

August 05, 2025

To,

BSE Limited

Corporate Relationship Department
P J Towers, Dalal Street,
Mumbai - 400 001
Scrip Code – 531921

National Stock Exchange of India Limited

'Exchange Plaza' C-1, Block G,
Bandra Kurla Complex, Bandra (E),
Mumbai - 400 051
Symbol: AGARIND; Series: EQ

Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Newspaper Advertisements

Dear Sir,

This is to inform that SEBI vide its circular no. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated 2 July 2025 has decided to open a special window only for re-lodgement of transfer deeds, which were lodged prior to the deadline of 1 April 2019 and rejected/returned/not attended to due to deficiency in the documents/process/or otherwise, for a period of six months from 7 July 2025 till 6 January 2026, in order to facilitate ease of investing for investors and to secure the rights of investors in the securities which were purchased by them. During this period, the securities that are re-lodged for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum-demat requests.

Relevant investors are encouraged to take advantage of this one-time window. The transfer request of physical shares can be re-lodged with our Registrar and Share Transfer Agenda (RTA) within the abovementioned period at the following address:


MUFG Intime India Private Limited (Formerly Link Intime India Private Limited),
C-101, Embassy 247, L.B.S. Marg,
Vikhroli (West), Mumbai - 400083,
Maharashtra, India
Tel No.: +91-22-49186000
E-mail: mt_helpdesk@in.mpms.mufg.com

Pursuant to the aforesaid circular, the Company has published newspaper advertisements [Business Standard (in English) and Pratah Kal (in Marathi)] on August 04, 2025 containing information about the opening of the Special Window for re-lodgment of Transfer Requests of Physical Shares. Copies of newspaper clippings are enclosed herewith, which is also available on the Company's website at www.aicltd.in.

This is for your kind information and records.

Thanking You,

For Agarwal Industrial Corporation Limited


Yashee Agrawal
Company Secretary
Membership No. – ACS7635



Bank held liable for changing policy without consent



CONSUMER PROTECTION
JEHANGIR B GAI

Shri Sanwar Mal Sharma, sole proprietor of Sunil Timbers in Banswara, had approached ICICI Bank for a business loan of ₹34 lakh. As part of the loan process, a policy had to be purchased to insure the stocks and goods against the risk of fire and burglary. A loan of ₹34,85,632 was sanctioned on June 9, 2007, which included the total insurance premium of ₹85,632. The equated monthly instalment (EMIs) were calculated on the entire sanctioned amount. The bank also procured a Home Safe Plus Merchant Insurance Policy from ICICI Lombard General Insurance. On August 4, 2009, a fire broke out, destroying the stocks and goods stored in the insured premises. Sharma raised a claim, but it was repudiated on the ground that the policy did not cover the risk of fire. It was subsequently discovered that the bank had not renewed the Home Safe Plus Merchant Insurance Policy after it expired in 2008. Instead, it had obtained a Home Safe Plus-Secure Mind Policy without Sharma's consent. Terming this a deficiency in service, Sharma filed a complaint before the Rajasthan State Commission. The bank and the insurer contested the complaint.

The state commission allowed the complaint and directed the bank and the insurer to be jointly and severally liable for compensating the loss, along with interest at 10 per cent from the date of filing of the complaint. It also awarded ₹2 lakh as compensation and ₹21,000 as litigation cost.

Both the bank and the insurer appealed against the order. The bank attempted to deflect responsibility by contending that the complaint was not maintainable as the

policy covered goods used for commercial purposes. The National Commission rejected this argument, reiterating that an insurance policy serves to indemnify against unforeseen contingencies and is not for generating profit.

The National Commission noted that the original policy had been issued correctly with the borrower's consent. However, upon expiry, the bank's officials, without informing Sharma or securing his consent, and disregarding his interests, obtained a different policy — Home Safe Plus-Secure Mind Policy — purely because it was more beneficial to their own careers. The commission indicted the bank for its failure to produce the original proposal forms pertaining to the policy change and drew an adverse inference against it. It further observed that the altered policy had never been shared with the insured, indicating a deliberate attempt to keep him in the dark.

The commission agreed with the state commission's view that the so-called consent letter, produced in lieu of the proposal form, appeared to be forged as it did not bear a date, and appeared to have been fabricated in defence of the bank. The commission also held that the bank's insistence on procuring insurance from its own group company amounted to an unfair trade practice.

In its order dated July 15, 2025, delivered by Dr Sadhna Shanker for the Bench headed by Indira Jit Singh, the National Commission modified the order of the state commission and directed the bank to pay ₹5 lakh as lump sum compensation within four weeks, failing which the amount would attract interest at 9 per cent.

The appeal filed by ICICI Lombard General Insurance was dismissed, as the company had refused service of notice and later changed its address without providing intimation. With the dismissal of the appeal, the State Commission's order stood confirmed, holding the insurer liable to reimburse the loss and to pay the awarded interest, compensation, and costs.

The writer is a consumer activist

TACKLING CREDIT CARD DEBT

Convert dues into EMI or go for a debt consolidation loan

Avoid settling your dues as this reflects negatively in your credit report

HIMALI PATEL

Credit card delinquencies in the 91-360 days overdue category rose 44.3 per cent year-on-year — from ₹23,475.6 crore in March 2024 to ₹33,886.5 crore in March 2025 — according to a report by CRIF High Mark. These figures indicate growing credit card indebtedness and the need for customers to exercise greater caution while using them.

Minimum payment mindset

A major reason for rising credit card non-performing assets is the minimum payment mindset, wherein borrowers pay only 2-5 per cent of the amount outstanding. "According to a report by the Reserve Bank of India (RBI), only 40 per cent of Indian credit card holders repay their full outstanding amount every month," says Inderbir Singh Jolly, chief executive officer (CEO), PL Wealth Management.

Lenders charge interest rates of 36-45 per cent on revolving credit. "Revolving credit without full repayment causes interest to outpace repayment capacity, and leads to financial distress," says Rishabh Goel, cofounder & CEO, Credgenics.

Lifestyle creep is another factor: As incomes increase, so do credit limits and spending. "Trying to keep up with peers also plays a part. According to a survey by YouGov, 67 per cent of urban Indians admit to social media influencing their spending decisions," says Jolly. Many users also fall into psychological traps. Cards create a false sense of affluence among users. Many forget it is borrowed money that must be paid later. With cash, people feel the pinch when they pay. "You are left with less cash, so you feel you have less money left to spend. You don't feel the same when you use a credit card," says Anand Damani, a behavioural scientist.

Card users often fall prey to optimism bias. "They think they will manage to pay when the due date comes," says Damani. Many don't factor in the possibility of job layoffs, illnesses, and other unforeseen events.



Strategies to break free from debt trap

- Avalanche method: Prioritise highest-interest debt, pay minimum on others
- Minimises total interest paid
- Snowball method: Repay smallest debt first
- Builds motivation and momentum with early wins
- Consult debt counsellors for help with budgeting, developing repayment plan, negotiating with lenders

Signs of a debt trap

Certain kinds of behaviour should serve as a warning sign to borrowers that they may be headed for a debt trap. "Consistently paying only the minimum amount due, missing due dates, or frequently making late payments are red flags. Using credit cards for non-discretionary expenses signals over-dependence," says Goel.

A credit utilisation ratio (CUR), or credit card outstanding divided by total card limit) exceeding 40 per cent also indicates over-reliance. Using one card or loan to pay off another also shows that the user is under financial strain.

"The total of your EMIs should not exceed 50 per cent of your income," says Abhishek Kumar, Securities and Exchange Board of India-registered investment adviser and founder, Sahaj-Money.com.

Avoid revolving credit

Certain best practices can enable credit

card customers to use them in a responsible manner. Arun Ramamurthy, author of the book *Unlock the Power of Your Credit Score*, suggests that users should aim to pay the total outstanding amount by the due date to avoid exorbitant interest rates. Users should also maintain a moderate CUR. "Don't use credit beyond 30 per cent of available limit," says Kumar.

Repayment procedures should be automated. "Set up auto-debit for at least the minimum due to avoid missed payments and late fees," says Ramamurthy. Checking one's credit report twice annually is crucial to discover missed payments.

Card customers should not have too many cards in their wallets. Most experts suggest limiting the number to three. "One could be for regular use with good cashback or rewards, the second could be for emergencies or high-limit transactions, and the third could be a co-branded card based on

lifestyle (for example, fuel or travel)," says Ramamurthy.

Having multiple cards can improve CUR and the credit score if managed well. Beyond three, it may become difficult to track bills and due dates. The risk of over-leverage also increases.

For those close to a default

Card users who find it difficult to repay their dues on time should pay at least the minimum amount. "This will ensure that your credit score is not impacted. You will also avoid paying a late fee. However, interest on the due amount will keep accumulating," says Radhika Binani, chief product officer, Paisabazaar.

Next, convert the outstanding on your credit card into EMIs. "This will lower the interest charged to 14-24 per cent and you will avoid a hit to your credit score due to missed payments," says Ramamurthy. Borrowers also get more time to pay their dues.

Kumar cautions that conversion to EMI requires payment of processing fees and also reduces the credit limit available on the card.

Avoid settling your dues. Settlement means the customer pays less than he owes and the rest gets written off. "The bureau marks this account as 'settled' in the credit report. This can hurt your credit score significantly. Future applications for loans or credit cards may get rejected or may be approved with higher interest rates and stricter terms," says Binani.

Those with dues on multiple cards may consider consolidating them into one loan. "A debt consolidation loan may come with more favourable repayment terms such as lower interest rates and affordable EMIs. It simplifies repayment as there are fewer payments to track and repay," says Adhil Shetty, CEO, BankBazaar.com. He adds that this is a good alternative so long as you don't need to borrow again before the consolidated loan is closed.

The writer is a Mumbai-based independent journalist

E-Auction Sale Notice
SASA MUSA SUGAR WORKS PRIVATE LIMITED
(UNDER LIQUIDATION) HAVING
CIN: U15432WB1933PTC007599
HAVING ITS REGISTERED ADDRESS AT MERCANTILE BUILDING,
9/12, LALBAZAR STREET, KOLKATA, WEST BENGAL-700001, INDIA

Company under liquidation vide Hon'ble NCLT order dated 20.02.2025 in I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021

Sale of Corporate Debtor as a "Going Concern" under the Insolvency and Bankruptcy Code, 2016 as per decision taken in the 07th SCC Meeting.

Sale of the Corporate Debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis", by the Liquidator Mr. Manish Jain appointed by the Hon'ble NCLT Kolkata Bench vide its order dated 20.02.2025 in its order No. I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021. The sale will be done by the undersigned through the e-auction platform <https://ibbi.baanknet.com>.

SR. No.	PARTICULARS	DETAILS
1.	Date of Publication of Sale Notice and E-auction Process Document.	04/08/2025
2.	Period of Inspection or due diligence of assets under e-auction	From 04th August 2025, 11 AM to 29th August 2025, 5 PM with prior intimation
3.	Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform	20th August 2025 10 AM to 01st September 2025 before 1:00 PM
4.	Date and Time of Auction	The sale will be done by the undersigned through e-auction platform provided at web portal https://ibbi.baanknet.com on 05/09/2025, 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)
5.	Address and email of liquidator	Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan, Near Lal Bazar Bata Shop, Kolkata-700012 Email address: ibc@sasamusa.com , ipcmanishjain@gmail.com

Description of Assets	Date of time of E-auction	Reserve Price	EMD	Bid Incremental
The Corporate debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" as per Regulation 32(e) of the IBBI Liquidation Regulation, 2016.	05/09/2025 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)	INR 92.25 Crores ("Reserve Price")	INR 9.25 Crores	INR 0.50 Crore

NCLT also allowed for next 3 auctions as GOING CONCERN ONLY as per its order dated 24.06.2025

Major assets of the corporate debtor are located at: All Fixed Assets- Comprises of Sugar Mill with sugarcane crushing capacity of 2500 TPD of M/s Sasa Musa Sugar Works Private limited situated at P.O. Sasa Musa, P.S. Kuchakote, Dist- Gopalganj Bihar-841505. GPS Coordinates are 26.523440, 84.357283. Nearest Railway Station Sasa Musa is 1 km away. Nearest Railway Junction Siwan is 39 kms away. Nearest Domestic & International Airport Koshi Nagar is 80 kms away. Nearest National Highway NH27 from Portbandar in Gujarat to Silchar in Assam) is 1 km away.

TERMS AND CONDITION:

- The details of all assets along with any pending legal cases if any have been disclosed in the E-Auction Process Information Document and are to be mandatorily seen before participating in the auction.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
- The Successful Bidder shall bear old dues duties/transfer charges, fees, GST etc.
- The sale shall be subject to provisions of Insolvency and Bankruptcy Code, 2016 and Regulations made thereunder. The Name of the Eligible Bidders will be identified by the appointed agency to participate in E-auction on the web portal website: <https://ibbi.baanknet.com>. The E-auction service provider M/s PSB Alliance Private Limited (BAANKNET). The intending bidders are required to register through <https://ibbi.baanknet.com> by using their mobile number and email-id. Contact for support: support.baanknet@psballiance.com / Mobile No. +91 829120220.
- The E-Auction will be conducted strictly on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" through approved service provider M/s PSB Alliance Private Limited (BAANKNET). All the terms and conditions of the auction are mentioned in E-Auction Process Information Document available at <https://ibbi.baanknet.com>.
- The Eligibility Criteria for the participants are mentioned in the E-Auction Process Information Document.
- The Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform named Baanknet E-auction platform of the M/s PSB Alliance Private Limited as per timeline as stipulated in the E-Auction Process Information Document.
- The Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform.
- That if the bidder is found ineligible under section 29A, the EMD shall be forfeited.
- The last date for Submission of Bid Forms / EOs including KYC, documents to establish fulfillment of Eligibility Criteria is On or before 29/08/2025 upto 09:00 pm.
- The due diligence and inspection of assets/site visit would be facilitated from 10:00 am on 04/08/2025 to 5 p.m. 29/08/2025.
- On receipt of written request at ibc@sasamusa.com
- The last date for submission of EMD is on or before Monday, 01/09/2025 within 01:00 p.m.
- Any modification in timelines would be communicated to the Eligible bidders.
- For any query, contact the Liquidator on the details given below.

Manish Jain, Liquidator
In the matter of **SASA MUSA SUGAR WORKS PVT. LTD.**
(Under Liquidation Process)
Registration No.: IBBI/IPA-01/HP-P00582/2017-2018/11023
Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan
Near Lal Bazar Bata Shop, Kolkata-12
Mobile: 09830248684 / 6882806221

Place: Kolkata
Date: 04/08/2025

BEACON TRUSTESHIP LIMITED
Reg. Office: 5W, 5th Floor, The Metropolitan Building, E Block,
Bandra Kurla Complex, Bandra East, Mumbai- 400051
CIN: L74999MH2015PLC271288
Email: cs@beacontrustee.co.in, Contact: + 91 9555449955,
Website: <https://beacontrustee.co.in>

INFORMATION REGARDING THE 10TH ANNUAL GENERAL MEETING (AGM) OF THE COMPANY

1. The members are hereby informed that the 10TH AGM of the Company will be held on Saturday, August 30, 2025 at 02:00 p.m. (IST) through Video Conferencing (VC) / Other Audio Visual Means (OAVM) in compliance with the provisions of the Companies Act, 2013 ("Act") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and SEBI (collectively referred to as "relevant circulars"), to transact the business as set out in the Notice of the 10th AGM. Members participating through VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Act.

2. In compliance with the relevant circulars, Notice of the AGM and the Annual Report of the Company for the financial year 2024-25 will be sent electronically in due course to those Members whose e-mail address(es) are registered with the Company/Depository Participant(s)/Registrar and Share Transfer Agent as on August 01, 2025. These documents will also be made available on the website of the Company at <https://beacontrustee.co.in/> on the websites of the Stock Exchange where the equity shares of the Company are listed i.e. National Stock Exchange of India Limited at www.nseindia.com and on the website of Kfin Technologies Limited ("KFIN") at <https://evoting.kfintech.com/> being the agency appointed by the Company for providing e-voting and VC/OAVM facility for the AGM. Further, any member who requires physical copy of the Annual Report of the Company may write to cs@beacontrustee.co.in mentioning their Folio No. /DP ID Client ID or raise a request with the RTA - KFIN.

3. Manner of registering / updating Email addresses:
In case of members who have not registered their e-mail addresses with the Company/ KFIN/Depository Participant(s) then such Members are requested to register/ update their e-mail address with Depository Participant (in case of shares held in demat form) and inform KFIN at the e-mail ID evoting@kfintech.com

In case shares are held in physical mode, please provide/ update email id along with Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to the Company's Registrar & Share Transfer Agent -KFIN at evoting@kfintech.com.

4. Manner of casting vote through e-voting and attending the AGM:
i. The Company has engaged Kfin Technologies Limited for facilitating remote e-voting to enable all its Shareholders to cast their vote electronically. Members of the Company holding shares either in physical form or electronic form, as on the cutoff date of Saturday, August 23, 2025, may cast their vote by remote e-Voting. The remote e-Voting period commences on Thursday, August 27, 2025 at 9:00 a.m. (IST) and ends on Saturday, August 29, 2025 at 5:00 p.m. (IST).

ii. The detailed procedure for casting the votes through e-voting shall be provided in the Notice of the AGM. The details will also be available on the website of the Company at <https://beacontrustee.co.in/> and on the website of KFIN at <https://evoting.kfintech.com/>

iii. 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, manner of casting votes through e-voting and during the AGM.

