Date of Submission of Bid Document :-By 5 pm on March 16, 2026.
Commencement of e-auction sale :- At 12 noon on March 17, 2026.
Bank Details :- Ac No. 0004103000054719, **IFSC No.** IBKL0000004, IDBI Bank, Mittal Court, Nariman Point, Mumbai.
Officer Contact Details:- Meghraj.Deshmukh@edelweissarc.in,+917506642534

For detailed terms and conditions of the e-auction sale, please refer to the link on EARC's website viz.**www.edelweissarc.in/Propertysale**

Date: 28.02.2026 **Sd/-**
Place: Mumbai **Authorized Officer**

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 MOVABLE 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 the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a **demand notice dated 17-Nov-2025 calling upon the Borrowers 1) NS ENTERPRISES,2) NARENDER SHARMA,3) SUNITA SHARMA having Loan Account Number HCFDELMLN00001037693,UGDELMC0000027386** to repay the amount mentioned in the notice being **₹ 64,52,193.00/- (Rupees Sixty four lakh fifty two thousand one hundred ninety three Only) /- as on 14/11/2025** 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 this 26th day of February of the year 2026.**

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 an amount of being **₹ 64,52,193.00/- (Rupees Sixty four lakh fifty two thousand one hundred ninety three Only) /- as on 14/11/2025** 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.

Schedule of the Secured Asset(s):

S.No.	Model	Make	Invoice No.
1.	**ADVANCED 2D OPTICAL INSPECTION SYSTEM (V510i SE)**	BERGEN ELECTRONICS LTD	BEL/2324/54
2.	**Adopter Ageing Machine**	Inglobal Resources	IGR/22-23/03
3.	**Wave Soldering Machine**	Inglobal Resources	IGR/22-23/02
4.	**Fiber Laser Marking Machine, Ultra Sonic Plastic Welding Machine**	Inglobal Resources	IGR/22-23/01

Place: NOIDA, UTTAR PRADESH **Sd/-(Authorised Officer)**
Date: 28-02-2026 **For UGRO Capital Limited**

RBL BANK LTD.

RBL BANK apno ka bank
REGISTERED OFFICE: 1st Lane, Shahupuri, Kolhapur-416001
National Operating Centre : 9th Floor, Techniplex-I, Off Veer Savarkar Flyover, Goregaon (West) Mumbai - 400062.

GOLD AUCTION CUM INVITATION NOTICE

The below mentioned borrower has been served with demand notices to pay outstanding amount towards the loan facility against gold ornaments ("Facility") availed by them from RBL Bank Limited. Since the borrower has failed to repay dues under the Facility, we are constrained to conduct an auction of the pledged gold ornaments on **11-Mar-26.**

In the event any surplus amount is realised from this auction, the same will be refunded to the concerned borrower and if there is a deficit post the auction, the balance amount shall be recovered from the borrower through appropriate legal proceedings. RBL Bank has the authority to remove following account from the auction without prior intimation. Further, RBL Bank reserves the right to change the Auction Date without any prior notice.

