



CIN: L67120PB1993PLC013169

Regency Fincorp Limited

(Formerly Known as: -Regency Investments Limited)

Corp. & Regd. Office :Unit No.57-58, 4th Floor, Sushma Infinium,
Chandigarh-Ambala Highway, Zirakpur -140603

Contact No.: +91 77175 93645 Web.: www.regencyfincorp.co.in
E-mail : regencyinvestmentsltd@gmail.com

Date: 20th September, 2025

To
The Listing Department
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street Mumbai, Maharashtra - 400001

SUB: INTIMATION UNDER REGULATION 47 OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

Ref: Regency Fincorp Limited (Scrip Code: 540175)

Dear Sir / Ma'am,

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI Listing Regulations**"), please find enclosed the newspaper advertisement published in Financial Express (In English) and Desh Sewak (In Punjabi) dated 20th September, 2025, intimating regarding the dispatch of the Postal Ballot Notice dated 17th September, 2025, to the Shareholders of the Company appearing in the Register of Members as on Friday, 12th September, 2025.

You are requested to kindly take note of the above information.

For Regency Fincorp Limited

Gaurav Kumar
Managing Director
DIN: 06717452

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-AUCTION SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 OF THE 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 Secured Asset(s) mortgaged / charged to **UGRO Capital Limited** ("Secured Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on "As is what is" and "As is where is" and "Whatever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Details of Borrower(s)/ Guarantor(s)	DESCRIPTION OF SECURED ASSET(S)	Details of Auction	
1. REAL BUY 15	Property 1: Property Description- Residential Property bearing No. 60-B Area measuring 100 Sq.Yds. ie 63.61 Sq.mtrs. situated in Residential Colony Anand Vihar, P.K.T. B, Nasapur Pargana, L.P. Dist. Ghaziabad, U.P.	Reserve Price	Rs. 1,03,95,000
2. TANU SHARMA	EMD		Rs. 10,39,500
3. HANDESH SHARMA	Last Date of EMD Deposit		23.10.2025
4. PANKAJ SHARMA	Date of Auction		24.10.2025
LAN - HCFDELSEC000107996	Incremental Value		Rs. 1,00,000/-

Kindly note the time of the Auction will be between 11.00 AM to 01.00 PM with an incremental value of Rs. 1,00,000/-. For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website. i.e. www.ugrocapital.com or contact the undersigned at authorised.officer@ugrocapital.com. Please note that sale notice which was published on 19.09.2025 in this account stands recall.

Place: GHAZIABAD / DELHI
Date: 20.09.2025
Sd/- (Authorised Officer) For UGRO Capital Limited

REGENCY FINCORP LIMITED
(Formerly known as Regency Investments Limited)
CIN: L67120PB1993PLC013169
Corp. & Regd. Office: Unit No. 57-58, 4th Floor, Sushma Inffinium, Chandigarh-Ambala Highway, Zirakpur-140603
Contact No.: +91 7717593645 Web: www.regencyfincorp.co.in
Email: regencyinvestmentsltd@gmail.com

NOTICE OF POSTAL BALLOT

Pursuant to the provisions of Section 108 and 110 and other applicable provisions of the Companies Act, 2013 (the "Act"), read with the Companies (Management and Administration) Rules, 2014 and various circulars issued by the Ministry of Corporate Affairs, Government of India ("MCA Circulars") and in compliance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The matters set out in the Notice of Postal Ballot dated 17th September, 2025, is proposed to be passed through Postal Ballot voting through electronic means (remote e-voting). Dispatch of the said Postal Ballot Notice along with the Explanatory Statement has been completed on 19th September, 2025.

The copies of the Notice of Postal Ballot is available on the website of the Company www.regencyfincorp.co.in, on the website of NSDL viz. www.evoting.nsdl.com and also on the website of the BSE Limited at www.bseindia.com (where the shares of the Company are listed).

In conformity with the regulatory requirements, the Members are advised to cast their vote on the matters covered in the Postal Ballot Notice through remote e-voting which will commence from Saturday, 20th September, 2025 at 9:00 A.M. and shall end on Sunday, 19th October, 2025 at 5:00 P.M. afterwards the remote e-voting shall be blocked by NSDL. The Voting rights of the members (i.e. members of the Company whose names appeared in the Register of Members/ Beneficial Owners as maintained by the Company/Depositories) shall be reckoned as on Friday, 12th September, 2025 which is the Cut-Off Date. Further, pursuant to the MCA circulars the requirement of sending physical copies of the Notice, postal ballot forms, and pre-paid business reply envelopes has been dispensed with.