This Notice is being issued for the information and benefit of all the Shareholders of the Company in compliance with the provisions of applicable circulars issued by the MCA and SEBI.

By order of the Board of Directors
For Beacon Trusteeship Limited
Sd/-
Pratibha Tripathi
Company Secretary & Compliance Officer - Listing
Membership No: A68747
REGISTERED OFFICE: 5W, 5th Floor, The Metropolitan, E Block,
Bandra Kurla Complex, Bandra (East), Mumbai-400051.

Place: Mumbai
Date: August 03, 2025.

AGARWAL INDUSTRIAL CORPORATION LIMITED.
Regd. Office : Unit 201-202, Eastern Court, Sion Trombay Road Chembur, Mumbai 400 071.
Tel No. 022-25291149/50. Fax : 022-25291147
CIN L99999MH1995PLC084618
Web Site : www.aicld.in, Email : contact@aicld.in

NOTICE FOR SPECIAL WINDOW FOR RE-LODGE OF TRANSFER REQUEST OF PHYSICAL SHARES

This is to inform you that the Securities Exchange Board of India (SEBI) vide circular no. SEBI/HO/MIRSD/ MIRSD-PoP/CIR/2025/97 dated July 02, 2025 has decided to open a special window only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 and rejected/ returned/ not attended due to deficiency in the documents / process/ or otherwise, for a period of six months from July 07, 2025 till January 06, 2026 in order to facilitate ease of doing investing for investors and to secure the right of the investor in the securities which was purchased by them. During this period, the securities that are re-lodged for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum demat requests.

The concerned investors are requested to re-lodge the transfer request of physical shares to our Registrar and Share Transfer Agent (RTA), MUFG Intime India Private Limited (Formerly Link Intime India Private Limited), C101, Embassy 247, L.B.S. Marg, Vikhroli West, Mumbai - 400083, Tel No.: (022) 4981 6000, Email: mt_helpdesk@in.mfgm.mufg.com, within the above-mentioned period. Relevant Investor are encouraged to take advantage of this one time window.

For Agarwal Industrial Corporation Limited
SD/-
Yashree Agrawal
Company Secretary and Compliance Officer

Place: Mumbai
Date: 02/08/2025

SANGAM (INDIA) LIMITED
CIN: L17118RJ1984PLC003173,
Regd. Office : Atun, Chittorgarh Road, Bhilwara-311001 (Raj.), Phone: 01482-245400,
Fax: 01482-245450, Web: www.sangamgroup.com, Email: secretarial@sangamgroup.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2025

The Financial Results were reviewed by Audit Committee and approved by the Board of Directors of the Company at their meeting held on Friday, the 1st August, 2025. The Un-audited Financial Results are available on the websites of Stock Exchanges at www.bseindia.com and www.nseindia.com. The Un-audited Financial Results have also been posted on the Company's website at www.sangamgroup.com and can also be accessed by scanning the QR Code given below

For and on behalf of Board
Sangam (India) Limited
Sd/-
(R.P. Soni)
Chairman
DIN:00401439

Date: 01-08-2025
Place: Bhilwara

HB ESTATE DEVELOPERS LIMITED
CIN: L99999HR1994PLC034146
Registered Office : Plot No. 31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana
Ph. : + 91-124-4675500, Fax : + 91-124-4370985
E-mail : corporate@hbestate.com, Website : www.hbestate.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE QUARTER ENDED 30/06/2025

(Rs. In Lakhs)

S. No.	Particulars	Standalone			Consolidated		
		Quarter ended	Corresponding 3 months ended in the previous year	Year ended	Quarter ended	Corresponding 3 months ended in the previous year	Year ended
		30/06/2025	30/06/2024	31/03/2025	30/06/2025	30/06/2024	31/03/2025
		Un-audited	Un-audited	Audited	Un-audited	Un-audited	Audited
1.	Total Income from Operations (net)	2376.34	2564.41	11769.55	2376.34	2564.41	11769.55
2.	Net Profit / (Loss) for the period (before Tax, Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
3.	Net Profit / (Loss) for the period before tax (after Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
4.	Net Profit / (Loss) for the period after tax (after Exceptional items)	38.18	90.75	1079.45	38.18	90.75	1079.45
5.	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and other Comprehensive Income (after tax)]	37.63	89.40	1077.34	37.63	89.40	1077.34
6.	Equity Share Capital	2173.37	1973.37	2173.37	2173.37	1973.37	2173.37
7.	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	NA	NA	NA	NA	NA	NA
8.	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)-						
	Basic:	0.18	2.32	5.31	0.18	2.32	5.31
	Diluted:	0.18	2.32	5.31	0.18	2.32	5.31

Notes:

The above is an extract of the detailed format of the Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results is available on the website of Stock Exchange, BSE Limited, www.bseindia.com and Company's website, www.hbestate.com. The same can also be accessed by scanning the QR Code provided below.

The aforesaid results were placed before and reviewed by the Audit Committee at its meeting held on 2nd August, 2025 and approved by the Board of Directors at its meeting held on the same date.

For HB Estate Developers Limited
SD/-
LALIT BHASIN
(Chairman)
DIN: 00002114

Place : Gurugram
Date : 02/08/2025

Bank held liable for changing policy without consent



CONSUMER PROTECTION
JEHANGIR B GAI

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policy covered goods used for commercial purposes. The National Commission rejected this argument, reiterating that an insurance policy serves to indemnify against unforeseen contingencies and is not for generating profit.

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The writer is a consumer activist

TACKLING CREDIT CARD DEBT

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Avoid settling your dues as this reflects negatively in your credit report

HIMALI PATEL

Credit card delinquencies in the 91-360 days overdue category rose 44.3 per cent year-on-year — from ₹23,475.6 crore in March 2024 to ₹33,886.5 crore in March 2025 — according to a report by CRIF High Mark. These figures indicate growing credit card indebtedness and the need for customers to exercise greater caution while using them.

Minimum payment mindset

A major reason for rising credit card non-performing assets is the minimum payment mindset, wherein borrowers pay only 2-5 per cent of the amount outstanding. "According to a report by the Reserve Bank of India (RBI), only 40 per cent of Indian credit card holders repay their full outstanding amount every month," says Inderbir Singh Jolly, chief executive officer (CEO), PL Wealth Management.

Lenders charge interest rates of 36-45 per cent on revolving credit. "Revolving credit without full repayment causes interest to outpace repayment capacity, and leads to financial distress," says Rishabh Goel, cofounder & CEO, Credgenics.

Lifestyle creep is another factor: As incomes increase, so do credit limits and spending. "Trying to keep up with peers also plays a part. According to a survey by YouGov, 67 per cent of urban Indians admit to social media influencing their spending decisions," says Jolly. Many users also fall into psychological traps. Cards create a false sense of affluence among users. Many forget it is borrowed money that must be paid later. With cash, people feel the pinch when they pay. "You are left with less cash, so you feel you have less money left to spend. You don't feel the same when you use a credit card," says Anand Damani, a behavioural scientist.

Card users often fall prey to optimism bias. "They think they will manage to pay when the due date comes," says Damani. Many don't factor in the possibility of job layoffs, illnesses, and other unforeseen events.



Strategies to break free from debt trap

- Avalanche method: Prioritise highest-interest debt, pay minimum on others
- Minimises total interest paid
- Snowball method: Repay smallest debt first
- Builds motivation and momentum with early wins
- Consult debt counsellors for help with budgeting, developing repayment plan, negotiating with lenders

Signs of a debt trap

Certain kinds of behaviour should serve as a warning sign to borrowers that they may be headed for a debt trap. "Consistently paying only the minimum amount due, missing due dates, or frequently making late payments are red flags. Using credit cards for non-discretionary expenses signals over-dependence," says Goel.

A credit utilisation ratio (CUR, or credit card outstanding divided by total card limit) exceeding 40 per cent also indicates over-reliance. Using one card or loan to pay off another also shows that the user is under financial strain.

"The total of your EMIs should not exceed 50 per cent of your income," says Abhishek Kumar, Securities and Exchange Board of India-registered investment adviser and founder, Sahaj-Money.com.

Avoid revolving credit

Certain best practices can enable credit

card customers to use them in a responsible manner. Arun Ramamurthy, author of the book *Unlock the Power of Your Credit Score*, suggests that users should aim to pay the total outstanding amount by the due date to avoid exorbitant interest rates. Users should also maintain a moderate CUR. "Don't use credit beyond 30 per cent of available limit," says Kumar.

Repayment procedures should be automated. "Set up auto-debit for at least the minimum due to avoid missed payments and late fees," says Ramamurthy. Checking one's credit report twice annually is crucial to discover missed payments.

Card customers should not have too many cards in their wallets. Most experts suggest limiting the number to three. "One could be for regular use with good cashback or rewards, the second could be for emergencies or high-limit transactions, and the third could be a co-branded card based on

lifestyle (for example, fuel or travel)," says Ramamurthy.

Having multiple cards can improve CUR and the credit score if managed well. Beyond three, it may become difficult to track bills and due dates. The risk of over-leverage also increases.

For those close to a default

Card users who find it difficult to repay their dues on time should pay at least the minimum amount. "This will ensure that your credit score is not impacted. You will also avoid paying a late fee. However, interest on the due amount will keep accumulating," says Radhika Binani, chief product officer, Paisabazaar.

Next, convert the outstanding on your credit card into EMIs. "This will lower the interest charged to 14-24 per cent and you will avoid a hit to your credit score due to missed payments," says Ramamurthy. Borrowers also get more time to pay their dues.

Kumar cautions that conversion to EMI requires payment of processing fees and also reduces the credit limit available on the card.

Avoid settling your dues. Settlement means the customer pays less than he owes and the rest gets written off. "The bureau marks this account as 'settled' in the credit report. This can hurt your credit score significantly. Future applications for loans or credit cards may get rejected or may be approved with higher interest rates and stricter terms," says Binani.

Those with dues on multiple cards may consider consolidating them into one loan. "A debt consolidation loan may come with more favourable repayment terms such as lower interest rates and affordable EMIs. It simplifies repayment as there are fewer payments to track and repay," says Adhil Shetty, CEO, BankBazaar.com. He adds that this is a good alternative so long as you don't need to borrow again before the consolidated loan is closed.

The writer is a Mumbai-based independent journalist

E-Auction Sale Notice
SASA MUSA SUGAR WORKS PRIVATE LIMITED
(UNDER LIQUIDATION) HAVING
CIN: U15432WB1933PTC007599
HAVING ITS REGISTERED ADDRESS AT MERCANTILE BUILDING,
9/12, LALBAZAR STREET, KOLKATA, WEST BENGAL-700001, INDIA

Company under liquidation vide Hon'ble NCLT order dated 20.02.2025 in I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021

Sale of Corporate Debtor as a "Going Concern" under the Insolvency and Bankruptcy Code, 2016 as per decision taken in the 07th SCC Meeting.

Sale of the Corporate Debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis", by the Liquidator Mr. Manish Jain appointed by the Hon'ble NCLT Kolkata Bench vide its order dated 20.02.2025 in its order No. I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021. The sale will be done by the undersigned through the e-auction platform <https://ibbi.baanknet.com>.

SR. No.	PARTICULARS	DETAILS
1.	Date of Publication of Sale Notice and E-auction Process Document.	04/08/2025
2.	Period of Inspection or due diligence of assets under e-auction	From 04th August 2025, 11 AM to 29th August 2025, 5 PM with prior intimation
3.	Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform	20th August 2025 10 AM to 01st September 2025 before 1:00 PM
4.	Date and Time of Auction	The sale will be done by the undersigned through e-auction platforms provided at web portal https://ibbi.baanknet.com on 05/09/2025, 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)
5.	Address and email of liquidator	Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan, Near Lal Bazar Bata Shop, Kolkata-700012 Email address: ibc@sasamusaugar.com , ipcamanishjain@gmail.com

Description of Assets	Date of time of E-auction	Reserve Price	EMD	Bid Incremental Value
The Corporate debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" as per Regulation 32(e) of the IBBI Liquidation Regulation, 2016.	05/09/2025 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)	INR 92.25 Crores ("Reserve Price")	INR 9.25 Crores	INR 0.50 Crore

NCLT also allowed for next 3 auctions as GOING CONCERN ONLY as per its order dated 24.06.2025

Major assets of the corporate debtor are located at: All Fixed Assets- Comprises of Sugar Mill with sugarcane crushing capacity of 2500 TPD of M/s Sasa Musa Sugar Works Private limited situated at P.O. Sasa Musa, P.S. Kuchakote, Dist- Gopalganj Bihar-841505. GPS Coordinates are 26.523440, 84.357283. Nearest Railway Station Sasa Musa is 1 km away. Nearest Railway Junction Siwan is 39 kms away. Nearest Domestic & International Airport Koshi Nagar is 80 kms away. Nearest National Highway NH27 from Portbandar in Gujarat to Silchar in Assam) is 1 km away.

TERMS AND CONDITION:

- The details of all assets along with any pending legal cases if any have been disclosed in the E-Auction Process Information Document and are to be mandatorily seen before participating in the auction.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
- The Successful Bidder shall bear old dues duties/transfer charges, fees, GST etc.
- The sale shall be subject to provisions of Insolvency and Bankruptcy Code, 2016 and Regulations made thereunder. The Name of the Eligible Bidders will be identified by the appointed agency to participate in E-auction on the web portal website: <https://ibbi.baanknet.com>. The E-auction service provider M/s PSB Alliance Private Limited (BAANKNET). The intending bidders are required to register through <https://ibbi.baanknet.com> by using their mobile number and email-id. Contact for support: support.baanknet@psballiance.com / Mobile No. +91 8291220220.
- The E-Auction will be conducted strictly on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" through approved service provider M/s PSB Alliance Private Limited (BAANKNET). All the terms and conditions of the auction are mentioned in E-Auction Process Information Document available at <https://ibbi.baanknet.com>.
- The Eligibility Criteria for the participants are mentioned in the E-Auction Process Information Document.
- The Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform named Baanknet E-auction platform of the M/s PSB Alliance Private Limited as per timeline as stipulated in the E-Auction Process Information Document.
- The Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform.
- That if the bidder is found ineligible under section 29A, the EMD shall be forfeited.
- The last date for Submission of Bid Forms / EOs including KYC, documents to establish fulfillment of Eligibility Criteria is **On or before 29/08/2025 upto 09:00 pm.**
- The due diligence and inspection of assets/site visit would be facilitated from 10:00 am on 04/08/2025 to 5 p.m. 29/08/2025.
- On receipt of written request at ibc@sasamusaugar.com
- The last date for submission of EMD is on or before Monday, 01/09/2025 within 01:00 p.m.
- Any modification in timelines would be communicated to the Eligible bidders.
- For any query, contact the Liquidator on the details given below.

Manish Jain, Liquidator
In the matter of **SASA MUSA SUGAR WORKS PVT. LTD.**
(Under Liquidation Process)
Registration No.: [IBBI/IPA-001/IP-P00582/2017-2018/11023](https://ibbi.baanknet.com)
Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan
Near Lal Bazar Bata Shop, Kolkata-12
Mobile: 09830248684 / 6882806221

Place: Kolkata
Date: 04/08/2025

BEACON TRUSTESHIP LIMITED
Reg. Office: 5W, 5th Floor, The Metropolitan Building, E Block,
Bandra Kurla Complex, Bandra East, Mumbai- 400051
CIN: L74999MH2015PLC271288
Email: cs@beacontrustee.co.in, Contact: + 91 9555449955,
Website: <https://beacontrustee.co.in>

INFORMATION REGARDING THE 10TH ANNUAL GENERAL MEETING (AGM) OF THE COMPANY

1. The members are hereby informed that the 10TH AGM of the Company will be held on Saturday, August 30, 2025 at 02:00 p.m. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") in compliance with the provisions of the Companies Act, 2013 ("Act") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and SEBI (collectively referred to as "relevant circulars"), to transact the business as set out in the Notice of the 10th AGM. Members participating through VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Act.

2. In compliance with the relevant circulars, Notice of the AGM and the Annual Report of the Company for the financial year 2024-25 will be sent electronically in due course to those Members whose e-mail address(es) are registered with the Company/Depository Participant(s)/Registrar and Share Transfer Agent as on August 01, 2025. These documents will also be made available on the website of the Company at <https://beacontrustee.co.in/> on the websites of the Stock Exchange where the equity shares of the Company are listed i.e. National Stock Exchange of India Limited at www.nseindia.com and on the website of Kfin Technologies Limited ("KFIN") at <https://evoting.kfintech.com/> being the agency appointed by the Company for providing e-voting and VC/OAVM facility for the AGM. Further, any member who requires physical copy of the Annual Report of the Company may write to cs@beacontrustee.co.in mentioning their Folio No. /DP ID Client ID or raise a request with the RTA - KFIN.

3. **Manner of registering / updating Email addresses:**
In case of members who have not registered their e-mail addresses with the Company/ KFIN/Depository Participant(s) then such Members are requested to register/ update their e-mail address with Depository Participant (in case of shares held in demat form) and inform KFIN at the e-mail ID evoting@kfintech.com

In case shares are held in physical mode, please provide/ update email id along with Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to the Company's Registrar & Share Transfer Agent -KFIN at evoting@kfintech.com.