Sr. No.	Account Number	Borrower's Name	Details of Gold Ornament (in gms)	
1.	809008830714	AKSHAY GUPTA	TOTAL_GROSS_WT	99.01
			TOTAL_IMPURITY	5.11
			TOTAL_STONE_WT	4
			TOTAL_NET_WT	89.9
2.	809009760898	MOHIT SINGH	TOTAL_GROSS_WT	138.99
			TOTAL_IMPURITY	2.50
			TOTAL_STONE_WT	0.8
			TOTAL_NET_WT	135.69
3.	809010332411	KHUSHVINDER SINGH	TOTAL_GROSS_WT	12.27
			TOTAL_IMPURITY	0.50
			TOTAL_STONE_WT	0
			TOTAL_NET_WT	11.77
4.	809010323228	KHUSHVINDER SINGH	TOTAL_GROSS_WT	14.55
			TOTAL_IMPURITY	0.50
			TOTAL_STONE_WT	0
			TOTAL_NET_WT	14.05
5.	809010029401	SUMIT SHARMA	TOTAL_GROSS_WT	60.93
			TOTAL_IMPURITY	3.03
			TOTAL_STONE_WT	0.5
			TOTAL_NET_WT	57.4
6.	809010400420	AMIT KUMAR PATHAK	TOTAL_GROSS_WT	76.43
			TOTAL_IMPURITY	18.93
			TOTAL_STONE_WT	0
			TOTAL_NET_WT	57.5
7.	809010417147	BADAL	TOTAL_GROSS_WT	163.05
			TOTAL_IMPURITY	3.00
			TOTAL_STONE_WT	22
			TOTAL_NET_WT	138.05
8.	809010566531	PRATIK MEENA	TOTAL_GROSS_WT	10.06
			TOTAL_IMPURITY	0.56
			TOTAL_STONE_WT	0
			TOTAL_NET_WT	9.5
9.	809010575113	SAIF ALI	TOTAL_GROSS_WT	10
			TOTAL_IMPURITY	0.50
			TOTAL_STONE_WT	0
			TOTAL_NET_WT	9.5
10.	809010393403	ARVIND MAAN	TOTAL_GROSS_WT	189.24
			TOTAL_IMPURITY	13.64
			TOTAL_STONE_WT	2
			TOTAL_NET_WT	173.6
11.	809008914513	PANKAJ KUMAR SANPAL	TOTAL_GROSS_WT	182.04
			TOTAL_IMPURITY	8.29
			TOTAL_STONE_WT	5.06
			TOTAL_NET_WT	168.69
12.	809011408216	MOHIT ANAND	TOTAL_GROSS_WT	104.1
			TOTAL_IMPURITY	7.00
			TOTAL_STONE_WT	0.5
			TOTAL_NET_WT	96.6

The online auction will be held on https://egold.auctiontiger.net on 11-Mar-26 from 02:00 PM. 05:00 PM IST.
Intending bidders should contact M/s. e-Procurement Technologies Ltd. (AuctionTiger) at 6351896640 / 7984129853.
For detailed Terms and Conditions, please visit the auction portal.

Place : Delhi **Authorized Officer**
Date : 28/02/2026 **RBL Bank Ltd.**

TRUHOME FINANCE LIMITED (Formerly Shriram Housing Finance Ltd.)

Truhome FINANCE
Head Office: Level -3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051;
Tel: 1800 102 4345 ; **Website:** http://www. truhomefinance.in
Reg.Off.: Srinivasa Tower, 1st Floor, Door No.5, Old No.11, 2nd Lane, Cenatoph Road, Alwarpet, Teynampet, Chennai-600018

PROPERTY FOR SALE UNDER PROVISION OF SARFAESI ACT,2002 THROUGH PRIVATE TREATY
Notice of Sale by Private Treaty under Rule 8 read with Rule 9 of Security Interest (Enforcement) Rules 2002