The result of Postal Ballot will be declared latest by Wednesday, 22nd October, 2025 and will also be uploaded on the website of the Company, on website of NSDL, on the website of BSE Limited, where the company's shares are listed.

For REGENCY FINCORP LIMITED
Sd/-
Gaurav Kumar Managing Director
DIN: 06717452

Place: Zirakpur
Date: 19th September, 2025

For All Advertisement Booking

Call : 0120-6651214

Indian Bank Zonal Office : Bahraich-271801

DEMAND NOTICE (Under Sec. 13(2) of the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002)

Notice hereby issued under Sec. 13(2) of the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002

Name of the Account/ Borrower/Proprietor/ Guarantors	Description of the charged/mortgaged/hypothecated property (all the part & parcel of the property consisting of)	Date of Demand Notice/ Amt. Outstanding
Branch- Nawabganj Borrower- Mrs. Ehteshamul Hasan (Prop- Ehteshamul Hasan) Address: Vill & Post- Nawabganj, Tehsil- Nanpara, Dist Bahraich-271865 Proprietor and Mortgagee- Mr. Ehteshamul Hasan S/o Iqbal Ahmad Address: Vill & Post- Nawabganj, Tehsil- Nanpara, Dist Bahraich-271865 Gaurantor-1.Mr. Mustakeem S/o Noor Mohd. Address: Vill & Post- Nawabganj, Tehsil- Nanpara, Dist Bahraich-271865 2. Mr. Nuruddin Ansari S/o Bahau Address: Vill & Post- Nawabganj, Tehsil- Nanpara, Dist Bahraich-271865	All that part and parcel of Land and Building having area 2100 Sq. Ft. Situated at Village Ganeshpur, Nimnaha, Pargana Charida, Tehsil Nanpara, Dist Bahraich in the name of Ehteshamul Hasan. Registration Details-Sale deed dated 25.02.2013 registered at Bah no. 1, Khand No. 6875 at Page 99 to 128 at Siliha no 2754 in the SRO Nanpara on 25.02.2013. Boundaries- East- Road Meja Fata to Nimnaha. West- House & Part Rajendra Prasad. North- Part & House Patua alias Shojad. South- Part Part Hira Lal Sora. Hypothecated assets- Hypothecation of entire stocks current assets both present and future, all movable assets, book debts and receivables and plant and machinery.	Dated: 03.09.2025 Outstanding - Rs. 12,80,393/- as on 02.09.2025 + Int. & other charges

Above Borrower has availed loans/credit facilities from our Bank as per details given above. In consideration of the credit facilities availed in the accounts and to secure repayments of the said loans/credit facilities availed by borrower and Guarantor have executed various documents whereby and where under charge/mortgage/hypothecation has been created over immovable/ovable properties in favour of the Bank as per details given above. Though the said loan is already due for repayment, borrower & guarantors have failed to repay the outstanding dues or regularise the account in spite of our repeated requests. Borrower & Guarantor have violated the terms of Sanction and also made the account irregular and as a consequence the account has become a non-performing asset and has been classified by our Bank as such, as per RBI guidelines. We have already issued detailed demand notices under Sec. 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 by Courier. Registered post with acknowledgment, which have been returned undelivered. By this notice, Borrower & Guarantors are called upon to discharge the entire liability as on date of demand notice and also future interest thereon, as specified above to us as secured creditor within 60 days from the date of this notice, failing which the Bank shall be constrained to exercise all or any of our rights conferred under Sec. 13(4) and other provisions of the above act. Please take notice that in terms of Sec. 13(13) of the said act, shall not accept receipt of this notice by way of sale/lease or otherwise any of the secured assets above referred to without prior written consent of our Bank. Borrower & Guarantors are also upon Notice that any contravention of the injunction/restraint as provided under the said Act is an offence. This notice is issued without prejudice to any other rights available to our Bank under the above Act and/or any other law in force.

Your attention is invited to the provisions of sub section (8) of section 13 of the act in respect of time available to redeem the secured asset. The borrowers in particular and the public in general are hereby cautioned not to deal with the property /ies and any dealing with the property /ies will be subject to the charge of Indian Bank. For the amounts and interest thereon mentioned against each account.