4. **Manner of casting vote through e-voting and attending the AGM:**
i. The Company has engaged Kfin Technologies Limited for facilitating remote e-voting to enable all its Shareholders to cast their vote electronically. Members of the Company holding shares either in physical form or electronic form, as on the cutoff date of Saturday, August 23, 2025, may cast their vote by remote e-Voting. The remote e-Voting period commences on Thursday, August 27, 2025 at 9:00 a.m. (IST) and ends on Saturday, August 29, 2025 at 5:00 p.m. (IST).

ii. The detailed procedure for casting the votes through e-voting shall be provided in the Notice of the AGM. The details will also be available on the website of the Company at <https://beacontrustee.co.in/> and on the website of KFIN at <https://evoting.kfintech.com/>

iii. 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, manner of casting votes through e-voting and during the AGM.

This Notice is being issued for the information and benefit of all the Shareholders of the Company in compliance with the provisions of applicable circulars issued by the MCA and SEBI.

By order of the Board of Directors
For Beacon Trusteeship Limited
Sd/-
Pratibha Tripathi
Company Secretary & Compliance Officer - Listing
Membership No: A68747
REGISTERED OFFICE: 5W, 5th Floor, The Metropolitan, E Block,
Bandra Kurla Complex, Bandra (East), Mumbai-400051.

Place: Mumbai
Date: August 03, 2025.

AGARWAL INDUSTRIAL CORPORATION LIMITED.
Regd. Office : Unit 201-202, Eastern Court, Sion Trombay Road Chembur, Mumbai 400 071.
Tel No. 022-25291149/50. Fax : 022-25291147
CIN L99999MH1995PLC084618
Web Site : www.aicld.in, Email : contact@aicld.in

NOTICE FOR SPECIAL WINDOW FOR RE-LODGE OF TRANSFER REQUEST OF PHYSICAL SHARES

This is to inform you that the Securities Exchange Board of India (SEBI) vide circular no. SEBI/HO/MIRSD/ MIRSD-PoP/CIR/2025/97 dated July 02, 2025 has decided to open a special window only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 and rejected/ returned/ not attended due to deficiency in the documents / process/ or otherwise, for a period of six months from July 07, 2025 till January 06, 2026 in order to facilitate ease of doing investing for investors and to secure the right of the investor in the securities which was purchased by them. During this period, the securities that are re-lodged for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum demat requests.

The concerned investors are requested to re-lodge the transfer request of physical shares to our Registrar and Share Transfer Agent (RTA), MUFG Intime India Private Limited (Formerly Link Intime India Private Limited), C101, Embassy 247, L.B.S. Marg, Vikhroli West, Mumbai - 400083, Tel No.: (022) 4981 6000. Email: mt_helpdesk@in.mfpm.mufg.com, within the above-mentioned period. Relevant Investor are encouraged to take advantage of this one time window.

For Agarwal Industrial Corporation Limited
SD/-
Yashree Agrawal
Company Secretary and Compliance Officer

Place: Mumbai
Date: 02/08/2025

SANGAM (INDIA) LIMITED
CIN: L17118RJ1984PLC003173,
Regd. Office : Atun, Chittorgarh Road, Bhilwara-311001 (Raj.), Phone: 01482-245400,
Fax: 01482-245450, Web: www.sangamgroup.com, Email: secretarial@sangamgroup.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2025

The Financial Results were reviewed by Audit Committee and approved by the Board of Directors of the Company at their meeting held on Friday, the 1st August, 2025. The Un-audited Financial Results are available on the websites of Stock Exchanges at www.bseindia.com and www.nseindia.com. The Un-audited Financial Results have also been posted on the Company's website at www.sangamgroup.com and can also be accessed by scanning the QR Code given below

For and on behalf of Board
Sangam (India) Limited
Sd/-
(R.P. Soni)
Chairman
DIN:00401439

Date: 01-08-2025
Place: Bhilwara

HB ESTATE DEVELOPERS LIMITED
CIN: L99999HR1994PLC034146
Registered Office : Plot No. 31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana
Ph. : + 91-124-4675500, Fax : + 91-124-4370985
E-mail : corporate@hbestate.com, Website : www.hbestate.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE QUARTER ENDED 30/06/2025

(Rs. In Lakhs)

S. No.	Particulars	Standalone			Consolidated		
		Quarter ended	Corresponding 3 months ended in the previous year	Year ended	Quarter ended	Corresponding 3 months ended in the previous year	Year ended
		30/06/2025	30/06/2024	31/03/2025	30/06/2025	30/06/2024	31/03/2025
		Un-audited	Un-audited	Audited	Un-audited	Un-audited	Audited
1.	Total Income from Operations (net)	2376.34	2564.41	11769.55	2376.34	2564.41	11769.55
2.	Net Profit / (Loss) for the period (before Tax, Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
3.	Net Profit / (Loss) for the period before tax (after Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
4.	Net Profit / (Loss) for the period after tax (after Exceptional items)	38.18	90.75	1079.45	38.18	90.75	1079.45
5.	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and other Comprehensive Income (after tax)]	37.63	89.40	1077.34	37.63	89.40	1077.34
6.	Equity Share Capital	2173.37	1973.37	2173.37	2173.37	1973.37	2173.37
7.	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	NA	NA	NA	NA	NA	NA
8.	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)-						
	Basic:	0.18	2.32	5.31	0.18	2.32	5.31
	Diluted:	0.18	2.32	5.31	0.18	2.32	5.31

Notes:

The above is an extract of the detailed format of the Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results is available on the website of Stock Exchange, BSE Limited, www.bseindia.com and Company's website, www.hbestate.com. The same can also be accessed by scanning the QR Code provided below.

The aforesaid results were placed before and reviewed by the Audit Committee at its meeting held on 2nd August, 2025 and approved by the Board of Directors at its meeting held on the same date.

For HB Estate Developers Limited
SD/-
LALITH BHASIN
(Chairman)
DIN: 00002114

Place : Gurugram
Date : 02/08/2025

AXIS BANK Retail Asset Centre: Axis Bank Ltd. Gigaplex, NPC-1, 3rd Floor MIDC, Airoli Knowledge Park, Mugslim Road Airoli, Mumbai-400709. Also at Axis Bank Ltd., Axis House, Tower T-2, 2nd Floor, L-14, Sector-128, Noida Expressway, Jaypee Greens Wishtown, Noida (U.P.)-201301 Also at Axis Bank Ltd. Small Business Banking, East of Kailash, New Delhi-110065 Corporate Office: Axis House, Block-B, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai-400025 Registered Office: Trishul, 3rd floor, opposite Samartheswar Temple, Law garden, Ellisbridge, Ahmedabad-380005

POSSESSION NOTICE UNDER SARFAESI ACT 2002
Whereas the undersigned being the Authorized Officer of Axis Bank Ltd. 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 9 of the Security Interest (Enforcement) Rules, 2002, issued demand notice to the Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned details. The Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) 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 Axis Bank Ltd. The Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(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.

Name Of Applicant/ Co-Borrower And Guarantor Name / Address: 1. Mr. Bishan Singh S/o. Mr. Rati Ram R/o. H. No-232, Ward No-08 Raitawas-191, Rewari Haryana-122108 Also At: Mr. Bishan Singh (Prioriter) M/s. B. S. Enterprises Sector-1, Plot No.-504 IInd Manesar, Gurgaon Haryana-122050 Also At: Mr. Bishan Singh S/o. Mr. Rati Ram Plot No-C-09 Block-C, Suncity, Sector-6-7, Tehsil & District Rewari, Haryana-123401
Description of Property: Plot No-C-09 In Block-C, Area Measuring 250 Sq. Meters, I.E. 299 Sq. Yards Of Suncity, Sector 6-7, Tehsil & District Rewari, Haryana And Bounded As Under-North-As Per Title Deed, East-As Per Title Deed, West-As Per Title Deed, South- As Per Title Deed
Date of Demand Notice: 02/08/2025
Date Of Symbolic Possession: 30-Jul-2025
Amount in Demand Notice: Rs. 1,24,47,647/- (Rupees One Crore Twenty Four Lakh Forty Seven Thousand Six Hundred Forty Seven Only)

Name Of Applicant/ Co-Borrower And Guarantor Name / Address: 1. Mr. Anil Kathuria S/o. Mr. Lakhbir Singh Kathuria R/o. G-12, First Floor, Palam Vihar Gurgaon, Haryana-122017, 2. Mrs. Pooja Kathuria W/o. Anil Kathuria R/o. G-12, First Floor, Palam Vihar Gurgaon, Haryana-122017
Description of Property: Entire First Floor measuring Built up area 244.273 Square Meter + 11.589 Square Meter = 255.832 Square Meter (2754.00 Square Feet) constructed on Plot No 112, along with proportionate undivided, impartible and indivisible share underneath the said Plot No 112 measuring plot area 435.00 Square Meter (520.26 Square Yard), situated in Block G, of the residential colony known as "Palam Vihar" falling within the revenue estate of village Chauma and Carterpur Tehsil and District Gurugram, together with 25% undivided share in silt area at Ground Floor of the said Building and Plot is bounded as under- East-As Per Site Plan, West-As Per Site Plan, North-As Per Site Plan, South-As Per Site Plan
Date of Demand Notice: 19-Aug-2025
Date Of Symbolic Possession: 30-Jul-2025
Amount in Demand Notice: Rs. 1,90,21,819.65/- (Rupees One Crore Ninety Lakh Twenty One Thousand Eight Hundred Ninety Nine and Sixty Five Paisa Only)

The above-mentioned Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) are hereby given a 30 days' Notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days' from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.
Date: 4-Aug-2025
Place: Noida
Authorized Officer, Axis Bank Ltd.

BEACON TRUSTEESHIP LIMITED
Reg. Office: 5W, 5th Floor, The Metropolitan Building, E Block, Bandra Kurla Complex, Bandra East, Mumbai- 400051
CIN: L74999MH2015PLC271288
Email: cs@beacontrustee.co.in, Contact: + 91 9555449955, Website: https://beacontrustee.co.in

INFORMATION REGARDING THE 10TH ANNUAL GENERAL MEETING (AGM) OF THE COMPANY
1. The members are hereby informed that the 10TH AGM of the Company will be held on Saturday, August 30, 2025 at 02:00 p.m. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") in compliance with the provisions of the Companies Act, 2013 ("Act") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and SEBI (collectively referred to as "relevant circulars"), to transact the business as set out in the Notice of the 10th AGM. Members participating through VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Act.
2. In compliance with the relevant circulars, Notice of the AGM and the Annual Report of the Company for the financial year 2024-25 will be sent electronically in due course to those members whose e-mail addresses(e) are registered with the Company/Depository Participant(s)/Registrar and Share Transfer Agent as on August 01, 2025. These documents will also be made available on the website of the Company at https://beacontrustee.co.in/ on the websites of the Stock Exchange where the equity shares of the Company are listed i.e. National Stock Exchange of India Limited at www.nseindia.com and on the website of Kfin Technologies Limited ("KFIN") at https://evoting.kfintech.com/ being the agency appointed by the Company for providing e-voting and VC/OAVM facility for the AGM. Further, any member who requires physical copy of the Annual Report of the Company may write to cs@beacontrustee.co.in mentioning their Folio No./DP ID Client ID or raise a request with the RTA - KFIN.

3. Manner of registering / updating Email addresses:
In case of members who have not registered their e-mail addresses with the Company/ KFIN/Depository Participant(s) then such Members are requested to register/ update their e-mail address with Depository Participant (in case of shares held in demat form) and inform KFIN at the e-mail ID evoting@kfintech.com.
In case shares are held in physical mode, please provide/ update email id along with Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), ADhar/Kin (self-attested scanned copy of Aadhar Card) to Company's Registrar & Share Transfer Agent -KFIN at evoting@kfintech.com.
4. Manner of casting vote through e-voting and attending the AGM:
i. The Company has engaged Kfin Technologies Limited for facilitating remote e-voting to enable all its Shareholders to cast their vote electronically. Members of the Company holding shares either in physical form or electronic form, as on the cutoff date of Saturday, August 23, 2025, may cast their vote by remote e-Voting. The remote e-Voting period commences on Thursday, August 27, 2025 at 9:00 a.m. (IST) and ends on Saturday, August 29, 2025 at 5:00 p.m. (IST).
ii. The detailed procedure for casting the votes through e-voting shall be provided in the Notice of the AGM. The details will also be available on the website of the Company at https://beacontrustee.co.in/ and on the website of KFIN at https://evoting.kfintech.com/

iii. 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, manner of casting votes through e-voting and during the AGM.
This Notice is issued for the information and benefit of all the Shareholders of the Company in compliance with the provisions of applicable circulars issued by the MCA and SEBI.

Sitara SEWA GRIH RIN LIMITED
Registered Office: 1st Floor, 216/C-12, Old No.C-12, Plot No. 13-B, Guru Nanak Pura, Laxmi Nagar, Delhi - 110092
POSSESSION NOTICE (For immovable Property)
RULE-8(1)
Whereas the undersigned being the Authorized Officer of the SEWA GRIH RIN LIMITED under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand Notice calling upon the Borrowers/Co-borrower/Guarantor to repay the amount mentioned in the notice and further interest within 60 days from the date of receipt of the said notice.
The Borrowers/Co-borrower/Guarantor having failed to repay the amount, notice is hereby given to the Borrowers/Co-borrower/Guarantor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with Rule 8(1) of the said Rules.
The borrower 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 SEWA GRIH RIN LIMITED for below mentioned Outstanding amount plus interest and incidental expenses, costs 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.

Name & Add. of Borrower/ Mortgagee/Guarantor	Outstanding Amount (Rs.)	Notice Date Possession Date	Description of the Immovable Property
1. Shri Priya W/o Shri Sharad sharma	Rs.18,96,880/- as on 31.03.2025 + interest and contingency expenses, cost thereon	28/04/2025	Khasra No. 72, Gram Chhapraola, Pargana & Teh. Dadri, Dist. Gautambudh Nagar, UP Area of Mortgage Property Plot 900 Sq.ft.
2. Shri Sharad Kumar Bhardwaj S/o Shri Dwarika Prasad Bhardwaj		31.07.2025	Boundaries: East: Plot of Sanjay, West: Other Plot, North: 10 Feet Road, South: Other Plot
3. Shri Vipin Kumar S/o Shri Lekhraj Giri			

Place: Delhi-2 Date: 31.07.2025
Sd/- Authorized Officer Sewa Grih Rin Limited

यूको बैंक UCO BANK
Branch Address: Noida Sector 3 (0951)
Email: NEWOKH@UCOBANK.CO.IN
APPENDIX IV, {Refer Rule 8(1)} Possession Notice (For Immovable Property)
Whereas the undersigned being the Authorized Officer of the UCO Bank Noida Complex (Noida Sec 3) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act, 2002 (54 of 2002)) and in exercise of Powers conferred under Section 13(12) read with {Rule 3} of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 19-05-2025 calling upon the borrower Muni Lal Singh and Urmila Singh to repay the amount mentioned in the notice being Rs. 14,04,655.00 (In words Rs. Fourteen Lakhs Four Thousand Six Hundred Fifty Five Only) within 60 days, from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Physical possession of the property described herein below in exercise of powers conferred on him under Section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 01st day of August of the year 2025. The borrower 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 UCO Bank Noida Complex (Noida Sec 3) for an amount of Rs. 14,04,655.00 (In words Rs. Fourteen Lakhs Four Thousand Six Hundred Fifty Five Only) and charges and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.
DESCRIPTION OF IMMOVABLE PROPERTY
All that part and parcel of the property Residential plot no 448, Block A Sector 47 Noida in the name of Mr. Muni Lal Singh. Bounded:
On the North by: A-443/47
On the South by: 12 Meter Wide Road
On the East by: A-447/47
On the West by: A-449/47
Date: 01.08.2025, Place: Noida
Sd/-, Authorized Officer, UCO Bank

AGARWAL INDUSTRIAL CORPORATION LIMITED.
Regd. Office : Unit 201-202, Eastern Court, Sion Trombay Road Chembur, Mumbai 400 071.
Tel.No. 022-25291149/50, Fax : 022-25291147
CIN 199999MH1995PLC084618
Web Site : www.aicid.in, Email : contact@aicid.in

NOTICE FOR SPECIAL WINDOW FOR RE-LODGEMENT OF TRANSFER REQUEST OF PHYSICAL SHARES
This is to inform you that the Securities Exchange Board of India (SEBI) vide circular no. SEBI/HO/MIRSD/ MIRSD-POD/P/CIR/2025/97 dated July 02, 2025 has decided to open a special window only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 and rejected/ returned/ not attended due to deficiency in the documents / process/ or otherwise, for a period of six months from July 07, 2025 till January 06, 2026 in order to facilitate ease of doing investing for investors and to secure the right of the investor in the securities which was purchased by them. During this period, the securities that are re-lodged for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum demat requests.
The concerned investors are requested to re-lodge the transfer request of physical shares to our Registrar and Share Transfer Agent (RTA), MUFG Intime India Private Limited (Formerly Link Intime India Private Limited), C101, Embassy 247, L.B.S. Marg, Vikhroli West, Mumbai – 400083, Tel No.: (022) 4981 6000, Email: mt.helpdesk@in.mpmis.mufig.com, within the above-mentioned period. Relevant Investor are encouraged to take advantage of this one time window.