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/ charged to Truhome Finance Limited (formerly M/s Shriram Housing Finance Limited), the Physical Possession of which have been taken by the Authorized Officer of Truhome Finance Limited, will be sold on "As is where is", "As is what is" and "Whatever there is" basis through Private Treaty on 18-March-2026 for recovery of the balance due to Truhome Finance Limited from the Borrowers And Guarantors, as mentioned in the table. The Authorised Officer is hereby giving notice to sale of property as mentioned in the table through Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Amount of Recovery and date of Demand Notice	Reserve Price (Rs.) and EMD Amount and Private Treaty Execution Date	Contact Person Details – (AO and Disposal team)
Mr. Mehul Singhal S/o Sh. Adesh Kumar Singhal **House No. 2766-67, Gali-Ram Roop, Clock Tower, Subzi Mandi, Malka Ganj, North Delhi-110007.** **Also At:-House No. A-25, Kamla Nagar, Shakti Nagar, New Delhi-110007.** **Also At:- House No. 26/12, Third Floor,West Patel Nagar, New Delhi-110008.** **Mrs. Lata Singhal W/o Mr. Adesh Kumar Singhal** **House No. 2766-67, Gali-Ram Roop, Clock Tower, Subzi Mandi, Malka Ganj, North Delhi-110007.** **Also At:-House No. A-25, Kamla Nagar, Shakti Nagar, New Delhi-110007.** **Also At:- House No. 26/12, Third Floor,West Patel Nagar, New Delhi-110008.** **Date of Possession & Type** 12-Jan-2026 & Physical Possession	Rs.78,05,745/- (Rupees Seventy Eight Lakh Five Thousand Seven Hundred Forty Five Only) in respect of Loan Account No. SHLHGPRK0001248 as on 08-July-2025, and Rs.2,53,925/- (Rupees Two Lakh Fifty Three Thousand Nine Hundred Twenty Five Only) in respect of Loan Account No. SULHGPRK0001288 as on 08-July-2025 with further interest at the contractual rate, within 60 days from the date of receipt of the said notice. Demand Notice Date: 09-July-2025	**Reserve Price:** Rs.75,00,000/- (Rupees Seventy Five Lakh Only) **EMD Amount:** Rs.7,50,000/-(Rupees Seven Lakh Fifty Thousand Only) **Private Treaty Execution Date:** 18-March-2026	**Mr.Ashfaq Patka** **Phone No. 9819415477** **Customer Care Number :- 022 - 40081572**

Description of Property

All that piece and parcel of the Property bearing No. 26/12,Entire Third Floor With Roof Rights, Admeasuring Area 100 Sq., Yards., Along With One Car Parking, Situated at West Patel Nagar, New Delhi-110008.
Boundaries of the said Property :- East: Property No. 26/11, West: Property No. 26/13, North: Service Lane 30ft., South: Road 40ft.

- **For detailed terms and conditions of the sale, please refer the website of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) website.**
- **The intending buyer have to submit their EMD amount to be deposited by way of RTGS/NEFT to the account details mentioned herein below: BANK NAME: AXIS BANK LIMITED BRANCH: BANDRA KURLA COMPLEX, MUMBAI BANK ACCOUNT NO. Current Account No. 911020045677633 IFSC CODE: UTIB0000230.**
- **The mortgagors/borrowers are given a last chance to pay the total dues with further interest before the Date of Sale, failing which secured assets will be sold as per above schedule through Private Treaty.**

Place : New Delhi Sd/- Authorised Officer- Truhome Finance Limited
Date : 28-02-2026 (Formerly Shriram Housing Finance Limited)

RELIGARE FINVEST LIMITED

RELIGARE Values that bind SME LOANS
CIN: U74999DL1995PLC064132
Registered Office: First Floor, Office No. 101, 2E/23, Jhandewalan Extn. New Delhi-110055
Corporate Office: Max House, 7th Floor, Block A, Dr. Jha Marg, Okhla Phase-III, Okhla Industrial Estate, New Delhi 110020

APPENDIX-IV-A [See Proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES NOTICE