Place: Bahraich, Date: 19.09.2025
Authorised Officer, Indian Bank

SCHEDULE-1 FORM A PUBLIC ANNOUNCEMENT
(Regulation 14 of the Insolvency and Bankruptcy Board of India (Voluntary Liquidation Process) Regulations, 2017)

FOR THE ATTENTION OF THE STAKEHOLDERS OF MEGA PROPERTIES PRIVATE LTD

S.No.	Name of corporate person	MEGA PROPERTIES PRIVATE LTD
1.	Name of Incorporation of Corporate Person	27/01/1989
2.	Authority under which corporate person is incorporated/registered	Registrar of Companies-Delhi
3.	Corporate Identity Number / Limited Liability Identity number of corporate person	U74899DL1989PTC034814
4.	Address of the registered office and principal office (if any) of corporate person	C-14/2, Safdarjung Development Area, Hauz Khas, New Delhi-110016
5.	Liquidation commencement date of corporate person	16/09/2025
6.	Name, address, email address, telephone number and the registration number of the liquidator	Name: MONIKA AGARWAL Address: 205, Chopra Complex, 6, Preet Vihar, Community Centre, New Delhi - 110092 Contact No.: +91-9873924087 Email Id: liquidator.mega@gmail.com cacomonika.agarwal@gmail.com Regn No: IBB/19A-001/IP-P01137/2018-19/11866 AF No: IBB/19A-001/IP-P01137/2018-19/11866
7.	Last date for submission of claims	15/10/2025

Notice is hereby given that the **Mega Properties Private Ltd** has commenced voluntary liquidation on 16th day of September, 2025.

The stakeholders of **Mega Properties Private Ltd** are hereby called upon to submit a proof of their claims, on or before 15th day of October, 2025, to the liquidator at the address mentioned against item 7.

The financial creditors shall submit their proof of claims by electronic means only. All other stakeholders may submit the proof of claims in person, by post or by electronic means. Submission of false or misleading proofs of claim shall attract penalties.

Date: 20/09/2025
Place: Delhi
Sd/- (MONIKA AGARWAL)

"IMPORTANT"

Whilst care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.

Mahindra FINANCE Registered Office : at Gateway Building, Apollo Bunder, Mumbai- 400 001.
Corporate Office : at B Wing, 3rd Floor, Agastya Corporate Park, Piramal Amiti Building, Sunder Baug Lane, Kamani Junction, Kurla West Mumbai- 400 070.

DEMAND NOTICE UNDER SECTION 13 (2) OF SARFAESI ACT, 2002

Whereas you the below mentioned Borrower/s, Co-Borrower/s and Guarantors have availed loans from Mahindra and Mahindra Financial Services Ltd by mortgaging your immovable properties. Consequent to default committed by you, your loan account has been classified as Non-performing Asset, whereas Mahindra and Mahindra Financial Services Ltd being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued Demand notice calling upon the Borrower/s/Co-Borrower/s/ Guarantor/s/Mortgagor/s as mentioned in column No. 1 to repay the amount mentioned in the notices with future interest thereon within 60 days from the date of notice.

Name of Borrower/ Co-Borrower/Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of Demand Notice	Amount Due in Rs. ... /- as on
1. CM Autosales Private Limited (Borrower) 2. Mr. Rajesh Mahajan (Director & Guarantor 1) 3. Mr. Mahesh Mahajan (Guarantor 2)	Sanction Letter bearing Ref. No: (i) 191219010000033 Dated 31.12.2019 (ii) SME/INF/CMPAL-001117-18 Dated 23.01.2018 Contract No. / Contract No. (i) ICHFO0120203379 (ii) SCF/19/00019242 & SCF/20/00021258 Loan amount Rs. (i) Rs.3,90,00,000/- (Rupees Three Crore and Ninety Lakh Only) (ii) Rs.7,50,00,000/- (Rupees Seven Crore and Fifty Lakh Only)	Mortgaged immovable Property details: ITEM NO-1: All the piece and parcel of plot measuring 2 kanal 2/12 maria in khata no. 56/162, khasra no.3/20/1(5-19), its 24/119 share i.e.1 kanal 4 maria and khata no.56/62, khasra no.3/19/2-18(15) 37/116 share i.e. 18.12 maria, Village Miyapur Hadbast 319, Anandpur sahib, District-Rojar, Punjab.	Date of NPA: 05.05.2020 Demand Date: 16.09.2025	Rs.7,01,09,970.75/- (Rupees Seven Crore One Lakh Nine Thousand Nine Hundred Seventy and Seventy- Five Paise only) as on 18.08.2025