For Agarwal Industrial Corporation Limited
Sd/-
Yashree Agrawal
Company Secretary and Compliance Officer
Place: Mumbai Date: 02/08/2025

TRUHOME FINANCE LIMITED
(Formerly Known As Shriram Housing Finance Limited)
Reg.Off.: Srinivasa Tower, 1st Floor, Door No. 5, Old No. 11, 2nd Lane, Cenatopha Road, Alwarpet, Teyyanampet, Chennai-600018
Head Office, Level 3, Wockhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051
Website: http://www.truhomefinance.in

PHYSICAL POSSESSION NOTICE
Whereas, the undersigned being the authorised officer of Truhome Finance Limited (Formerly Shriram Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with (Rule 3) of the Security Interest (Enforcement) Rules, 2002 issued demand notice to the Borrowers details of which are mentioned in the table below to repay the amount mentioned in the notice 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 Borrower and the public in general that the undersigned has taken POSSESSION of the property described herein below in exercise of powers conferred on him under Sub Section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement) rules, 2002 on this 01th Day of Aug. of the year 2025.

The Borrower 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 Truhome Finance Limited (Formerly Shriram Housing Finance Limited) for an amount as mentioned herein below and interest thereon.
[The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.]

Borrower's Name and Address
Loan Accounts No. SLPHAJMR0000583 1. MR. PRAKASH CHAND SONI S/O NAND LAL SONI (Now Deceased), Through it's Legal Heirs & Representative MRS. VEENA SONI W/O MR. PRAKASH CHAND SONI, Address :- Khawaskhas, Bheru ji ki Gali, Old City, kishangarh, Dist- Ajmer (Raj.) 305802 2.MRS. VEENA SONI W/O MR. PRAKASH CHAND SONI, Address :- Khawaskhas, Bheru ji ki Gali, Old City, kishangarh, Dist- Ajmer (Raj.) 305802

Amount due as per Demand Notice
Rs.8901029/- (Rupees Eighty Nine lacs One Thousand and Twenty Nine Only) as on date 09-01-2025 under reference of Loan Accounts No. SLPHAJMR0000583
Date of NPA - 03.01.2025
Date of Demand Notice - 10.01.2025
Date of Physical Possession - 01.08.2025

Description of Mortgaged Property
Property situated at near Shanti Bhawan, Bakshiya ka Mohalla, Khawaskhas, Bheru ji ki Gali, Old City, Kishangarh, Dist- Ajmer (Raj.) 305802 Area of property- 816.8 Sq. Yard. Bounded- East- Aam Rastha wide 20 feet, West- Gali, North- House of Chatarbhuj sani & Lt. Tara Chand Sharma, South- Shanti Bhawan Sthanak Nohar & House of Chiman Das Sindhi,

Borrower's Name and Address
Loan no. SLPHAJMR0000475 1.MRS. RASHIDA BANO W/O ALAUDDIN KHAN (Borrower) Village- Aradka via Kuchel, Tehsil- Aradka, Dist- Ajmer (Raj.) 305811 2.MR. ALAUDDIN KHAN S/O GAFFAR KHAN (Co-Borrower) Village- Aradka via Kuchel, Tehsil- Aradka, Dist- Ajmer (Raj.) 305811

Amount due as per Demand Notice
Rs.1387090/- (Thirteen lacs Eighty Seven Thousands Ninety Only) as on dated 06-May-2025 under reference of Loan Account No. SLPHAJMR0000475.
Date of NPA - 06.05.2025, Date of Demand Notice - 09.05.2025
Date of Physical Possession - 01.08.2025

Description of Mortgaged Property
Commercial Property situated at Part of Khasra no. 2739/2529, Aradka via Kuchel, Tehsil- Aradka, Dist- Ajmer (Raj.) Area of the Property- 555 Sq. mtr. Bounded- North- Other land, South- Other land, East- Other land, West- 16.5 M wide Kishangarh Road,
Place : Ajmer Sd/- Authorised Officer- Truhome Finance Limited
Date : 01-08-2025 (Earlier Known as Shriram Housing Finance Limited)

विवाहको के स्थिरीकरण के लिये सम्मन
(आदेश 5 नियम 1 और 5)
न्यायालय श्रीमन् अन्न रिलायन्स प्रू सेन्स न्यायाधीश विवादी, विन शेरवत विना, नगरवर्ग केनरा बैंक जस्टिस वायस्कम्प श्रीराम यादव यादव नाम गौरव सोनी क अन्य बचत दाला विलेय जाने गौरव वार 01 स 2022
बनाम 1. गौरव सोनी पुत्र स्व. श्री रविन्दर सोनी, निवासी- समलौता ग्राउण्ड के पीछे, बार्ड नंबर-6, तावडू, मेवात, हरियाणा-122105
2) निखिल सोनी पुत्र स्व. श्री रविन्दर सोनी, निवासी- समलौता ग्राउण्ड के पीछे, बार्ड नंबर-6, तावडू, मेवात, हरियाणा-122105
के लिये एक-वारा संवैधानिक किया है। आपको इस न्यायालय में अपने न्यायालय में स्वयं या किसी ऐसे व्यक्ति द्वारा उपस्थित हो सकते हैं, जिसे सम्पत्क अनुदेश दिने गरी हो और इस वार में सम्पत्निय सारवत प्रश्नों का उत्तर दे सकें या जिसके साथ ऐसा कोई व्यक्ति हो ऐसे स्वयं का उत्तर दे सकें। आपको यह भी निर्देश दिया जाता है कि आप उस दिन अपनी प्रतिस्था या लिखित कवन प्रतिस्था करें और उस दिन ऐसे स्व दस्तावेजों को उपलब्धित कवन के साथ उपबन्ध करके जने वाली सूची में प्रविष्ट करें। आपको सूचित किया जाता है कि यदि आप उत्तर बतार्दा या तारिख को इस न्यायालय में उपस्थित नहीं होगे तो वादी को सुनवाई व जसका निपटारा आपको अनुपस्थिति में किया जायेगा।
अब तारिख 17 मा 07 स 25 को मेरे हस्ताक्षर व न्यायालय को मुद्रा लगाकर दिया गया है।
शेरवत अन्न रिलायन्स एवं सेन्स न्यायाधीश विवादी

1. यदि आपको यह आगेको है कि आगेको समी अपनी जमी के लॉकर नहीं होगे तो आप किसी समी को लॉकर लेने के लिये एक-वारा संवैधानिक किया है। ... बर्दा दावे का उतर देने के लिए हार्डि लेने के लिये सम्पत् दिया जाता है। अन्य न्यायालय में स्वयं या किसी ऐसे व्यक्ति द्वारा उपस्थित हो सकते हैं, जिसे सम्पत्क अनुदेश दिने गरी हो और इस वार में सम्पत्निय सारवत प्रश्नों का उत्तर दे सकें या जिसके साथ ऐसा कोई व्यक्ति हो ऐसे स्वयं का उत्तर दे सकें। आपको यह भी निर्देश दिया जाता है कि आप उस दिन अपनी प्रतिस्था या लिखित कवन प्रतिस्था करें और उस दिन ऐसे स्व दस्तावेजों को उपलब्धित कवन के साथ उपबन्ध करके जने वाली सूची में प्रविष्ट करें। आपको सूचित किया जाता है कि यदि आप उत्तर बतार्दा या तारिख को इस न्यायालय में उपस्थित नहीं होगे तो वादी को सुनवाई व जसका निपटारा आपको अनुपस्थिति में किया जायेगा।
अब तारिख 17 मा 07 स 25 को मेरे हस्ताक्षर व न्यायालय को मुद्रा लगाकर दिया गया है।
शेरवत अन्न रिलायन्स एवं सेन्स न्यायाधीश विवादी
2. यदि आपको यह आगेको है कि आगेको समी अपनी जमी के लॉकर नहीं होगे तो आप किसी समी को लॉकर लेने के लिये एक-वारा संवैधानिक किया है। ... बर्दा दावे का उतर देने के लिए हार्डि लेने के लिये सम्पत् दिया जाता है। अन्य न्यायालय में स्वयं या किसी ऐसे व्यक्ति द्वारा उपस्थित हो सकते हैं, जिसे सम्पत्क अनुदेश दिने गरी हो और इस वार में सम्पत्निय सारवत प्रश्नों का उत्तर दे सकें या जिसके साथ ऐसा कोई व्यक्ति हो ऐसे स्वयं का उत्तर दे सकें। आपको यह भी निर्देश दिया जाता है कि आप उस दिन अपनी प्रतिस्था या लिखित कवन प्रतिस्था करें और उस दिन ऐसे स्व दस्तावेजों को उपलब्धित कवन के साथ उपबन्ध करके जने वाली सूची में प्रविष्ट करें। आपको सूचित किया जाता है कि यदि आप उत्तर बतार्दा या तारिख को इस न्यायालय में उपस्थित नहीं होगे तो वादी को सुनवाई व जसका निपटारा आपको अनुपस्थिति में किया जायेगा।
अब तारिख 17 मा 07 स 25 को मेरे हस्ताक्षर व न्यायालय को मुद्रा लगाकर दिया गया है।
शेरवत अन्न रिलायन्स एवं सेन्स न्यायाधीश विवादी

HB ESTATE DEVELOPERS LIMITED
CIN: L99999HR1994PLC034146
Registered Office : Plot No. 31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana
Ph. : + 91-124-4675500, Fax : + 91-124-4370985
E-mail : corporate@hbestate.com, Website : www.hbestate.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE QUARTER ENDED 30/06/2025
(Rs. In Lakhs)

S. No.	Particulars	Standalone			Consolidated		
		Quarter ended	Corresponding 3 months ended in the previous year	Year ended	Quarter ended	Corresponding 3 months ended in the previous year	Year ended
		30/06/2025	30/06/2024	31/03/2025	30/06/2025	30/06/2024	31/03/2025
		Un-audited	Un-audited	Audited	Un-audited	Un-audited	Audited
1.	Total Income from Operations (net)	2376.34	2564.41	11769.55	2376.34	2564.41	11769.55
2.	Net Profit / (Loss) for the period (before Tax, Exceptional Items)	53.31	170.89	1600.54	53.31	170.89	1600.54
3.	Net Profit / (Loss) for the period before tax (after Exceptional Items)	53.31	170.89	1600.54	53.31	170.89	1600.54
4.	Net Profit / (Loss) for the period after tax (after Exceptional Items)	38.18	90.75	1079.45	38.18	90.75	1079.45
5.	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and other Comprehensive Income (after tax))	37.63	89.40	1077.34	37.63	89.40	1077.34
6.	Equity Share Capital	2173.37	1973.37	2173.37	2173.37	1973.37	2173.37
7.	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	NA	NA	NA	NA	NA	NA
8.	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)- Basic: Diluted:	0.18 0.18	2.32 2.32	5.31 5.31	0.18 0.18	2.32 2.32	5.31 5.31

Notes:
(i) The above is an extract of the detailed format of the Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results is available on the website of Stock Exchange, BSE Limited, www.bseindia.com and Company's website, www.hbestate.com. The same can also be accessed by scanning the QR Code provided below.
(ii) The aforesaid results were placed before and reviewed by the Audit Committee at its meeting held on 2nd August, 2025 and approved by the Board of Directors at its meeting held on the same date.

For HB Estate Developers Limited
Sd/-
LALIT BHASIN
(Chairman)
DIN: 00002114
Place : Gurugram
Date : 02/08/2025

Sale of Assets under Insolvency and Bankruptcy Code, 2016
E-Auction Sale Notice
SHREE BANKEY BEHARI EXPORTS LIMITED (In Liquidation)
Liquidator: Mrs. Pooja Bahry (IP Regn. No. IBBI/IPA-003/IP-N00007/2016-2017/10063)
Email: liquidation.shreebankeybehari@gmail.com, pujabahry@yahoo.com
Date and Time of Auction: 22 August 2025 (Friday) from 12:00 pm to 2:00 pm
Last Date for submission of EMD : 19 August 2025

Notice is hereby given that the Hon'ble National Company Law Tribunal, Principal Bench, New Delhi, had ordered the commencement of liquidation of M/S Shree Bankey Behari Exports Limited vide order dated 13th May 2025 under Section 33 of the Code.
Bids/ Offers are hereby invited from interested persons/participants to be submitted online through e-auction platform https://baancket.com, for the sale of the following Assets of the Corporate Debtor on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without recourse basis", as per following details:

Lot no.	Description of the Assets	Reserve Price (Rs)	Earnest Money Deposit ("EMD") Rs	Bid Increment Amount Rs	e-Auction Date & Time (with unlimited extension of 5 min each)	Last Date of Submission EMD
1	Land and building located at Industrial Plot No. 2253/2257, Sector-36, Phase II, HSIDC Industrial Estate, Food Park, Raj, Sonapat, Haryana, measuring 250 sq meters.	72,09,23,527/- (Rs 5 Crores)	5,00,00,000	10,00,000 (Rs Ten Lakhs)	22 August 2025 from 12:00 pm to 2:00 pm (unlimited extension of 5 minutes each)	19 August 2025

Terms and Condition of the E-auction are as under:
1. E-auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" through e-auction platform https://baancket.com.
2. Prospective bidders need to register on Baancket auction platform. (https://baancket.com, https://bit.banknet.com) and should carefully submit the requisite documents, including a declaration of eligibility under Section 23A of the Insolvency and Bankruptcy Code through the electronic auction platform. (Asset ID 2274/Auction ID 1323)
3. Kindly note that the prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 23A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
4. Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baancket auction platform. It is also specified that if the bidder is found ineligible under any criteria, EMD shall be forfeited as per IBBI, vide Circular No. IBBI/LI/04/2025 dated 28th March, 2025.
5. Kindly note that EMD payment must be made through the BAAANKNET portal by adding funds to the eWallet and clicking "Participate" for the respective auction. Name of Eligible Bidders will be identified and verified by Liquidator to participate in online e-auction on the portal www.baancket.com. The interested bidder should create their User ID & Password in the auction portal and deposit their EMD amount in the E-Wallet of the portal. For any query regarding the auction portal, reach out to BAAANKNET (Bank Asset Auction Network), Email ID - support_baancket@bsballiance.com, Mobile No. +91 8291220220, 9820878255, 999605075, udav.jadhav@bsballiance.com, swami.sharma@bsballiance.com.
6. All the auction process documents are uploaded on the Baancket Portal and the participants must download the same and submit all the documents on the portal.
7. The Bidders, prior to submitting their Bid, should make their independent enquiries regarding the Company, Assets, incidental costs, if any, at their own expense and satisfy themselves.
8. The Successful Bidder will be responsible for the applicable stamp duties, legal cost, transfer charges and fees, GST and other taxes related to the sale unit under this E-Auction and for completing the documentation. The Successful Bidder shall bear the applicable stamp duties/transfer charge, fees etc. and all the statutory / non-statutory dues, taxes, rates, assessment charges, fees etc. in respect of the property/asset put on auction. Any statutory and other dues payable and due on property / asset shall be borne by purchaser as per the provisions of applicable law.
9. As per the Paragraph 12 of Schedule I of IBBI (Liquidation Process), Regulations, 2019, on the close of the auction, the highest bidder shall be invited to provide balance sale consideration within 90 days of the date of such demand. Provided that payments made after thirty days shall attract interest at the rate of 12%. Provided further that the sale shall be cancelled if the payment is not received within 90 days (The SC has decided that the time period for payment of the balance sale consideration (as provided in clause 12 of Para 1 of Schedule I), would not be extended beyond ninety days).
10. As per the Schedule I of IBBI (Liquidation Process), Regulations, within three days of declaring the highest bidder, the liquidator shall conduct due diligence and verify the eligibility of the highest bidder. The liquidator shall present the auction results, details of highest bidder, and the due diligence conducted on it to the consultation committee under regulation 31A. The liquidator shall declare the highest bidder as the successful bidder or reject such bid, after consultation with the consultation committee under regulation 31A. If a bidder is found ineligible, the earnest money deposited by him shall be forfeited. In case the highest bidder is found ineligible, the liquidator may, in consultation with the consultation committee, declare the next highest bidder as the successful bidder after following the same process as provided under clause 12(A) to clause 12(B) of the Schedule I of the Liquidation Process, Regulations.
11. The documents regarding the above assets can be inspected by the prospective bidders with prior appointment, contacting Mrs Pooja Bahry, +91 8291220220.
12. PLEASE REFER THE COMPLETE E-AUCTION PROCESS DOCUMENTS E-AUCTION PROCESS MEMORANDUM FOR THE DETAILS/TERMS AND CONDITIONS OF THE AUCTION
13. Sale shall be subject to the provisions of the Insolvency and Bankruptcy Code 2016 and Regulations

POOJA BAHRY
Liquidator of SHREE BANKEY BEHARI EXPORTS LIMITED (In Liquidation)
IP Regn. No. IBBI/IPA-003/IP-N00007/2016-2017/10063
AFA No. AA3/1065/02/311225/01226 Valid till 31/12/2025
59/27, Prabhat Road, New Rohtak Road, New Delhi-110005
Phone: 9811071716 Email: liquidation.shreebankeybehari@gmail.com, pujabahry@yahoo.com
Date: 4 August 2025
Place: Delhi

SANGAM (INDIA) LIMITED
CIN: L17118RJ1984PLC003173,
Regd. Office : Atun, Chittorgarh Road, Bhilwara-311001 (Raj.), Phone: 01482-245400,
Fax: 01482-245450, Web: www.sangamgroup.com, Email: secretarial@sangamgroup.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th June, 2025

The Financial Results were reviewed by Audit Committee and approved by the Board of Directors of the Company at their meeting held on Friday, the 1st August, 2025. The Un-audited Financial Results are available on the websites of Stock Exchanges at www.bseindia.com and www.nseindia.com. The Un-audited Financial Results have also been posted on the Company's website at www.sangamgroup.com and can also be accessed by scanning the QR Code given below

Bank held liable for changing policy without consent



CONSUMER PROTECTION
JEHANGIR B GAI

Shri Sanwar Mal Sharma, sole proprietor of Sunil Timbers in Banswara, had approached ICICI Bank for a business loan of ₹34 lakh. As part of the loan process, a policy had to be purchased to insure the stocks and goods against the risk of fire and burglary. A loan of ₹34,85,632 was sanctioned on June 9, 2007, which included the total insurance premium of ₹85,632. The equated monthly instalment (EMIs) were calculated on the entire sanctioned amount.