Auction-cum-Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act (SARFAESI 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(s)/ Guarantor(s)/Mortgager(s) that the below described immovable property mortgaged/charged to the Secured Creditor i.e. M/s Religare Finvest Ltd. (in short "**RFL**"), the physical possession of which has been taken by the authorized officer of RFL, will be sold on "**AS IS WHERE IS**", "**AS IS WHAT IS**", "**WHATEVER THERE IS**" and "**NO RECOURSE**" **basis** at through E-Auction. The E - Auction shall be conducted only through "Online Electronic Bidding" through website **https://www.bankeauctions.com/** on **18.03.2026 from 12.30 P.M. to 01.00 P.M.** with unlimited extensions of 5 minutes duration each for recovery of due as per Demand Notice dated 20.01.2017 along with further interest, costs and other charges, due to the RFL from the Borrower(s) /Guarantor(s) / Mortgagor(s) namely, **M/S. Vikram Bakshi & Co. P. Ltd., Mr. Vikram Bakshi, Mrs. Madhurima Bakshi, M/S. Golden Diamond Estates Pvt Ltd., M/S. Brite India Pvt Ltd., M/S. Jupiter Estates & Builders Pvt Ltd., M/S. Panipat Properties Pvt Ltd., M/S. Karmyogi Finlease Pvt Ltd., M/S. Kalanidhi International Pvt Ltd.** The reserve price will be **Rs.17,85,64,176/- (Rupees Seventeen Crore Eighty Five Lakhs Sixty Four Thousand One Hundred Seventy Six Only)** for the property details of the same mentioned in below table:

DESCRIPTION OF IMMOVABLE PROPERTIES	Reserve Price	EMD Amount
All That Piece And Parcel Of Shop No. N-55 (first Floor), N-56 (first Floor) Area Mesuring 3888 Sq. Ft. And N-88 (second Floor) & N-89 (second Floor) Area Measuring 3888 Sq Ft. Total Area Admesuring 7776 Sq. Fts. Without Roof Rights Outer Circle, N Block, Connaught Place, New Delhi	**Rs.17,85,64,176/-** (Rs Seventeen Crore Eighty Five Lakhs Sixty Four Thousand One Hundred Seventy Six Only)	**Rs. 1,80,00,000/-** (Rupees One Crore Eighty Lakh Only)

Known Encumbrances
As per knowledge of RFL there is an encumbrances of NDMC, New Delhi on the secured asset to be sold. Interested parties should make their enquiries from the office of NDMC, New Delhi at own assessment of the secured asset to their satisfaction. Secured Creditor (RFL) does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid secured asset.

Other Details of Sale:

1. The intending purchasers may inspect the secured assets and/or title documents of the secured asset after fixing date and time with the Authorized Officer on or before **16th March 2026.** The intending purchaser should conduct due diligence on all aspects related to the properties to his/her satisfaction. The intending purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at a later date.

2. The intending bidders should submit their bids to Authorized Officer, at the office of Religare Finvest Limited situated at "**7th Floor, Block A, Max House, Dr. Jha Marg, Okhla Phase III, New Delhi-110020**" in a sealed cover scribing as "Bid for Auction/Sale of properties, along with EMD by demand draft drawn/Pay Order in favor of "**Religare Finvest Limited**", payable at Delhi, on or before **Dated 17th march 2026 till 05:00 P.M.** along with offer documents, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department AND his/her identity proof and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, Driving license, Aadhar Card etc. The bidder(s) will also have to produce the original document for verification. Once bid is submitted by the bidder, the same cannot be withdrawn.

3. For further detailed terms and conditions of the sale, please refer to the link provided on Secured Creditor's website i.e., www.religarefinvest.com

4. For details about E-Auction, the intending bidders may contact **M/s. C1 India Pvt. Ltd through Mr. Dharani Krishna Tel. No.: +91 7291971124,25,26 and Mobile +91-9948182222; email id andhra@c1india.com.**

The interested parties may contact the following Authorized Officer **Mr. Shiv Kant Tyagi (Ph.No. 8077419253) & Surjeet Guleria (Ph.No. 9877363545)** for further details/ clarifications and for submitting their application/Bid.

Dated: 28.02.2026 **Authorised Officer**
Place: New Delhi **Religare Finvest Limited**

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

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

PROCLAMATION OF SALE

NOTICE UNDER RULE 38 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH SECTION 25(A) THE RECOVERY OF DEBTS DUE TO BANKS & FINANCIAL INSTITUTIONS ACT, 1993

T.R.C. No. 240/2022 **Dated: 30.01.2026**

In the matter of.