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No. 1, calling upon them to make payment of the aggregate amount as shown in column No. 5, against all the respective Borrower/ Co-Borrower within 60 days of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.5. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, Mahindra and Mahindra Financial Services Ltd shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.3. Please note that this publication is made without prejudice to such rights and remedies as are available to Mahindra and Mahindra Financial Services Ltd against the Borrower/s/ Co-Borrower/s/ Guarantor/s/ Mortgagor/s of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date : 20.09.2025 | Place : Rojar, Punjab. | Sd/- Authorised Officer, Mahindra and Mahindra Financial Services Ltd.

AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)
Corporate Office: Structured Assets Group, 'Axis House', 7th Floor, P.B. Marg, Worli, Mumbai - 400 025.

INVITATION FOR EXPRESSION OF INTEREST (EOI) FOR ASSIGNMENT OF DUES

Axis Bank Limited, hereby invites proposal from ARCs / NBFCs / FIs for acquisition of debt SHARAN HOSPITALITY PRIVATE LIMITED ("SHPL") which owns and lease out property at Vile Parle, Mumbai with leaseable area of -88,790 sq. ft. with open building of Rs. 175.81 crores plus further interest from Sep 18, 2025, through an open bidding process at a reserve commercial price of Rs. 99.00 crores. The sale of debt is on "As is where is and as is what is basis," and without any recourse to Axis Bank Ltd.

The schedule of procedure and timelines for the bid are as under:

Bid Process	Timelines
ARCs / NBFCs / FIs to submit Expression of Interest (EOI)	29-Sep-25
Timeline for Due Diligence	15-Oct-25
Last Date of submission of Binding offer	15-Oct-25
Declaration of successful bidder	16-Oct-25
Issue of acceptance	16-Oct-25
Receipt of assignment consideration and execution of Assignment Agreement	20-Oct-25