The bank also procured a Home Safe Plus Merchant Insurance Policy from ICICI Lombard General Insurance. On August 4, 2009, a fire broke out, destroying the stocks and goods stored in the insured premises. Sharma raised a claim, but it was repudiated on the ground that the policy did not cover the risk of fire. It was subsequently discovered that the bank had not renewed the Home Safe Plus Merchant Insurance Policy after it expired in 2008. Instead, it had obtained a Home Safe Plus-Secure Mind Policy without Sharma's consent. Terming this a deficiency in service, Sharma filed a complaint before the Rajasthan State Commission. The bank and the insurer contested the complaint.

The state commission allowed the complaint and directed the bank and the insurer to be jointly and severally liable for compensating the loss, along with interest at 10 per cent from the date of filing of the complaint. It also awarded ₹2 lakh as compensation and ₹21,000 as litigation cost.

Both the bank and the insurer appealed against the order. The bank attempted to deflect responsibility by contending that the complaint was not maintainable as the

policy covered goods used for commercial purposes. The National Commission rejected this argument, reiterating that an insurance policy serves to indemnify against unforeseen contingencies and is not for generating profit.

The National Commission noted that the original policy had been issued correctly with the borrower's consent. However, upon expiry, the bank's officials, without informing Sharma or securing his consent, and disregarding his interests, obtained a different policy — Home Safe Plus-Secure Mind Policy — purely because it was more beneficial to their own careers. The commission indicted the bank for its failure to produce the original proposal forms pertaining to the policy change and drew an adverse inference against it. It further observed that the altered policy had never been shared with the insured, indicating a deliberate attempt to keep him in the dark.

The commission agreed with the state commission's view that the so-called consent letter, produced in lieu of the proposal form, appeared to be forged as it did not bear a date, and appeared to have been fabricated in defence of the bank. The commission also held that the bank's insistence on procuring insurance from its own group company amounted to an unfair trade practice.

In its order dated July 15, 2025, delivered by Dr Sadhna Shanker for the Bench headed by Inderjit Singh, the National Commission modified the order of the state commission and directed the bank to pay ₹5 lakh as lump sum compensation within four weeks, failing which the amount would attract interest at 9 per cent.

The appeal filed by ICICI Lombard General Insurance was dismissed, as the company had refused service of notice and later changed its address without providing intimation. With the dismissal of the appeal, the State Commission's order stood confirmed, holding the insurer liable to reimburse the loss and to pay the awarded interest, compensation, and costs.

The writer is a consumer activist

TACKLING CREDIT CARD DEBT

Convert dues into EMI or go for a debt consolidation loan

Avoid settling your dues as this reflects negatively in your credit report

HIMALI PATEL

Credit card delinquencies in the 91-360 days overdue category rose 44.3 per cent year-on-year — from ₹23,475.6 crore in March 2024 to ₹33,886.5 crore in March 2025 — according to a report by CRIF High Mark. These figures indicate growing credit card indebtedness and the need for customers to exercise greater caution while using them.

Minimum payment mindset

A major reason for rising credit card non-performing assets is the minimum payment mindset, wherein borrowers pay only 2-5 per cent of the amount outstanding. "According to a report by the Reserve Bank of India (RBI), only 40 per cent of Indian credit card holders repay their full outstanding amount every month," says Inderbir Singh Jolly, chief executive officer (CEO), PL Wealth Management.

Lenders charge interest rates of 36-45 per cent on revolving credit. "Revolving credit without full repayment causes interest to outpace repayment capacity, and leads to financial distress," says Rishabh Goel, cofounder & CEO, Credgenics.

Lifestyle creep is another factor: As incomes increase, so do credit limits and spending. "Trying to keep up with peers also plays a part." According to a survey by YouGov, 67 per cent of urban Indians admit to social media influencing their spending decisions," says Jolly. Many users also fall into psychological traps. Cards create a false sense of affluence among users. Many forget it is borrowed money that must be paid later. With cash, people feel the pinch when they pay. "You are left with less cash, so you feel you have less money left to spend. You don't feel the same when you use a credit card," says Anand Damani, a behavioural scientist.

Card users often fall prey to optimism bias. "They think they will manage to pay when the due date comes," says Damani. Many don't factor in the possibility of job layoffs, illnesses, and other unforeseen events.



Strategies to break free from debt trap

- Avalanche method: Prioritise highest-interest debt, pay minimum on others
- Minimises total interest paid
- Snowball method: Repay smallest debt first
- Builds motivation and momentum with early wins
- Consult debt counsellors for help with budgeting, developing repayment plan, negotiating with lenders

Signs of a debt trap

Certain kinds of behaviour should serve as a warning sign to borrowers that they may be headed for a debt trap. "Consistently paying only the minimum amount due, missing due dates, or frequently making late payments are red flags. Using credit cards for non-discretionary expenses signals over-dependence," says Goel.

A credit utilisation ratio (CUR, or credit card outstanding divided by total card limit) exceeding 40 per cent also indicates over-reliance. Using one card or loan to pay off another also shows that the user is under financial strain.

"The total of your EMIs should not exceed 50 per cent of your income," says Abhishek Kumar, Securities and Exchange Board of India-registered investment adviser and founder, Sahaj-Money.com.

Avoid revolving credit

Certain best practices can enable credit

card customers to use them in a responsible manner. Arun Ramamurthy, author of the book *Unlock the Power of Your Credit Score*, suggests that users should aim to pay the total outstanding amount by the due date to avoid exorbitant interest rates. Users should also maintain a moderate CUR. "Don't use credit beyond 30 per cent of available limit," says Kumar.

Repayment procedures should be automated. "Set up auto-debit for at least the minimum due to avoid missed payments and late fees," says Ramamurthy. Checking one's credit report twice annually is crucial to discover missed payments.

Card customers should not have too many cards in their wallets. Most experts suggest limiting the number to three. "One could be for regular use with good cashback or rewards, the second could be for emergencies or high-limit transactions, and the third could be a co-branded card based on

lifestyle (for example, fuel or travel)," says Ramamurthy.

Having multiple cards can improve CUR and the credit score if managed well. Beyond three, it may become difficult to track bills and due dates. The risk of over-leverage also increases.

For those close to a default

Card users who find it difficult to repay their dues on time should pay at least the minimum amount. "This will ensure that your credit score is not impacted. You will also avoid paying a late fee. However, interest on the due amount will keep accumulating," says Radhika Binani, chief product officer, Paisabazaar.

Next, convert the outstanding on your credit card into EMIs. "This will lower the interest charged to 14-24 per cent and you will avoid a hit to your credit score due to missed payments," says Ramamurthy. Borrowers also get more time to pay their dues.

Kumar cautions that conversion to EMI requires payment of processing fees and also reduces the credit limit available on the card.

Avoid settling your dues. Settlement means the customer pays less than he owes and the rest gets written off. "The bureau marks this account as 'settled' in the credit report. This can hurt your credit score significantly. Future applications for loans or credit cards may get rejected or may be approved with higher interest rates and stricter terms," says Binani.

Those with dues on multiple cards may consider consolidating them into one loan. "A debt consolidation loan may come with more favourable repayment terms such as lower interest rates and affordable EMIs. It simplifies repayment as there are fewer payments to track and repay," says Adhil Shetty, CEO, BankBazaar.com. He adds that this is a good alternative so long as you don't need to borrow again before the consolidated loan is closed.

The writer is a Mumbai-based independent journalist

E-Auction Sale Notice
SASA MUSA SUGAR WORKS PRIVATE LIMITED
(UNDER LIQUIDATION) HAVING
CIN: U15432WB1933PTC007599
HAVING ITS REGISTERED ADDRESS AT MERCANTILE BUILDING,
9/12, LALBAZAR STREET, KOLKATA, WEST BENGAL-700001, INDIA

Company under liquidation vide Hon'ble NCLT order dated 20.02.2025 in I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021

Sale of Corporate Debtor as a "Going Concern" under the Insolvency and Bankruptcy Code, 2016 as per decision taken in the 07th SCC Meeting.

Sale of the Corporate Debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis", by the Liquidator Mr. Manish Jain appointed by the Hon'ble NCLT Kolkata Bench vide its order dated 20.02.2025 in its order No. I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021. The sale will be done by the undersigned through the e-auction platform <https://ibbi.baanknet.com>.

SR. No.	PARTICULARS	DETAILS
1.	Date of Publication of Sale Notice and E-auction Process Document.	04/08/2025
2.	Period of Inspection or due diligence of assets under e-auction	From 04th August 2025, 11 AM to 29th August 2025, 5 PM with prior intimation
3.	Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform	20th August 2025 10 AM to 01st September 2025 before 1:00 PM
4.	Date and Time of Auction	The sale will be done by the undersigned through e-auction platforms provided at web portal https://ibbi.baanknet.com on 05/09/2025, 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)
5.	Address and email of liquidator	Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan, Near Lal Bazar Bata Shop, Kolkata-700012 Email address: ibc@sasamusaugar.com , ipcamanishjain@gmail.com

Description of Assets	Date of time of E-auction	Reserve Price	EMD	Bid Incremental Value
The Corporate debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" as per Regulation 32(e) of the IBBI Liquidation Regulation, 2016.	05/09/2025 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)	INR 92.25 Crores ("Reserve Price")	INR 9.25 Crores	INR 0.50 Crore

NCLT also allowed for next 3 auctions as GOING CONCERN ONLY as per its order dated 24.06.2025

Major assets of the corporate debtor are located at: All Fixed Assets- Comprises of Sugar Mill with sugarcane crushing capacity of 2500 TPD of M/s Sasa Musa Sugar Works Private limited situated at P.O. Sasa Musa, P.S. Kuchakote, Dist- Gopalganj Bihar-841505. GPS Coordinates are 26.523440, 84.357283. Nearest Railway Station Sasa Musa is 1 km away. Nearest Railway Junction Siwan is 39 kms away. Nearest Domestic & International Airport Koshi Nagar is 80 kms away. Nearest National Highway NH27 from Portbandar in Gujarat to Silchar in Assam) is 1 km away.

TERMS AND CONDITION:

- The details of all assets along with any pending legal cases if any have been disclosed in the E-Auction Process Information Document and are to be mandatorily seen before participating in the auction.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
- The Successful Bidder shall bear old dues duties/transfer charges, fees, GST etc.
- The sale shall be subject to provisions of Insolvency and Bankruptcy Code, 2016 and Regulations made thereunder. The Name of the Eligible Bidders will be identified by the appointed agency to participate in E-auction on the web portal website: <https://ibbi.baanknet.com>. The E-auction service provider M/s PSB Alliance Private Limited (BAANKNET). The intending bidders are required to register through <https://ibbi.baanknet.com> by using their mobile number and email-id. Contact for support: support.baanknet@psballiance.com / Mobile No. +91 8291220220.
- The E-Auction will be conducted strictly on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" through approved service provider M/s PSB Alliance Private Limited (BAANKNET). All the terms and conditions of the auction are mentioned in E-Auction Process Information Document available at <https://ibbi.baanknet.com>.
- The Eligibility Criteria for the participants are mentioned in the E-Auction Process Information Document.
- The Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform named Baanknet E-auction platform of the M/s PSB Alliance Private Limited as per timeline as stipulated in the E-Auction Process Information Document.
- The Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform.
- That if the bidder is found ineligible under section 29A, the EMD shall be forfeited.
- The last date for Submission of Bid Forms / EOs including KYC, documents to establish fulfillment of Eligibility Criteria is **On or before 29/08/2025 upto 09:00 pm.**
- The due diligence and inspection of assets/site visit would be facilitated from 10:00 am on 04/08/2025 to 5 p.m. 29/08/2025.
- On receipt of written request at ibc@sasamusaugar.com
- The last date for submission of EMD is on or before Monday, 01/09/2025 within 01:00 p.m.
- Any modification in timelines would be communicated to the Eligible bidders.
- For any query, contact the Liquidator on the details given below.

Manish Jain, Liquidator
In the matter of **SASA MUSA SUGAR WORKS PVT. LTD.**
(Under Liquidation Process)
Registration No.: **IBBI/IPA-01/HP-P00582/2017-2018/11023**
Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan
Near Lal Bazar Bata Shop, Kolkata-12
Mobile: **09830248684 / 6882806221**

Place: Kolkata
Date: 04/08/2025

BEACON TRUSTESHIP LIMITED
Reg. Office: 5W, 5th Floor, The Metropolitan Building, E Block, Bandra Kurla Complex, Bandra East, Mumbai- 400051
CIN: L74999MH2015PLC271288
Email: cs@beacontrustee.co.in, Contact: + 91 9555449955,
Website: <https://beacontrustee.co.in>

INFORMATION REGARDING THE 10TH ANNUAL GENERAL MEETING (AGM) OF THE COMPANY

1. The members are hereby informed that the 10TH AGM of the Company will be held on Saturday, August 30, 2025 at 02:00 p.m. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") in compliance with the provisions of the Companies Act, 2013 ("Act") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and SEBI (collectively referred to as "relevant circulars"), to transact the business as set out in the Notice of the 10th AGM. Members participating through VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Act.

2. In compliance with the relevant circulars, Notice of the AGM and the Annual Report of the Company for the financial year 2024-25 will be sent electronically in due course to those Members whose e-mail address(es) are registered with the Company/Depository Participant(s)/Registrar and Share Transfer Agent as on August 01, 2025. These documents will also be made available on the website of the Company at <https://beacontrustee.co.in/> on the websites of the Stock Exchange where the equity shares of the Company are listed i.e. National Stock Exchange of India Limited at www.nseindia.com and on the website of Kfin Technologies Limited ("KFIN") at <https://evoting.kfintech.com/> being the agency appointed by the Company for providing e-voting and VC/OAVM facility for the AGM. Further, any member who requires physical copy of the Annual Report of the Company may write to cs@beacontrustee.co.in mentioning their Folio No. /DP ID Client ID or raise a request with the RTA - KFIN.

3. Manner of registering / updating Email addresses:
In case of members who have not registered their e-mail addresses with the Company/ KFIN/Depository Participant(s) then such Members are requested to register/ update their e-mail address with Depository Participant (in case of shares held in demat form) and inform KFIN at the e-mail ID evoting@kfintech.com

In case shares are held in physical mode, please provide/ update email id along with Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to the Company's Registrar & Share Transfer Agent -KFIN at evoting@kfintech.com.

4. Manner of casting vote through e-voting and attending the AGM:
i. The Company has engaged Kfin Technologies Limited for facilitating remote e-voting to enable all its Shareholders to cast their vote electronically. Members of the Company holding shares either in physical form or electronic form, as on the cutoff date of Saturday, August 23, 2025, may cast their vote by remote e-Voting. The remote e-Voting period commences on Thursday, August 27, 2025 at 9:00 a.m. (IST) and ends on Saturday, August 29, 2025 at 5:00 p.m. (IST).

ii. The detailed procedure for casting the votes through e-voting shall be provided in the Notice of the AGM. The details will also be available on the website of the Company at <https://beacontrustee.co.in/> and on the website of KFIN at <https://evoting.kfintech.com/>

iii. 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, manner of casting votes through e-voting and during the AGM.

This Notice is being issued for the information and benefit of all the Shareholders of the Company in compliance with the provisions of applicable circulars issued by the MCA and SEBI.

By order of the Board of Directors
For Beacon Trusteeship Limited
Sd/-
Pratibha Tripathi
Company Secretary & Compliance Officer - Listing
Membership No: A68747
REGISTERED OFFICE: 5W, 5th Floor, The Metropolitan, E Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051.

Place: Mumbai
Date: August 03, 2025.

AGARWAL INDUSTRIAL CORPORATION LIMITED.
Regd. Office : Unit 201-202, Eastern Court, Sion Trombay Road Chembur, Mumbai 400 071.
Tel No. 022-25291149/50. Fax : 022-25291147
CIN L99999MH1995PLC084618
Web Site : www.aicld.in, Email : contact@aicld.in

NOTICE FOR SPECIAL WINDOW FOR RE-LODGE OF TRANSFER REQUEST OF PHYSICAL SHARES

This is to inform you that the Securities Exchange Board of India (SEBI) vide circular no. SEBI/HO/MIRSD/ MIRSD-PoP/CIR/2025/97 dated July 02, 2025 has decided to open a special window only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 and rejected/ returned/ not attended due to deficiency in the documents / process/ or otherwise, for a period of six months from July 07, 2025 till January 06, 2026 in order to facilitate ease of doing investing for investors and to secure the right of the investor in the securities which was purchased by them. During this period, the securities that are re-lodged for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum demat requests.