BANK OF INDIA vs SHRI SHAKTI SONI

To
CD#1 Shri Shakti Soni S/o Sh. T.M. Sunar, MP-26, 2nd Floor, Pitampura,Delhi-110034.Also at: 2695, Main Ajmal Khan Road,Karol Bagh, Delhi-110005.
CD#2 Mr. Ajay Kumar Pandey S/o Sh. Kailash Chand Pandey 64-B, Om Vihar, Phase-I, A,Uttam Nagar, Delhi-110059.

Whereas in execution of ibid TRC No.**240/2022** dated **30.05.2018** in OA No.**443/2016** drawn up by the Hon'ble Presiding Officer, Debts Recovery Tribunal-II, Delhi, the CD is to pay to the applicant **Rs.12,17,484.50 (RUPEES TWELVE LACS SEVENTEEN THOUSAND FOUR HUNDRED EIGHTY FOUR & PAISE FIFTY ONLY)** has become due from you as per the ibid Recovery Certificate drawn in OA No.446/2016 by the Presiding Officer, Debts Recovery Tribunal-II, Delhi. The applicant is entitled to recover a sum of **Rs.12,17,484.50 (RUPEES TWELVE LACS SEVENTEEN THOUSAND FOUR HUNDRED EIGHTY FOUR & PAISE FIFTY ONLY)** alongwith pendentelite and future interest @11% per annum w.e.f. 05.07.2016 till realization with cost of Rs.15,000/- and costs from the Certificate Debtor (CD), failing which the amount shall be recovered by sale of the hypothecated vehicles. In case of any shortfall, the same shall be recovered from the personal movable and immovable assets of the CD..

2. And whereas the undersigned has ordered the sale of the hypothecated vehicle mentioned in scheduled property for satisfaction of the said Recovery Certificate.

3. Notice is hereby given that in the absence of any order of postponement, the said hypothecated vehicle (mentioned under the schedule of property below) shall be sold through e-auction through **https://www.bankeauctions.com**, by e-auction at **11.00 AM on 19.03.2026.**

4. **The CH bank shall ensure that prospective bidders are allowed inspection of the said hypothecated vehicle (mentioned under the schedule of property below) before day of auction for which interested individuals may contact the concerned officer of CH Sh. Narender Prasad Kala, Senior Branch Manager, (MOB: 9099019086).**

5. The sale shall be of the movable property of the above named Certificate Defaulters (CD), subject to the liabilities and claims attaching to the said hypothecated vehicle, if any.

6. The sale shall be stopped if, before lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate alongwith the interest and costs has been paid to the undersigned.

7. At the sale the public generally are invited to bid either personally or by duly authorized agent. No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.

8. The property is being sold on "AS IS WHERE IS" BASIS and "AS IS WHAT IS" BASIS. The sale shall be subject to the conditions prescribed in the Second Schedule to the Income-Tax Act, 1961 and the rules made thereunder and to the following further conditions:

9. The particulars specified in the Schedule 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.

10. The Reserve Price and Earnest Money Deposit (EMD) be fixed as follows:-

DESCRIPTION OF PROPERTY

S. No	Details of Property	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)
1.	Mahindra Model-XUV, bearing Registrations DL4CNB9537	60,000/-	6000/-

11. The amount by which the bidders are to be increased shall be determined by the Officer conducting the sale. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put to auction.

12. **Intending bidders shall be required to pay Earnest Money Deposit (EMD)** by way of pay order/demand draft payable at New Delhi and in favour of Recovery Officer-II, DRT-II, Delhi, before 17.03.2026 alongwith identity proofs, address proofs etc. The said deposit shall be adjusted in the case of successful bidders; and in case of unsuccessful bidders the same shall be refunded without interest, on the date of sale.

13. **Successful highest bidder shall have to deposit 25% of the sale proceeds** by way of pay order/demand draft favouring the Recovery Officer-II, DRT-II, Delhi, within 24 hours (next working day) by way of bank draft, after adjusting the EMD stated above, failing which the EMD shall be forfeited.