The broad terms of the offer are as follows:-

- The assignment shall be on Cash Basis.
- The ARCs / NBFCs / FIs ("Bidders") should submit an unconditional Expression of Interest ("EOI") along with an EMD of Rs. 10 lakhs via Demand Draft in favour of 'Axis Bank Ltd.' payable at Mumbai expressing their interest in conducting the due diligence and acquiring the above account/debt on or before 6.00 PM on September 29, 2025.
- The EOI should be e-mailed to nalay.sharan@axisbank.com and chaitali.shah@axisbank.com within the above timelines with Subject as 'EOI for Open Bidding process of SHARAN HOSPITALITY PRIVATE LIMITED' and submission of original hard copy of the EOI alongwith EMD at the address mentioned herewith: Mumbai: Chaitali Shah Nilay Sharan , Structured Asset Group, Axis Bank Ltd. Axis House, 7th Floor, D-Wing, Wadia International Centre, P.B. Marg, Worli, Mumbai 400025 on or before 6.00 PM on September 29, 2025.
- Please note that interested bidders shall be permitted to participate in the process only if EMD amount has been received by the bank along with unconditional EOI.
- The Bank reserves the right to accept or reject any ineligible EOI without assigning any reasons therefor.
- Information Memorandum and details of the SHPL will be shared with Bidders who submit their EOI, after execution of Non-Discretion Agreement in the Bank's format. Such information is furnished on the basis of data available with Axis Bank Ltd. and shall not be deemed to be a representation by Axis Bank Ltd. about quality of assets/properties.
- Bidders to conduct their own due diligence, investigation, analysis and independent verification. Cost of the same will have to be borne by the Bidders.
- The sale would be through Open Bidding process with a reserve price of Rs. 99.00 crores.
- By virtue of submission of offer, it shall be deemed that the participating Bidders have conducted their own independent due diligence in all aspects covering the liabilities, legal proceedings, encumbrances, and any other dues to their complete satisfaction.
- During the process, format bid document will be provided to the participating bidders who would be required to submit the signed bid document along with the details (Name, Designation, Phone number and Email address) of Officials authorized for submitting the bid and for representing the institution in the auction process. Scan copy of bid documents to be emailed to chaitali.shah@axisbank.com and nalay.sharan@axisbank.com. Also the hard copy of the signed bid documents and other documents should be delivered to Senior Vice President, Structured Asset Group, Axis Bank Ltd. Axis House, 7th Floor, D-Wing, Wadia International Centre, P.B. Marg, Worli, Mumbai 400025 All the necessary documents along with the bid should reach us on or before October 16, 2025 by 05.00 p.m.
- Conditional and contingent offers shall be liable to be disqualified by Axis Bank Ltd.
- The participating Bidders shall not be entitled to withdraw or cancel its/their offer once submitted. In an event of successful bidder withdrawing from the auction process after submission of bid, the said Bid amount / EMD / any upfront amount shall stand forfeited and Axis Bank reserves its rights to charge interest, damages etc. from the said bidder and shall at its own discretion file case against the said bidder under the provisions of applicable law in force.
- Any Bid amount / EMD / upfront amount submitted by the successful bidder is on non-refundable basis and the said Bid amount / EMD / upfront amount shall not be refunded back to the successful bidder in any event whatsoever (including but not limited to cancellation or withdrawal of bid by the successful bidder).
- The unsuccessful bidders may collect the EMD amount which will be returned without interest to them in due course of time after conclusion of the process.
- In any event of delay whatsoever of any sort due to any action of the Bidder, any third Party (including but not limited to the suspended management / promoter), or any order of the courts/triunal/forum etc., Axis Bank shall not be liable to refund the Bid amount / EMD / any upfront amount or payment of any interest / claim / damages whatsoever in nature.
- Evaluation of the offers shall be at the discretion of Axis Bank Ltd.
- Axis Bank Ltd. reserve the right to modify, alter the terms and conditions for sale.
- Axis Bank Ltd. reserves the right to modify, alter the terms and conditions of sale and also reserves its right to reject any or all the bids, withdraw the assets from sale, defer or cancel the sale, in totality at any stage, without assigning any reason whatsoever, if in the view of Axis Bank Ltd., the process is not viable or it would prejudicially affect the interest of Axis Bank Ltd. owing to any reason. All decisions of Axis Bank Ltd. in regard to the sale process shall be final and conclusive. No claim for compensation on account of rejection of bids and/or rescinding/cancellation of sale process shall be entertained.
- The offer shall remain valid till 10th November 2025 within which period, the entire process of receipt of assignment consideration, execution of assignment agreement, etc. will have to be completed. The timelines may be extended only at the discretion of Axis Bank Ltd.
- The assignment of debt is subject to approval of competent authority of Axis Bank Ltd. also reserves the right to reject any offer without assigning any reasons therefor.
- The successful bidder "Assignee" shall be solely and absolutely responsible for completion of all statutory, regulatory and other compliances (including necessary approvals). All costs and expenses towards transfer/ assignment of assets shall be borne by the assignee (including stamp duty, registration charges & any other charges).

Sd/- Authorised Officer
Axis Bank Ltd.

Possession Notice (For Immovable Property) Rule 8 (4)