The concerned investors are requested to re-lodge the transfer request of physical shares to our Registrar and Share Transfer Agent (RTA), MUFG Intime India Private Limited (Formerly Link Intime India Private Limited), C101, Embassy 247, L.B.S. Marg, Vikhroli West, Mumbai - 400083, Tel No.: (022) 4981 6000. Email: mt_helpdesk@in.mfpm.mufg.com, within the above-mentioned period. Relevant Investor are encouraged to take advantage of this one time window.

For Agarwal Industrial Corporation Limited
SD/-
Yashree Agrawal
Company Secretary and Compliance Officer

Place: Mumbai
Date: 02/08/2025

SANGAM (INDIA) LIMITED
CIN: L17118RJ1984PLC003173,
Regd. Office : Atun, Chittorgarh Road, Bhilwara-311001 (Raj.), Phone: 01482-245400,
Fax: 01482-245450, Web: www.sangamgroup.com, Email: secretarial@sangamgroup.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2025

The Financial Results were reviewed by Audit Committee and approved by the Board of Directors of the Company at their meeting held on Friday, the 1st August, 2025. The Un-audited Financial Results are available on the websites of Stock Exchanges at www.bseindia.com and www.nseindia.com. The Un-audited Financial Results have also been posted on the Company's website at www.sangamgroup.com and can also be accessed by scanning the QR Code given below

For and on behalf of Board
Sangam (India) Limited
Sd/-
(R.P. Soni)
Chairman
DIN:00401439

Date: 01-08-2025
Place: Bhilwara

HB ESTATE DEVELOPERS LIMITED
CIN: L99999HR1994PLC034146
Registered Office : Plot No. 31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana
Ph. : + 91-124-4675500, Fax : + 91-124-4370985
E-mail : corporate@hbestate.com, Website : www.hbestate.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE QUARTER ENDED 30/06/2025

(Rs. In Lakhs)

S. No.	Particulars	Standalone			Consolidated		
		Quarter ended	Corresponding 3 months ended in the previous year	Year ended	Quarter ended	Corresponding 3 months ended in the previous year	Year ended
		30/06/2025	30/06/2024	31/03/2025	30/06/2025	30/06/2024	31/03/2025
		Un-audited	Un-audited	Audited	Un-audited	Un-audited	Audited
1.	Total Income from Operations (net)	2376.34	2564.41	11769.55	2376.34	2564.41	11769.55
2.	Net Profit / (Loss) for the period (before Tax, Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
3.	Net Profit / (Loss) for the period before tax (after Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
4.	Net Profit / (Loss) for the period after tax (after Exceptional items)	38.18	90.75	1079.45	38.18	90.75	1079.45
5.	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and other Comprehensive Income (after tax)]	37.63	89.40	1077.34	37.63	89.40	1077.34
6.	Equity Share Capital	2173.37	1973.37	2173.37	2173.37	1973.37	2173.37
7.	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	NA	NA	NA	NA	NA	NA
8.	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)-						
	Basic:	0.18	2.32	5.31	0.18	2.32	5.31
	Diluted:	0.18	2.32	5.31	0.18	2.32	5.31

Notes:

(i) The above is an extract of the detailed format of the Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results is available on the website of Stock Exchange, BSE Limited, www.bseindia.com and Company's website, www.hbestate.com. The same can also be accessed by scanning the QR Code provided below.

(ii) The aforesaid results were placed before and reviewed by the Audit Committee at its meeting held on 2nd August, 2025 and approved by the Board of Directors at its meeting held on the same date.

For HB Estate Developers Limited
SD/-
LALIT BHASIN
(Chairman)
DIN: 00002114

Place : Gurugram
Date : 02/08/2025

Bank held liable for changing policy without consent



CONSUMER PROTECTION
JEHANGIR B GAI

Shri Sanwar Mal Sharma, sole proprietor of Sunil Timbers in Banswara, had approached ICICI Bank for a business loan of ₹34 lakh. As part of the loan process, a policy had to be purchased to insure the stocks and goods against the risk of fire and burglary. A loan of ₹34,85,632 was sanctioned on June 9, 2007, which included the total insurance premium of ₹85,632. The equated monthly instalment (EMIs) were calculated on the entire sanctioned amount. The bank also procured a Home Safe Plus Merchant Insurance Policy from ICICI Lombard General Insurance. On August 4, 2009, a fire broke out, destroying the stocks and goods stored in the insured premises. Sharma raised a claim, but it was repudiated on the ground that the policy did not cover the risk of fire. It was subsequently discovered that the bank had not renewed the Home Safe Plus Merchant Insurance Policy after it expired in 2008. Instead, it had obtained a Home Safe Plus-Secure Mind Policy without Sharma's consent. Terming this a deficiency in service, Sharma filed a complaint before the Rajasthan State Commission. The bank and the insurer contested the complaint.

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Both the bank and the insurer appealed against the order. The bank attempted to deflect responsibility by contending that the complaint was not maintainable as the

policy covered goods used for commercial purposes. The National Commission rejected this argument, reiterating that an insurance policy serves to indemnify against unforeseen contingencies and is not for generating profit.

The National Commission noted that the original policy had been issued correctly with the borrower's consent. However, upon expiry, the bank's officials, without informing Sharma or securing his consent, and disregarding his interests, obtained a different policy — Home Safe Plus-Secure Mind Policy — purely because it was more beneficial to their own careers. The commission indicted the bank for its failure to produce the original proposal forms pertaining to the policy change and drew an adverse inference against it. It further observed that the altered policy had never been shared with the insured, indicating a deliberate attempt to keep him in the dark.

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The writer is a consumer activist

TACKLING CREDIT CARD DEBT

Convert dues into EMI or go for a debt consolidation loan

Avoid settling your dues as this reflects negatively in your credit report

HIMALI PATEL

Credit card delinquencies in the 91-360 days overdue category rose 44.3 per cent year-on-year — from ₹23,475.6 crore in March 2024 to ₹33,886.5 crore in March 2025 — according to a report by CRIF High Mark. These figures indicate growing credit card indebtedness and the need for customers to exercise greater caution while using them.

Minimum payment mindset

A major reason for rising credit card non-performing assets is the minimum payment mindset, wherein borrowers pay only 2-5 per cent of the amount outstanding. "According to a report by the Reserve Bank of India (RBI), only 40 per cent of Indian credit card holders repay their full outstanding amount every month," says Inderbir Singh Jolly, chief executive officer (CEO), PL Wealth Management. Lenders charge interest rates of 36-45 per cent on revolving credit. "Revolving credit without full repayment causes interest to outpace repayment capacity, and leads to financial distress," says Rishabh Goel, cofounder & CEO, Credgenics.

Lifestyle creep is another factor: As incomes increase, so do credit limits and spending. "Trying to keep up with peers also plays a part. According to a survey by YouGov, 67 per cent of urban Indians admit to social media influencing their spending decisions," says Jolly. Many users also fall into psychological traps. Cards create a false sense of affluence among users. Many forget it is borrowed money that must be paid later. With cash, people feel the pinch when they pay. "You are left with less cash, so you feel you have less money left to spend. You don't feel the same when you use a credit card," says Anand Damani, a behavioural scientist.

Card users often fall prey to optimism bias. "They think they will manage to pay when the due date comes," says Damani. Many don't factor in the possibility of job layoffs, illnesses, and other unforeseen events.



Strategies to break free from debt trap

- Avalanche method: Prioritise highest-interest debt, pay minimum on others
- Minimises total interest paid
- Snowball method: Repay smallest debt first
- Builds motivation and momentum with early wins
- Consult debt counsellors for help with budgeting, developing repayment plan, negotiating with lenders

Signs of a debt trap

Certain kinds of behaviour should serve as a warning sign to borrowers that they may be headed for a debt trap. "Consistently paying only the minimum amount due, missing due dates, or frequently making late payments are red flags. Using credit cards for non-discretionary expenses signals over-dependence," says Goel.

A credit utilisation ratio (CUR), or credit card outstanding divided by total card limit) exceeding 40 per cent also indicates over-reliance. Using one card or loan to pay off another also shows that the user is under financial strain.

"The total of your EMIs should not exceed 50 per cent of your income," says Abhishek Kumar, Securities and Exchange Board of India-registered investment adviser and founder, Sahaj-Money.com.

Avoid revolving credit

Certain best practices can enable credit

card customers to use them in a responsible manner. Arun Ramamurthy, author of the book *Unlock the Power of Your Credit Score*, suggests that users should aim to pay the total outstanding amount by the due date to avoid exorbitant interest rates. Users should also maintain a moderate CUR. "Don't use credit beyond 30 per cent of available limit," says Kumar.

Repayment procedures should be automated. "Set up auto-debit for at least the minimum due to avoid missed payments and late fees," says Ramamurthy. Checking one's credit report twice annually is crucial to discover missed payments.

Card customers should not have too many cards in their wallets. Most experts suggest limiting the number to three. "One could be for regular use with good cashback or rewards, the second could be for emergencies or high-limit transactions, and the third could be a co-branded card based on

lifestyle (for example, fuel or travel)," says Ramamurthy.

Having multiple cards can improve CUR and the credit score if managed well. Beyond three, it may become difficult to track bills and due dates. The risk of over-leverage also increases.

For those close to a default

Card users who find it difficult to repay their dues on time should pay at least the minimum amount. "This will ensure that your credit score is not impacted. You will also avoid paying a late fee. However, interest on the due amount will keep accumulating," says Radhika Binani, chief product officer, Paisabazaar.

Next, convert the outstanding on your credit card into EMIs. "This will lower the interest charged to 14-24 per cent and you will avoid a hit to your credit score due to missed payments," says Ramamurthy. Borrowers also get more time to pay their dues.

Kumar cautions that conversion to EMI requires payment of processing fees and also reduces the credit limit available on the card.

Avoid settling your dues. Settlement means the customer pays less than he owes and the rest gets written off. "The bureau marks this account as 'settled' in the credit report. This can hurt your credit score significantly. Future applications for loans or credit cards may get rejected or may be approved with higher interest rates and stricter terms," says Binani.

Those with dues on multiple cards may consider consolidating them into one loan. "A debt consolidation loan may come with more favourable repayment terms such as lower interest rates and affordable EMIs. It simplifies repayment as there are fewer payments to track and repay," says Adhil Shetty, CEO, BankBazaar.com. He adds that this is a good alternative so long as you don't need to borrow again before the consolidated loan is closed.

The writer is a Mumbai-based independent journalist

E-Auction Sale Notice
SASA MUSA SUGAR WORKS PRIVATE LIMITED
(UNDER LIQUIDATION) HAVING
CIN: U15432WB1933PTC007599
HAVING ITS REGISTERED ADDRESS AT MERCANTILE BUILDING,
9/12, LALBAZAR STREET, KOLKATA, WEST BENGAL-700001, INDIA

Company under liquidation vide Hon'ble NCLT order dated 20.02.2025 in I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021

Sale of Corporate Debtor as a "Going Concern" under the Insolvency and Bankruptcy Code, 2016 as per decision taken in the 07th SCC Meeting.

Sale of the Corporate Debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis", by the Liquidator Mr. Manish Jain appointed by the Hon'ble NCLT Kolkata Bench vide its order dated 20.02.2025 in its order No. I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021. The sale will be done by the undersigned through the e-auction platform <https://ibbi.baanknet.com>.

SR. No.	PARTICULARS	DETAILS
1.	Date of Publication of Sale Notice and E-auction Process Document.	04/08/2025
2.	Period of Inspection or due diligence of assets under e-auction	From 04th August 2025, 11 AM to 29th August 2025, 5 PM with prior intimation
3.	Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform	20th August 2025 10 AM to 01st September 2025 before 1:00 PM
4.	Date and Time of Auction	The sale will be done by the undersigned through e-auction platforms provided at web portal https://ibbi.baanknet.com on 05/09/2025, 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)
5.	Address and email of liquidator	Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan, Near Lal Bazar Bata Shop, Kolkata-700012 Email address: ibc@sasamusaugar.com , ipcamanishjain@gmail.com

Description of Assets	Date of time of E-auction	Reserve Price	EMD	Bid Incremental Value
The Corporate debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" as per Regulation 32(e) of the IBBI Liquidation Regulation, 2016.	05/09/2025 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)	INR 92.25 Crores ("Reserve Price")	INR 9.25 Crores	INR 0.50 Crore

NCLT also allowed for next 3 auctions as GOING CONCERN ONLY as per its order dated 24.06.2025

Major assets of the corporate debtor are located at: All Fixed Assets- Comprises of Sugar Mill with sugarcane crushing capacity of 2500 TPD of M/s Sasa Musa Sugar Works Private limited situated at P.O. Sasa Musa, P.S. Kuchakote, Dist- Gopalganj Bihar-841505. GPS Coordinates are 26.523440, 84.357283. Nearest Railway Station Sasa Musa is 1 km away. Nearest Railway Junction Siwan is 39 kms away. Nearest Domestic & International Airport Koshi Nagar is 80 kms away. Nearest National Highway NH27 from Portbandar in Gujarat to Silchar in Assam) is 1 km away.

TERMS AND CONDITION:

- The details of all assets along with any pending legal cases if any have been disclosed in the E-Auction Process Information Document and are to be mandatorily seen before participating in the auction.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
- The Successful Bidder shall bear old dues duties/transfer charges, fees, GST etc.
- The sale shall be subject to provisions of Insolvency and Bankruptcy Code, 2016 and Regulations made thereunder. The Name of the Eligible Bidders will be identified by the appointed agency to participate in E-auction on the web portal website: <https://ibbi.baanknet.com>. The E-auction service provider M/s PSB Alliance Private Limited (BAANKNET). The intending bidders are required to register through <https://ibbi.baanknet.com> by using their mobile number and email-id. Contact for support: support.baanknet@psballiance.com / Mobile No. +91 8291220220.
- The E-Auction will be conducted strictly on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" through approved service provider M/s PSB Alliance Private Limited (BAANKNET). All the terms and conditions of the auction are mentioned in E-Auction Process Information Document available at <https://ibbi.baanknet.com>.
- The Eligibility Criteria for the participants are mentioned in the E-Auction Process Information Document.
- The Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform named Baanknet E-auction platform of the PSB Alliance Private Limited as per timeline as stipulated in the E-Auction Process Information Document.
- The Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform.
- That if the bidder is found ineligible under section 29A, the EMD shall be forfeited.
- The last date for Submission of Bid Forms / EOs including KYC, documents to establish fulfillment of Eligibility Criteria is **On or before 29/08/2025 upto 09:00 pm.**
- The due diligence and inspection of assets/site visit would be facilitated from 10:00 am on 04/08/2025 to 5 p.m. 29/08/2025.
- On receipt of written request at ibc@sasamusaugar.com
- The last date for submission of EMD is on or before Monday, 01/09/2025 within 01:00 p.m.
- Any modification in timelines would be communicated to the Eligible bidders.
- For any query, contact the Liquidator on the details given below.

Manish Jain, Liquidator
In the matter of **SASA MUSA SUGAR WORKS PVT. LTD.**
(Under Liquidation Process)
Registration No.: [IBBI/IPA-001/IP-P00582/2017-2018/11023](https://ibbi.baanknet.com)
Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan
Near Lal Bazar Bata Shop, Kolkata-12
Mobile: 09830248684 / 6882806221

Place: Kolkata
Date: 04/08/2025

BEACON TRUSTESHIP LIMITED
Reg. Office: 5W, 5th Floor, The Metropolitan Building, E Block, Bandra Kurla Complex, Bandra East, Mumbai- 400051
CIN: L74999MH2015PLC271288
Email: cs@beacontrustee.co.in, Contact: + 91 9555449955,
Website: <https://beacontrustee.co.in>

INFORMATION REGARDING THE 10TH ANNUAL GENERAL MEETING (AGM) OF THE COMPANY

1. The members are hereby informed that the 10TH AGM of the Company will be held on Saturday, August 30, 2025 at 02:00 p.m. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") in compliance with the provisions of the Companies Act, 2013 ("Act") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and SEBI (collectively referred to as "relevant circulars"), to transact the business as set out in the Notice of the 10th AGM. Members participating through VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Act.

2. In compliance with the relevant circulars, Notice of the AGM and the Annual Report of the Company for the financial year 2024-25 will be sent electronically in due course to those Members whose e-mail address(es) are registered with the Company/Depository Participant(s)/Registrar and Share Transfer Agent as on August 01, 2025. These documents will also be made available on the website of the Company at <https://beacontrustee.co.in/> on the websites of the Stock Exchange where the equity shares of the Company are listed i.e. National Stock Exchange of India Limited at www.nseindia.com and on the website of Kfin Technologies Limited ("KFIN") at <https://evoting.kfintech.com/> being the agency appointed by the Company for providing e-voting and VC/OAVM facility for the AGM. Further, any member who requires physical copy of the Annual Report of the Company may write to cs@beacontrustee.co.in mentioning their Folio No. /DP ID Client ID or raise a request with the RTA - KFIN.