14. **The purchaser shall deposit the balance 75% of the sale proceeds alongwith poundage fee @ 2%, upto Rupees 1000/- @ 1% of the sale price exceeding Rupees 1,000/- within 15 days from the date of auction. The poundage fees shall be deposited through a demand draft payable in favour of the Registrar, DRT-II, Delhi.**

15. In case of default, the amount earlier deposited by the bidder, if the undersigned considers fit, after defraying the expenses of the sale shall be forfeited and the property shall be resold, and the defaulting purchaser shall forfeit all claims to the property or to any part thereof or any part of the sum for which it may subsequently be sold.

16. The undersigned reserves the right to accept or reject any or all bids found unreasonable or postpone the auction at any time without assigning any reason.

Schedule of Property

No of lots	Description of property to be sold with names of co-owners where the property belongs to the defaulter and any other persons is co-owners	Revenue assessed upon the property or any part thereof	Details of any encumbrances to which the property is liable	Claims, if any, which have been put forward to the property and other known particulars bearing on its nature and value.
1	Mahindra Model-XUV, bearing Registrations DL4CNB9537	No information	No information	No information

Given under my hand and the sale of this Tribunal at New Delhi on this **30.01.2026.**

Sd/- Vaatsayla Kumar)
Recovery Officer,II
DRT - II, Delhi

PUBLIC NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2007PLC174759
Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

PUBLIC NOTICE

TO,
1. SH KAVINDRA KUMAR SINGH S/O KEDAR NATH SINGH F-1119, Ground Floor, Chittaranjan Park, New Delhi
2. MS. GINNI SINGH D/0 RAJ KESHAWAR SINGH F-1119, Ground Floor, Chittaranjan Park, New Delhi

Ref: Loan Account No. 1001334 In The Name Of Kavindra Kumar Singh (Borrower) Alonhwith Ginni Singh (Co-Borrower), The Credit Facilities Granted By Hdb Financial Services Limited (Assignor).

Re: Notice For Vacation Of Inventory / Removal Of The All The Piece And Parcel Of The Immovable Property Entire Ground Floor Of Property Bearing No. F-1119, Measuring 160 Sq Yds., Together With Proportionate, Undivided, Indivisible, And Impartible Ownership Rights Of The Land Underneath The Said Building Situated At Chittranajan Park, New Delhi – 110019 (Secured Asset).

Dear Sir/Madam,

We, Edelweiss Asset Reconstruction Company Limited Are A Company Incorporated Under The Companies Act 1956, Having Its Registered Office At Edelweiss House, Off Cst Road, Kalina, Mumbai 400098 And Registered With The Reserve Bank Of India As An Asset Reconstruction Company, Pursuant To Section 3 Of The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (Hereinafter Referred To As "Sarfaesi Act") Acting In Its Capacity As Trustee Of Earc Trust Sc 375 (Hereinafter Referred As "Earc") Hereby State As Follows:

1) The Financial Facilities Extended By **HDB Financial Services Limited** ("Assignor") Have Been Duly Assigned To Edelweiss Asset Reconstruction Company Limited ("Earc"), Acting In Its Capacity As Trustee Of Earc Trust Sc–375. Pursuant To The Said Assignment, Earc Has Stepped Into The Shoes Of The Assignor And Is Fully Entitled To Exercise All Rights And Powers Of A Secured Creditor In Accordance With Applicable Law.

2) Despite Repeated Reminders And Ample Opportunities Granted To The Borrowers, The Outstanding Dues In Respect Of The Captioned Loan Account Remained Unpaid. Consequently, Earc Was Constrained To Enforce Its Security Interest Under The Provisions Of The Sarfaesi Act, 2002.