Whereas, the undersigned being the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Inffinno Housing Finance Ltd.) (IIFL-HFL) 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, a Demand Notice was issued by the Authorized Officer of the company to the Borrower/Co-Borrowers mentioned herein below 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 Section 13(4) of the said Rules. The borrower 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 IIFL HFL for an amount as mentioned herein below with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the dues of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Name of the Borrower (s) / Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Vimal Kumar Mrs. Moni Devi Mrs. Sushila Devi Prospect No.IL10577670	All that piece and parcel of the House At Gata No. 134, Rafiyabad, Ballia, Aonla, Bareilly, Uttar Pradesh-243031 Area Admeasuring (In Sq. Ft.): Property Type: Land Area, Built Up Area Property Area: 900.00, 900.00 (Only)	Rs.580255/- (Rupees Five Lakh Eighty Thousand Two Hundred Fifty Five)	29-04-2025	17-09-2025
Mr. Bhagwan Das, Mrs. Girajawati Bhagwan Das Dairy Grajwadi Agriculture Prospect No.IL10570158	All that piece and parcel of the Property Admeasuring 100 Sq Yds Gata No 61, Kemuwa, Chadpur, Ballia, Bareilly, Uttar Pradesh, India, 243402 Area Admeasuring (In Sq. Ft.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 900.00, 675.00, 580.00 (Only)	Rs.546270/- (Rupees Five Lakh Forty Six Thousand Two Hundred Seventy Only)	10-06-2025	17-09-2025
Mr. Arjun Prabhakar Miss Ram Janti Prabhakar Mr. Ram Kishore Prabhakar Mrs. Priya Prospect No.IL10573066	All that piece and parcel of the Property Adm-841 Sqft Khat No 426,427,428,429 Sihoura,Shanti Bihar, Bareilly, Sanyara Road, Bareilly, Uttar Pradesh, India, 243001 Area Admeasuring (In Sq. Ft.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 91.00, 631.00, 560.00 (Only)	Rs.539216/- (Rupees Five Lakh Thirty Nine Thousand Two Hundred Sixteen Only)	09-06-2025	17-09-2025
Mr. Vijay Kumar Mr. Rambabu Mr. Shivam Kumar Mrs. Nisha Gautam Vijay Travels Prospect No.IL10635753	All that piece and parcel of the Property Comprised in Gata No. 615 Measuring 75.27 Sq. Mtrs. Situated At Vill. Railwaybad Teh. Aonla Distt. Bareilly Uttar Pradesh, India, 243402 Area Admeasuring (In Sq. Ft.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 810.00, 810.00, 648.00 (Only)	Rs.550864/- (Rupees Five Lakh Fifty Thousand Eight Hundred Eighty Four Only)	10-06-2025	17-09-2025
Mr. Prathivra Yadav Mrs. Sitara Devi Mrs. Vinla Devi Prathivra Yadava Datta Prativa Prospect No.IL10734393	All that piece and parcel of the Property Comprised in Gata No. 105 Measuring 75.27 Sq. Mtrs. Situated At Vill. Railwaybad Teh. Aonla Distt. Bareilly Uttar Pradesh, India, 243402 Area Admeasuring (In Sq. Ft.): Property Type: Land Area, Built Up Area, Carpet Area Property Area: 810.00, 250.00, 190.00 (Only)	Rs.489130/- (Rupees Four Lakh Eighty Nine Hundred Thirty Only)	10-06-2025	17-09-2025

For further details please contact to Authorised Officer at Branch Office : Plot No. 30/20E, Upper Ground Floor, Main Shivaji Marg, Najafgarh Road, New Delhi-110028 & A-12, 2nd floor, Noida Sect6, Noida, Gautam Budh Nagar - 201301 or Corporate Office: Plot No.98, Phase-IV, Udyog Vihar, Gurgaon, Haryana.
Place: Delhi/Noida, Date: 20-09-2025
Sd/- Authorised Officer, For IIFL Home Finance Ltd.

VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra.
CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, the undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below. The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

SN	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Sunil Kumar Suman Rani LAN: HL0000000094328	20-Jul-24 Rs. 15,13,890/- as on 15-Jul-24	A Plot/house bearing UID No.604490788 UID No.6044905 PAS100PH0778A measuring 308 sq. meters Situated in the Lal Dora Area of Village Bighar Distt Fatehabad Haryana, 125050, Boundaries: North - 6044905PAS100PH0775A, South - Street, East - 6044905PAS100PH0769A, West - 6044905PAS100PH0767A.	Physical Possession taken on 17-09-2025

Date : 20.09.2025
Place : Fatehabad
Sd/- Authorised Officer
Vastu Housing Finance Corporation Ltd.

PUNJAB & SIND BANK BRANCH OFFICE: RAILWAY ROAD, MOGA, DISTT. MOGA -142001
(A Govt. of India Undertaking)

[RULE 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the Undersigned being "Authorized Officer" of Punjab & Sind Bank, Chief Manager, Railway Road, Moga, Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in Exercise of power conferred under section 13(12) read with security interest (Enforcement) Rules, 2002. Issued a demand notice under Section 13(2) of SARFAESI Act 2002 calling upon the following borrower(s)/Guarantor(s) to repay the amount mentioned in notice within 60 days of the date of receipt of the said notice.

The Borrower(s)/Guarantor(s) having failed to repay the amount notice is hereby given to the Borrower(s)/Guarantor(s) and the public in general that the undersigned has taken Symbolic Possession of the property described here below in Exercise of the power conferred on him/ her under section 13(4) of said Act read with rule 8 & 9 of the said rules.

The Borrower(s)/Guarantor(s) in particular & the public in general is hereby cautioned not to deal with the said property and dealing with the property will be subject to the charge of the Punjab & Sind Bank, Railway Road, Moga, for an amount mentioned here in below, besides interest and other charges/expenses against calling account.