3. Manner of registering / updating Email addresses:
In case of members who have not registered their e-mail addresses with the Company/ KFIN/Depository Participant(s) then such Members are requested to register/ update their e-mail address with Depository Participant (in case of shares held in demat form) and inform KFIN at the e-mail ID evoting@kfintech.com

In case shares are held in physical mode, please provide/ update email id along with Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to the Company's Registrar & Share Transfer Agent -KFIN at evoting@kfintech.com.

4. Manner of casting vote through e-voting and attending the AGM:
i. The Company has engaged Kfin Technologies Limited for facilitating remote e-voting to enable all its Shareholders to cast their vote electronically. Members of the Company holding shares either in physical form or electronic form, as on the cutoff date of Saturday, August 23, 2025, may cast their vote by remote e-Voting. The remote e-Voting period commences on Thursday, August 27, 2025 at 9:00 a.m. (IST) and ends on Saturday, August 29, 2025 at 5:00 p.m. (IST).

ii. The detailed procedure for casting the votes through e-voting shall be provided in the Notice of the AGM. The details will also be available on the website of the Company at <https://beacontrustee.co.in/> and on the website of KFIN at <https://evoting.kfintech.com/>

iii. 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, manner of casting votes through e-voting and during the AGM.

This Notice is being issued for the information and benefit of all the Shareholders of the Company in compliance with the provisions of applicable circulars issued by the MCA and SEBI.

By order of the Board of Directors
For Beacon Trusteeship Limited
Sd/-
Pratibha Tripathi
Company Secretary & Compliance Officer - Listing
Membership No: A68747
REGISTERED OFFICE: 5W, 5th Floor, The Metropolitan, E Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051.

Place: Mumbai
Date: August 03, 2025.

AGARWAL INDUSTRIAL CORPORATION LIMITED.
Regd. Office : Unit 201-202, Eastern Court, Sion Trombay Road Chembur, Mumbai 400 071.
Tel No. 022-25291149/50. Fax : 022-25291147
CIN L99999MH1995PLC084618
Web Site : www.aicld.in, Email : contact@aicld.in

NOTICE FOR SPECIAL WINDOW FOR RE-LODGE MENT OF TRANSFER REQUEST OF PHYSICAL SHARES

This is to inform you that the Securities Exchange Board of India (SEBI) vide circular no. SEBI/HO/MIRSD/ MIRSD-PoP/CIR/2025/97 dated July 02, 2025 has decided to open a special window only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 and rejected/ returned/ not attended due to deficiency in the documents / process/ or otherwise, for a period of six months from July 07, 2025 till January 06, 2026 in order to facilitate ease of doing investing for investors and to secure the right of the investor in the securities which was purchased by them. During this period, the securities that are re-lodged for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum demat requests.

The concerned investors are requested to re-lodge the transfer request of physical shares to our Registrar and Share Transfer Agent (RTA), MUFG Intime India Private Limited (Formerly Link Intime India Private Limited), C101, Embassy 247, L.B.S. Marg, Vikhroli West, Mumbai - 400083, Tel No.: (022) 4981 6000. Email: mt_helpdesk@in.mfpm.mufg.com, within the above-mentioned period. Relevant Investor are encouraged to take advantage of this one time window.

For Agarwal Industrial Corporation Limited
SD/-
Yashree Agrawal
Company Secretary and Compliance Officer

Place: Mumbai
Date: 02/08/2025

SANGAM (INDIA) LIMITED
CIN: L17118RJ1984PLC003173,
Regd. Office : Atun, Chittorgarh Road, Bhilwara-311001 (Raj.), Phone: 01482-245400,
Fax: 01482-245450, Web: www.sangamgroup.com, Email: secretarial@sangamgroup.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2025

The Financial Results were reviewed by Audit Committee and approved by the Board of Directors of the Company at their meeting held on Friday, the 1st August, 2025. The Un-audited Financial Results are available on the websites of Stock Exchanges at www.bseindia.com and www.nseindia.com. The Un-audited Financial Results have also been posted on the Company's website at www.sangamgroup.com and can also be accessed by scanning the QR Code given below

For and on behalf of Board
Sangam (India) Limited
Sd/-
(R.P. Soni)
Chairman
DIN:00401439

Date: 01-08-2025
Place: Bhilwara

HB ESTATE DEVELOPERS LIMITED
CIN: L99999HR1994PLC034146
Registered Office : Plot No. 31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana
Ph. : + 91-124-4675500, Fax : + 91-124-4370985
E-mail : corporate@hbestate.com, Website : www.hbestate.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE QUARTER ENDED 30/06/2025

(Rs. In Lakhs)

S. No.	Particulars	Standalone			Consolidated		
		Quarter ended	Corresponding 3 months ended in the previous year	Year ended	Quarter ended	Corresponding 3 months ended in the previous year	Year ended
		30/06/2025	30/06/2024	31/03/2025	30/06/2025	30/06/2024	31/03/2025
		Un-audited	Un-audited	Audited	Un-audited	Un-audited	Audited
1.	Total Income from Operations (net)	2376.34	2564.41	11769.55	2376.34	2564.41	11769.55
2.	Net Profit / (Loss) for the period (before Tax, Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
3.	Net Profit / (Loss) for the period before tax (after Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
4.	Net Profit / (Loss) for the period after tax (after Exceptional items)	38.18	90.75	1079.45	38.18	90.75	1079.45
5.	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and other Comprehensive Income (after tax)]	37.63	89.40	1077.34	37.63	89.40	1077.34
6.	Equity Share Capital	2173.37	1973.37	2173.37	2173.37	1973.37	2173.37
7.	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	NA	NA	NA	NA	NA	NA
8.	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)-						
	Basic:	0.18	2.32	5.31	0.18	2.32	5.31
	Diluted:	0.18	2.32	5.31	0.18	2.32	5.31

Notes:

(i) The above is an extract of the detailed format of the Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results is available on the website of Stock Exchange, BSE Limited, www.bseindia.com and Company's website, www.hbestate.com. The same can also be accessed by scanning the QR Code provided below.

(ii) The aforesaid results were placed before and reviewed by the Audit Committee at its meeting held on 2nd August, 2025 and approved by the Board of Directors at its meeting held on the same date.

For HB Estate Developers Limited
SD/-
LALIT BHASIN
(Chairman)
DIN: 00002114

Place : Gurugram
Date : 02/08/2025

Bank held liable for changing policy without consent



CONSUMER PROTECTION
JEHANGIR B GAI

Shri Sanwar Mal Sharma, sole proprietor of Sunil Timbers in Banswara, had approached ICICI Bank for a business loan of ₹34 lakh. As part of the loan process, a policy had to be purchased to insure the stocks and goods against the risk of fire and burglary. A loan of ₹34,85,632 was sanctioned on June 9, 2007, which included the total insurance premium of ₹85,632. The equated monthly instalment (EMIs) were calculated on the entire sanctioned amount. The bank also procured a Home Safe Plus Merchant Insurance Policy from ICICI Lombard General Insurance. On August 4, 2009, a fire broke out, destroying the stocks and goods stored in the insured premises. Sharma raised a claim, but it was repudiated on the ground that the policy did not cover the risk of fire. It was subsequently discovered that the bank had not renewed the Home Safe Plus Merchant Insurance Policy after it expired in 2008. Instead, it had obtained a Home Safe Plus-Secure Mind Policy without Sharma's consent. Terming this a deficiency in service, Sharma filed a complaint before the Rajasthan State Commission. The bank and the insurer contested the complaint.

The state commission allowed the complaint and directed the bank and the insurer to be jointly and severally liable for compensating the loss, along with interest at 10 per cent from the date of filing of the complaint. It also awarded ₹2 lakh as compensation and ₹21,000 as litigation cost.

Both the bank and the insurer appealed against the order. The bank attempted to deflect responsibility by contending that the complaint was not maintainable as the

policy covered goods used for commercial purposes. The National Commission rejected this argument, reiterating that an insurance policy serves to indemnify against unforeseen contingencies and is not for generating profit.

The National Commission noted that the original policy had been issued correctly with the borrower's consent. However, upon expiry, the bank's officials, without informing Sharma or securing his consent, and disregarding his interests, obtained a different policy — Home Safe Plus-Secure Mind Policy — purely because it was more beneficial to their own careers. The commission indicted the bank for its failure to produce the original proposal forms pertaining to the policy change and drew an adverse inference against it. It further observed that the altered policy had never been shared with the insured, indicating a deliberate attempt to keep him in the dark.

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For those close to a default

Card users who find it difficult to repay their dues on time should pay at least the minimum amount. "This will ensure that your credit score is not impacted. You will also avoid paying a late fee. However, interest on the due amount will keep accumulating," says Radhika Binani, chief product officer, Paisabazaar.

Next, convert the outstanding on your credit card into EMIs. "This will lower the interest charged to 14-24 per cent and you will avoid a hit to your credit score due to missed payments," says Ramamurthy. Borrowers also get more time to pay their dues.

Kumar cautions that conversion to EMI requires payment of processing fees and also reduces the credit limit available on the card.

Avoid settling your dues. Settlement means the customer pays less than he owes and the rest gets written off. "The bureau marks this account as 'settled' in the credit report. This can hurt your credit score significantly. Future applications for loans or credit cards may get rejected or may be approved with higher interest rates and stricter terms," says Binani.

Those with dues on multiple cards may consider consolidating them into one loan. "A debt consolidation loan may come with more favourable repayment terms such as lower interest rates and affordable EMIs. It simplifies repayment as there are fewer payments to track and repay," says Adhil Shetty, CEO, BankBazaar.com. He adds that this is a good alternative so long as you don't need to borrow again before the consolidated loan is closed.

The writer is a Mumbai-based independent journalist

E-Auction Sale Notice
SASA MUSA SUGAR WORKS PRIVATE LIMITED
(UNDER LIQUIDATION) HAVING
CIN: U15432WB1933PTC007599
HAVING ITS REGISTERED ADDRESS AT MERCANTILE BUILDING,
9/12, LALBAZAR STREET, KOLKATA, WEST BENGAL-700001, INDIA

Company under liquidation vide Hon'ble NCLT order dated 20.02.2025 in I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021

Sale of Corporate Debtor as a "Going Concern" under the Insolvency and Bankruptcy Code, 2016 as per decision taken in the 07th SCC Meeting.

Sale of the Corporate Debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis", by the Liquidator Mr. Manish Jain appointed by the Hon'ble NCLT Kolkata Bench vide its order dated 20.02.2025 in its order No. I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021. The sale will be done by the undersigned through the e-auction platform <https://ibbi.baanknet.com>.

SR. No.	PARTICULARS	DETAILS
1.	Date of Publication of Sale Notice and E-auction Process Document.	04/08/2025
2.	Period of Inspection or due diligence of assets under e-auction	From 04th August 2025, 11 AM to 29th August 2025, 5 PM with prior intimation
3.	Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform	20th August 2025 10 AM to 01st September 2025 before 1:00 PM
4.	Date and Time of Auction	The sale will be done by the undersigned through e-auction platforms provided at web portal https://ibbi.baanknet.com on 05/09/2025, 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)
5.	Address and email of liquidator	Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan, Near Lal Bazar Bata Shop, Kolkata-700012 Email address: ibc@sasamusaugar.com , ipcamanishjain@gmail.com

Description of Assets	Date of time of E-auction	Reserve Price	EMD	Bid Incremental Value
The Corporate debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" as per Regulation 32(e) of the IBBI Liquidation Regulation, 2016.	05/09/2025 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)	INR 92.25 Crores ("Reserve Price")	INR 9.225 Crores	INR 0.50 Crore

NCLT also allowed for next 3 auctions as GOING CONCERN ONLY as per its order dated 24.06.2025

Major assets of the corporate debtor are located at: All Fixed Assets- Comprises of Sugar Mill with sugarcane crushing capacity of 2500 TPD of M/s Sasa Musa Sugar Works Private limited situated at P.O. Sasa Musa, P.S. Kuchakote, Dist- Gopalganj Bihar-841505. GPS Coordinates are 26.523440, 84.357283. Nearest Railway Station Sasa Musa is 1 km away. Nearest Railway Junction Siwan is 39 kms away. Nearest Domestic & International Airport Koshi Nagar is 80 kms away. Nearest National Highway NH27 from Portbandar in Gujarat to Silchar in Assam) is 1 km away.

TERMS AND CONDITION:

- The details of all assets along with any pending legal cases if any have been disclosed in the E-Auction Process Information Document and are to be mandatorily seen before participating in the auction.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
- The Successful Bidder shall bear old dues duties/transfer charges, fees, GST etc.
- The sale shall be subject to provisions of Insolvency and Bankruptcy Code, 2016 and Regulations made thereunder. The Name of the Eligible Bidders will be identified by the appointed agency to participate in E-auction on the web portal website: <https://ibbi.baanknet.com>. The E-auction service provider M/s PSB Alliance Private Limited (BAANKNET). The intending bidders are required to register through <https://ibbi.baanknet.com> by using their mobile number and email-id. Contact for support: support.baanknet@psballiance.com / Mobile No. +91 8291220220.
- The E-Auction will be conducted strictly on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" through approved service provider M/s PSB Alliance Private Limited (BAANKNET). All the terms and conditions of the auction are mentioned in E-Auction Process Information Document available at <https://ibbi.baanknet.com>.
- The Eligibility Criteria for the participants are mentioned in the E-Auction Process Information Document.
- The Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform named Baanknet E-auction platform of the PSB Alliance Private Limited as per timeline as stipulated in the E-Auction Process Information Document.
- The Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform.
- That if the bidder is found ineligible under section 29A, the EMD shall be forfeited.
- The last date for Submission of Bid Forms / EOs including KYC, documents to establish fulfillment of Eligibility Criteria is **On or before 29/08/2025 upto 09:00 pm**.
- The due diligence and inspection of assets/site visit would be facilitated from 10:00 am on 04/08/2025 to 5 p.m. 29/08/2025.
- On receipt of written request at ibc@sasamusaugar.com
- The last date for submission of EMD is on or before Monday, 01/09/2025 within 01:00 p.m.
- Any modification in timelines would be communicated to the Eligible bidders.
- For any query, contact the Liquidator on the details given below.

Manish Jain, Liquidator
In the matter of **SASA MUSA SUGAR WORKS PVT. LTD.**
(Under Liquidation Process)
Registration No.: [IBBI/IPA-001/IP-P00582/2017-2018/11023](https://ibbi.baanknet.com)
Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan
Near Lal Bazar Bata Shop, Kolkata-12
Mobile: 09830248684 / 6882806221

Place: Kolkata
Date: 04/08/2025

BEACON TRUSTESHIP LIMITED
Reg. Office: 5W, 5th Floor, The Metropolitan Building, E Block,
Bandra Kurla Complex, Bandra East, Mumbai- 400051
CIN: L74999MH2015PLC271288
Email: cs@beacontrustee.co.in, Contact: + 91 9555449955,
Website: <https://beacontrustee.co.in>

INFORMATION REGARDING THE 10TH ANNUAL GENERAL MEETING (AGM) OF THE COMPANY

1. The members are hereby informed that the 10TH AGM of the Company will be held on Saturday, August 30, 2025 at 02:00 p.m. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") in compliance with the provisions of the Companies Act, 2013 ("Act") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and SEBI (collectively referred to as "relevant circulars"), to transact the business as set out in the Notice of the 10th AGM. Members participating through VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Act.

2. In compliance with the relevant circulars, Notice of the AGM and the Annual Report of the Company for the financial year 2024-25 will be sent electronically in due course to those Members whose e-mail address(es) are registered with the Company/Depository Participant(s)/Registrar and Share Transfer Agent as on August 01, 2025. These documents will also be made available on the website of the Company at <https://beacontrustee.co.in/> on the websites of the Stock Exchange where the equity shares of the Company are listed i.e. National Stock Exchange of India Limited at www.nseindia.com and on the website of Kfin Technologies Limited ("KFIN") at <https://evoting.kfintech.com/> being the agency appointed by the Company for providing e-voting and VC/OAVM facility for the AGM. Further, any member who requires physical copy of the Annual Report of the Company may write to cs@beacontrustee.co.in mentioning their Folio No. /DP ID Client ID or raise a request with the RTA - KFIN.

3. Manner of registering / updating Email addresses:
In case of members who have not registered their e-mail addresses with the Company/ KFIN/Depository Participant(s) then such Members are requested to register/ update their e-mail address with Depository Participant (in case of shares held in demat form) and inform KFIN at the e-mail ID evoting@kfintech.com

In case shares are held in physical mode, please provide/ update email id along with Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to the Company's Registrar & Share Transfer Agent -KFIN at evoting@kfintech.com.

4. Manner of casting vote through e-voting and attending the AGM:
i. The Company has engaged Kfin Technologies Limited for facilitating remote e-voting to enable all its Shareholders to cast their vote electronically. Members of the Company holding shares either in physical form or electronic form, as on the cutoff date of Saturday, August 23, 2025, may cast their vote by remote e-Voting. The remote e-Voting period commences on Thursday, August 27, 2025 at 9:00 a.m. (IST) and ends on Saturday, August 29, 2025 at 5:00 p.m. (IST).

ii. The detailed procedure for casting the votes through e-voting shall be provided in the Notice of the AGM. The details will also be available on the website of the Company at <https://beacontrustee.co.in/> and on the website of KFIN at <https://evoting.kfintech.com/>

iii. 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, manner of casting votes through e-voting and during the AGM.