3) It Has Been Observed That Certain Inventory, Household Articles, And Other Movable Properties Belonging To The Borrowers/Co Borrower Continue To Lie Within The Mortgaged Property. Through This Public Notice, All Borrowers And Co Borrowers Are Hereby Called Upon To **Remove The Said Household Articles/Movables Within 7 (Seven) Days** Of Issuance Of This Notice.

4) Failure To Comply Within The Stipulated Period Shall Result In Earc Removing And Disposing Of The Said Movables **Without Any Further Notice,** And The Proceeds Thereof, If Any, Shall Be Adjusted Against The Outstanding Dues.

5) You Are Requested To Contact The Authorized Representative At (M): **9560056912** For Further Details And Instructions.

Place: NEW DELHI **Sd/- Authorized Officer**
Date: 28.02.2026 **Edelweiss Asset Reconstruction Company Limited**
(Trustee for EARC TRUST SC – 375)

Edelweiss Asset Reconstruction

SAI CAPITAL LIMITED

Regd. Office: G-25, GROUND FLOOR, RASVILAS SALCON D-1, SAKET DISTRICT CENTRE, SAKET, NEW DELHI, SOUTH DELHI -110017
(CIN: L74110DL1995PLC069787), E mail: cs@saicapital.co.in,
Ph: 011-40234681, Website: www.saicapital.co.in

NOTICE OF POSTAL BALLOT, AND REMOTE E-VOTING INFORMATION

In accordance with Section 110 read with Section 108 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") (including any statutory modifications or re-enactments thereof, for the time being in force), read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Rules"), Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), Secretarial Standards on General Meetings issued by The Institute of Company Secretaries of India ("SS-2"), each as amended, and in accordance with the guidelines prescribed by the Ministry of Corporate Affairs ("MCA") for holding General Meetings/conducting Postal Ballot process vide Circular No. 03/2025 dated September 22, 2025, read with other relevant Circulars issued in this regard, the Company is providing remote e-voting facility to all its Members to enable them to cast their votes electronically on all the Resolutions set forth in the Notice instead of submitting the Physical Postal Ballot Form.

M/s. Sai Capital Limited ("the Company") has proposed to seek prior approval of its Members on the Resolutions appended below, by way of Postal Ballot (the "Postal Ballot) through remote e-voting:

S.No.	Description of Resolution
Special Resolution	
1.	Enhancement in overall Borrowing Limits of the Company under Section 180 (1) (c) of the Companies Act, 2013
Ordinary Resolutions	
2.	Material Related Party Transaction(s) between Company and Mr. Karan Mehra, Company Secretary & Compliance Officer of the Company
3.	Material Related Party Transaction(s) between M/s. Butterfly Ayurveda Private Limited ("BAPL"), a Material Subsidiary of the Company, and its Director Ms. Akshi Khandelwal
4.	Material Related Party Transaction(s) between M/s. Butterfly Ayurveda Private Limited ("BAPL"), a Material Subsidiary of the Company, and its Key Managerial Personnel Mr. Sachin Chauhan
5.	Material Related Party Transaction(s) between M/s. Butterfly Ayurveda Private Limited ("BAPL"), a Material Subsidiary of the Company, and M/s. Butterfly Ayurveda Bakery Private Limited, being a related party by virtue of having Common Directorship
6.	Material Related Party Transaction(s) between M/s. Butterfly Ayurveda Private Limited ("BAPL"), a Material Subsidiary of the Company, and M/s. Butterfly Ayurveda Bakery Private Limited, being a related party by virtue of having Common Directorship
7.	Material Related Party Transaction(s) between M/s. Butterfly Ayurveda Private Limited ("BAPL"), a Material Subsidiary of the Company, and M/s. Butterfly Ayurveda Bakery Private Limited, being a related party by virtue of having Common Directorship
8.	Material Related Party Transaction(s) between M/s. Butterfly Ayurveda Private Limited ("BAPL"), a Material Subsidiary of the Company, and M/s. Nuflower Foods & Nutrition Private Limited, (Related Party)
9.	Material Related Party Transaction(s) between M/s. Health Care Energy Foods Private Limited ("HCEFPL"), a Material Subsidiary of the Company, and its Subsidiary M/s. Unisphere Industries Private Limited
10.	Material Related Party Transaction(s) between M/s. Health Care Energy Foods Private Limited ("HCEFPL"), a Material Subsidiary of the Company and its Director Mr. Ankur Rawat
11.	Material Related Party Transaction(s) between M/s. Unisphere Industries Private Limited, a Subsidiary of the Company, and its Holding Company M/s. Health Care Energy Foods Private Limited, Material Subsidiary of the Company