The borrower(s)/ Guarantor(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 asset(s).

Name of the Borrower(s)/Guarantor(s)	Description of Immovable Property	Date of Demand Notice	Date of Possession	Amount Due in Rs.
Borrower: Arshdeep Singh S/o Jagjeet Singh Address: 1. Plot No. 50, Yuvraj Enclave, Near Kolkapura Bypass, Moga - 142001. Address: 2. House No. 634, Ward No. 31, Near Khooi Masit, Purana Moga, Moga - 142001. Address: 3. Sagari Poultry Farm, Bahona Road, Moga-142001. Co-Borrower: Vikramjeet Singh S/o Jagjeet Singh Address: 1. Plot No. 50, Yuvraj Enclave, Near Kolkapura Bypass, Moga - 142001. Address: 2. House No. 634, Ward No. 31, Near Khooi Masit, Purana Moga, Moga -142001. 2. Gurwinder Singh S/o Sukhmander Singh, Address: 1. House No. 301, Patti Usang, Moga -142001. Address: 2. Goodwill Graphics, Opposite Petrol Pump, Green Field Colony, Moga -142001.	Property measuring Residential House Measuring 04 Marlas, 01 Sarsai, 06 square feet Details below:- 1. Area Measuring 02 Marlas, 01 Sarsahi being 19/1656 Share of 09 Kanals, 04 Marla, Comprising in Khawat No. 906, Khatlouni No. 1293, Khawas No. 124/3(9-4). 2. Area Measuring 02 Marlas being 18/1440 Share of 08 Kanals, 00 Marla Comprising in Khawat No. 906, Khatouni No. 1293, Khasra No. 124/4(8-0). As per copy of Jamabandi for 2017-18 and the Super Structure thereon, Already Constructed (if Any) and to be constructed in future up to the Height of the Sky, Situated in the Revenue Area of Moga Mehla Singh II, Tehsil and Distt. Moga, Presently Owned by Mr. Arshdeep Singh S/o Jagjeet Singh, Vide transfer deed No. 2021-22/21/2509 dated 13.10.2021. Bounded as under: North: 23 feet 9 Inch Gali 30 feet, West: 47 feet 4 Inch Rajdeep Singh, East: 47 feet 4 Inch Harinder Singh, South: 23 feet 9 Inch Gali 22 feet.	02.07.2025	12.09.2025	Rs. 36,68,312.92 (Rupees Thirty Six Lakhs Sixty Eight Thousand Three Hundred Twelve & Paise Ninety Two Only) as on 02.07.2025 with future interest w.e.f. 02.07.2025 costs, charges and other expenses thereon (Less recovery effected thereafter, if any).

DATE: 12.09.2025
PLACE: Moga
AUTHORISED OFFICER

Public Notice For E-Auction For Sale of Immovable Properties

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Inffinno Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-120115 (Haryana) and Branch Office at "96 Rajinder Nagar, Near Tehsil Complex, Jalandhar-144001" under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/W 13(2) of the Act in the following loan account/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS and W/IH-OUT" RECURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiiflhome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable Property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Shyam Narayan S/o. Mr. Ramprasad 2. Mrs. Savita Devi W/o. Mr. Shyamnarayan (Prospect No. IL10049867, IL10130361)	24-Aug-2024 Rs.11,79,899/- (Rupees Eleven Lakh Seventy Nine Thousand Eight Hundred And Ninety Nine Only) Bid Increase Amount Rs. 20000/- (Rupees Twenty Thousand Only)	All that part and parcel of the property bearing Property portion of House no. 19 and 20, Comprised in Khosra no. 1/2/4/2, 25/2, 7, 6/m, 16/m, 16/m, 20/1/11, 20/3, 1/1/5, Hadbast No. 207, Khatw/Khatouni No. 122-123/144-145, 130/153, 128/150-151, 272/273, 204/316-317-318-319, 275/321, Parsurham Nagar, Rewa, Jalandhar, India, 144001 AREA ADMEASURING (IN SQ. FT.): Property Type: Land Area, Super Built Up Area, Carpet Area, Built Up Area Property Area: 374.00, 402.00, 402.00, 442.00	04-Jul-2025	Rs. 6,86,000/- (Rupees Six Lakh And Eighty Six Thousand Only) Earnest Money Deposit (EMD