An Explanatory Statement pertaining to the said Resolutions setting out the material facts and the reasons/rationale, thereof, forms part of this Postal Ballot Notice ("the Notice" or "the Postal Ballot Notice")

The Notice of Postal Ballot has been sent in electronic mode to the Members whose names appear in the Register of Members/List of Beneficial Owners as received from NSDL and M/s. Alankit Assignments Limited, the Company's Registrar and Transfer Agent ("RTA"), and whose e-mail addresses are available with the Company as on Friday, February 20, 2026 (Cut-of date). The electronic dispatch of Postal Ballot to Members has been completed on February 27, 2026.

The Company has engaged the services of M/s. National Securities Depository Limited (NSDL) for providing remote e-voting facilities to its Members, enabling them to cast their vote electronically and in a secure manner.

The Postal Ballot Notice ("Notice") is available on the website of the Company at http://www.saicapital.co.in/Disclosure_of events_2025-26.aspx and on the website of National Securities Depositories Limited ("NSDL") at https://www.evoting.nsdl.com/.

The remote e-voting will commence on Saturday, February 28, 2026 at 09:00 A.M. (IST) and shall end on Sunday, March 29, 2026 at 05:00 P.M. (IST). The remote e-voting facility will be disabled by NSDL immediately, thereafter, and will not be allowed beyond the said date and time. Members are requested to record their Assent (FOR) or Dissent (AGAINST) through the remote e-voting process not later than 05:00 P.M. (IST) on Sunday, March 29, 2026. During this period, Members of the Company holding Shares either in Physical or Electronic form as on the Cut-off date shall be eligible to cast their vote electronically. The voting rights of the Members shall be in proportion of their share of the paid-up Equity Share Capital of the Company as on the Cut-off date. Once the vote on a Resolution is cast by a Member, the Member shall not be allowed to change it subsequently.

To facilitate Members to receive this Notice electronically, the Company has made special arrangement with the RTA, for registration of e-mail addresses in terms of the MCA Circulars.

Members holding Shares in Physical mode and who have not registered/updated their e-mail address are requested to update their e-mail address by writing to the RTA at rta@alankit.com. The procedure to register e-mail address with the RTA and the procedure of remote e-voting is provided in the "Notes" section of the Notice.

The Board of Directors of the Company have appointed Ms. Ritu Mahajan (Membership No.: 35495; CP No.: 22918) (Practicing Company Secretary), as the Scrutinizer to scrutinize the Postal Ballot process in a fair and transparent manner.

The Results of the e-voting conducted through Postal Ballot (through the remote e-voting process) along with the Scrutinizer's Report will be announced on or before Tuesday, March 31, 2026. The same will be displayed on the website of the Company: www.saicapital.co.in and on the website of NSDL: https://www.evoting.nsdl.com/ and shall also be communicated to the Stock Exchange, M/s. BSE Limited, where the Company's Equity Shares are listed.

In case of any queries, Members may refer to the Frequently Asked Questions (FAQs) for Shareholders and e-Voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on 022 - 4886 7000 or send a request at evoting@nsdl.com

For Sai Capital Limited
Sd/-
Date: 27.02.2026 **Dr. Niraj Kumar Singh**
Place: New Delhi **Chairman & Managing Director**