This Notice is being issued for the information and benefit of all the Shareholders of the Company in compliance with the provisions of applicable circulars issued by the MCA and SEBI.

By order of the Board of Directors
For Beacon Trusteeship Limited
Sd/-
Pratibha Tripathi
Company Secretary & Compliance Officer - Listing
Membership No: A68747
REGISTERED OFFICE: 5W, 5th Floor, The Metropolitan, E Block,
Bandra Kurla Complex, Bandra (East), Mumbai-400051.

Place: Mumbai
Date: August 03, 2025.

AGARWAL INDUSTRIAL CORPORATION LIMITED.
Regd. Office : Unit 201-202, Eastern Court, Sion Trombay Road Chembur, Mumbai 400 071.
Tel No. 022-25291149/50. Fax : 022-25291147
CIN L99999MH1995PLC084618
Web Site : www.aicdt.in, Email : contact@aicdt.in

NOTICE FOR SPECIAL WINDOW FOR RE-LODGE OF TRANSFER REQUEST OF PHYSICAL SHARES

This is to inform you that the Securities Exchange Board of India (SEBI) vide circular no. SEBI/HO/MIRSD/ MIRSD-PoP/CIR/2025/97 dated July 02, 2025 has decided to open a special window only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 and rejected/ returned/ not attended due to deficiency in the documents / process/ or otherwise, for a period of six months from July 07, 2025 till January 06, 2026 in order to facilitate ease of doing investing for investors and to secure the right of the investor in the securities which was purchased by them. During this period, the securities that are re-lodged for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum demat requests.

The concerned investors are requested to re-lodge the transfer request of physical shares to our Registrar and Share Transfer Agent (RTA), MUFG Intime India Private Limited (Formerly Link Intime India Private Limited), C101, Embassy 247, L.B.S. Marg, Vikhroli West, Mumbai - 400083, Tel No.: (022) 4981 6000. Email: mt_helpdesk@in.mfgm.mufg.com, within the above-mentioned period. Relevant Investor are encouraged to take advantage of this one time window.

For Agarwal Industrial Corporation Limited
SD/-
Yashree Agrawal
Company Secretary and Compliance Officer

Place: Mumbai
Date: 02/08/2025

SANGAM (INDIA) LIMITED
CIN: L17118RJ1984PLC003173,
Regd. Office : Atun, Chittorgarh Road, Bhilwara-311001 (Raj.), Phone: 01482-245400,
Fax: 01482-245450, Web: www.sangamgroup.com, Email: secretarial@sangamgroup.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2025

The Financial Results were reviewed by Audit Committee and approved by the Board of Directors of the Company at their meeting held on Friday, the 1st August, 2025. The Un-audited Financial Results are available on the websites of Stock Exchanges at www.bseindia.com and www.nseindia.com. The Un-audited Financial Results have also been posted on the Company's website at www.sangamgroup.com and can also be accessed by scanning the QR Code given below

For and on behalf of Board
Sangam (India) Limited
Sd/-
(R.P. Soni)
Chairman
DIN:00401439

Date: 01-08-2025
Place: Bhilwara

HB ESTATE DEVELOPERS LIMITED
CIN: L99999HR1994PLC034146
Registered Office : Plot No. 31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana
Ph. : + 91-124-4675500, Fax : + 91-124-4370985
E-mail : corporate@hbestate.com, Website : www.hbestate.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE QUARTER ENDED 30/06/2025

(Rs. In Lakhs)

S. No.	Particulars	Standalone			Consolidated		
		Quarter ended	Corresponding 3 months ended in the previous year	Year ended	Quarter ended	Corresponding 3 months ended in the previous year	Year ended
		30/06/2025	30/06/2024	31/03/2025	30/06/2025	30/06/2024	31/03/2025
		Un-audited	Un-audited	Audited	Un-audited	Un-audited	Audited
1.	Total Income from Operations (net)	2376.34	2564.41	11769.55	2376.34	2564.41	11769.55
2.	Net Profit / (Loss) for the period (before Tax, Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
3.	Net Profit / (Loss) for the period before tax (after Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
4.	Net Profit / (Loss) for the period after tax (after Exceptional items)	38.18	90.75	1079.45	38.18	90.75	1079.45
5.	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and other Comprehensive Income (after tax)]	37.63	89.40	1077.34	37.63	89.40	1077.34
6.	Equity Share Capital	2173.37	1973.37	2173.37	2173.37	1973.37	2173.37
7.	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	NA	NA	NA	NA	NA	NA
8.	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)-						
	Basic:	0.18	2.32	5.31	0.18	2.32	5.31
	Diluted:	0.18	2.32	5.31	0.18	2.32	5.31

Notes:

(i) The above is an extract of the detailed format of the Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results is available on the website of Stock Exchange, BSE Limited, www.bseindia.com and Company's website, www.hbestate.com. The same can also be accessed by scanning the QR Code provided below.

(ii) The aforesaid results were placed before and reviewed by the Audit Committee at its meeting held on 2nd August, 2025 and approved by the Board of Directors at its meeting held on the same date.

For HB Estate Developers Limited
SD/-
LALIT BHASIN
(Chairman)
DIN: 00002114

Place : Gurugram
Date : 02/08/2025

Bank held liable for changing policy without consent



CONSUMER PROTECTION
JEHANGIR B GAI

Shri Sanwar Mal Sharma, sole proprietor of Sunil Timbers in Banswara, had approached ICICI Bank for a business loan of ₹34 lakh. As part of the loan process, a policy had to be purchased to insure the stocks and goods against the risk of fire and burglary. A loan of ₹34,85,632 was sanctioned on June 9, 2007, which included the total insurance premium of ₹85,632. The equated monthly instalment (EMIs) were calculated on the entire sanctioned amount. The bank also procured a Home Safe Plus Merchant Insurance Policy from ICICI Lombard General Insurance. On August 4, 2009, a fire broke out, destroying the stocks and goods stored in the insured premises. Sharma raised a claim, but it was repudiated on the ground that the policy did not cover the risk of fire. It was subsequently discovered that the bank had not renewed the Home Safe Plus Merchant Insurance Policy after it expired in 2008. Instead, it had obtained a Home Safe Plus-Secure Mind Policy without Sharma's consent. Terming this a deficiency in service, Sharma filed a complaint before the Rajasthan State Commission. The bank and the insurer contested the complaint.

The state commission allowed the complaint and directed the bank and the insurer to be jointly and severally liable for compensating the loss, along with interest at 10 per cent from the date of filing of the complaint. It also awarded ₹2 lakh as compensation and ₹21,000 as litigation cost.

Both the bank and the insurer appealed against the order. The bank attempted to deflect responsibility by contending that the complaint was not maintainable as the

policy covered goods used for commercial purposes. The National Commission rejected this argument, reiterating that an insurance policy serves to indemnify against unforeseen contingencies and is not for generating profit.

The National Commission noted that the original policy had been issued correctly with the borrower's consent. However, upon expiry, the bank's officials, without informing Sharma or securing his consent, and disregarding his interests, obtained a different policy — Home Safe Plus-Secure Mind Policy — purely because it was more beneficial to their own careers. The commission indicted the bank for its failure to produce the original proposal forms pertaining to the policy change and drew an adverse inference against it. It further observed that the altered policy had never been shared with the insured, indicating a deliberate attempt to keep him in the dark.

The commission agreed with the state commission's view that the so-called consent letter, produced in lieu of the proposal form, appeared to be forged as it did not bear a date, and appeared to have been fabricated in defence of the bank. The commission also held that the bank's insistence on procuring insurance from its own group company amounted to an unfair trade practice.

In its order dated July 15, 2025, delivered by Dr Sadhna Shanker for the Bench headed by Inderjit Singh, the National Commission modified the order of the state commission and directed the bank to pay ₹5 lakh as lump sum compensation within four weeks, failing which the amount would attract interest at 9 per cent.

The appeal filed by ICICI Lombard General Insurance was dismissed, as the company had refused service of notice and later changed its address without providing intimation. With the dismissal of the appeal, the State Commission's order stood confirmed, holding the insurer liable to reimburse the loss and to pay the awarded interest, compensation, and costs.

The writer is a consumer activist

TACKLING CREDIT CARD DEBT

Convert dues into EMI or go for a debt consolidation loan

Avoid settling your dues as this reflects negatively in your credit report

HIMALI PATEL

Credit card delinquencies in the 91-360 days overdue category rose 44.3 per cent year-on-year — from ₹23,475.6 crore in March 2024 to ₹33,886.5 crore in March 2025 — according to a report by CRIF High Mark. These figures indicate growing credit card indebtedness and the need for customers to exercise greater caution while using them.

Minimum payment mindset

A major reason for rising credit card non-performing assets is the minimum payment mindset, wherein borrowers pay only 2-5 per cent of the amount outstanding. "According to a report by the Reserve Bank of India (RBI), only 40 per cent of Indian credit card holders repay their full outstanding amount every month," says Inderbir Singh Jolly, chief executive officer (CEO), PL Wealth Management. Lenders charge interest rates of 36-45 per cent on revolving credit. "Revolving credit without full repayment causes interest to outpace repayment capacity, and leads to financial distress," says Rishabh Goel, cofounder & CEO, Credgenics.

Lifestyle creep is another factor: As incomes increase, so do credit limits and spending. "Trying to keep up with peers also plays a part. According to a survey by YouGov, 67 per cent of urban Indians admit to social media influencing their spending decisions," says Jolly. Many users also fall into psychological traps. Cards create a false sense of affluence among users. Many forget it is borrowed money that must be paid later. With cash, people feel the pinch when they pay. "You are left with less cash, so you feel you have less money left to spend. You don't feel the same when you use a credit card," says Anand Damani, a behavioural scientist.

Card users often fall prey to optimism bias. "They think they will manage to pay when the due date comes," says Damani. Many don't factor in the possibility of job layoffs, illnesses, and other unforeseen events.



Strategies to break free from debt trap

- Avalanche method: Prioritise highest-interest debt, pay minimum on others
- Minimises total interest paid
- Snowball method: Repay smallest debt first
- Builds motivation and momentum with early wins
- Consult debt counsellors for help with budgeting, developing repayment plan, negotiating with lenders

Signs of a debt trap

Certain kinds of behaviour should serve as a warning sign to borrowers that they may be headed for a debt trap. "Consistently paying only the minimum amount due, missing due dates, or frequently making late payments are red flags. Using credit cards for non-discretionary expenses signals over-dependence," says Goel.

A credit utilisation ratio (CUR), or credit card outstanding divided by total card limit) exceeding 40 per cent also indicates over-reliance. Using one card or loan to pay off another also shows that the user is under financial strain.

"The total of your EMIs should not exceed 50 per cent of your income," says Abhishek Kumar, Securities and Exchange Board of India-registered investment adviser and founder, Sahaj-Money.com.

Avoid revolving credit

Certain best practices can enable credit

card customers to use them in a responsible manner. Arun Ramamurthy, author of the book *Unlock the Power of Your Credit Score*, suggests that users should aim to pay the total outstanding amount by the due date to avoid exorbitant interest rates. Users should also maintain a moderate CUR. "Don't use credit beyond 30 per cent of available limit," says Kumar.

Repayment procedures should be automated. "Set up auto-debit for at least the minimum due to avoid missed payments and late fees," says Ramamurthy. Checking one's credit report twice annually is crucial to discover missed payments.

Card customers should not have too many cards in their wallets. Most experts suggest limiting the number to three. "One could be for regular use with good cashback or rewards, the second could be for emergencies or high-limit transactions, and the third could be a co-branded card based on

lifestyle (for example, fuel or travel)," says Ramamurthy.

Having multiple cards can improve CUR and the credit score if managed well. Beyond three, it may become difficult to track bills and due dates. The risk of over-leverage also increases.

For those close to a default

Card users who find it difficult to repay their dues on time should pay at least the minimum amount. "This will ensure that your credit score is not impacted. You will also avoid paying a late fee. However, interest on the due amount will keep accumulating," says Radhika Binani, chief product officer, Paisabazaar.

Next, convert the outstanding on your credit card into EMIs. "This will lower the interest charged to 14-24 per cent and you will avoid a hit to your credit score due to missed payments," says Ramamurthy. Borrowers also get more time to pay their dues.

Kumar cautions that conversion to EMI requires payment of processing fees and also reduces the credit limit available on the card.

Avoid settling your dues. Settlement means the customer pays less than he owes and the rest gets written off. "The bureau marks this account as 'settled' in the credit report. This can hurt your credit score significantly. Future applications for loans or credit cards may get rejected or may be approved with higher interest rates and stricter terms," says Binani.

Those with dues on multiple cards may consider consolidating them into one loan. "A debt consolidation loan may come with more favourable repayment terms such as lower interest rates and affordable EMIs. It simplifies repayment as there are fewer payments to track and repay," says Adhil Shetty, CEO, BankBazaar.com. He adds that this is a good alternative so long as you don't need to borrow again before the consolidated loan is closed.

The writer is a Mumbai-based independent journalist

E-Auction Sale Notice
SASA MUSA SUGAR WORKS PRIVATE LIMITED
(UNDER LIQUIDATION) HAVING
CIN: U15432WB1933PTC007599
HAVING ITS REGISTERED ADDRESS AT MERCANTILE BUILDING,
9/12, LALBAZAR STREET, KOLKATA, WEST BENGAL-700001, INDIA

Company under liquidation vide Hon'ble NCLT order dated 20.02.2025 in I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021

Sale of Corporate Debtor as a "Going Concern" under the Insolvency and Bankruptcy Code, 2016 as per decision taken in the 07th SCC Meeting.

Sale of the Corporate Debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis", by the Liquidator Mr. Manish Jain appointed by the Hon'ble NCLT Kolkata Bench vide its order dated 20.02.2025 in its order No. I.A. (IB) No. 522/KB/2024 in Company Petition (IB) No. 157/KB/2021. The sale will be done by the undersigned through the e-auction platform <https://ibbi.baanknet.com>.

SR. No.	PARTICULARS	DETAILS
1.	Date of Publication of Sale Notice and E-Auction Process Document.	04/08/2025
2.	Period of Inspection or due diligence of assets under e-auction	From 04th August 2025, 11 AM to 29th August 2025, 5 PM with prior intimation
3.	Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform	20th August 2025 10 AM to 01st September 2025 before 1:00 PM
4.	Date and Time of Auction	The sale will be done by the undersigned through e-auction platform provided at web portal https://ibbi.baanknet.com on 05/09/2025, 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)
5.	Address and email of liquidator	Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan, Near Lal Bazar Bata Shop, Kolkata-700012 Email address: ibc@sasamusasugar.com , ipcamanishjain@gmail.com

Description of Assets	Date of time of E-auction	Reserve Price	EMD	Bid Incremental Value
The Corporate debtor as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" as per Regulation 32(e) of the IBBI Liquidation Regulation, 2016.	05/09/2025 11:30 AM to 01:30 PM (Unlimited Extension of 5 Min Each)	INR 92.25 Crores ("Reserve Price")	INR 9.25 Crores	INR 0.50 Crore

NCLT also allowed for next 3 auctions as GOING CONCERN ONLY as per its order dated 24.06.2025

Major assets of the corporate debtor are located at: All Fixed Assets- Comprises of Sugar Mill with sugarcane crushing capacity of 2500 TPD of M/s Sasa Musa Sugar Works Private limited situated at P.O. Sasa Musa, P.S. Kuchakote, Dist- Gopalganj Bihar-841505. GPS Coordinates are 26.523440, 84.357283. Nearest Railway Station Sasa Musa is 1 km away. Nearest Railway Junction Siwan is 39 kms away. Nearest Domestic & International Airport Koshi Nagar is 80 kms away. Nearest National Highway NH27 from Portbandar in Gujarat to Silchar in Assam) is 1 km away.

TERMS AND CONDITION:

- The details of all assets along with any pending legal cases if any have been disclosed in the E-Auction Process Information Document and are to be mandatorily seen before participating in the auction.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
- The Successful Bidder shall bear old dues duties/transfer charges, fees, GST etc.
- The sale shall be subject to provisions of Insolvency and Bankruptcy Code, 2016 and Regulations made thereunder. The Name of the Eligible Bidders will be identified by the appointed agency to participate in E-auction on the web portal website: <https://ibbi.baanknet.com>. The E-auction service provider M/s PSB Alliance Private Limited (BAANKNET). The intending bidders are required to register through <https://ibbi.baanknet.com> by using their mobile number and email-id. Contact for support: support.baanknet@psballiance.com / Mobile No. +91 8291220220.
- The E-Auction will be conducted strictly on "As is where is basis", "As is what is basis", "Whatever there is basis" and "Without any recourse basis" through approved service provider M/s PSB Alliance Private Limited (BAANKNET). All the terms and conditions of the auction are mentioned in E-Auction Process Information Document available at <https://ibbi.baanknet.com>.
- The Eligibility Criteria for the participants are mentioned in the E-Auction Process Information Document.
- The Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform named Baanknet E-auction platform of the PSB Alliance Private Limited as per timeline as stipulated in the E-Auction Process Information Document.
- The Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baanknet auction platform.
- That if the bidder is found ineligible under section 29A, the EMD shall be forfeited.
- The last date for Submission of Bid Forms / EOs including KYC, documents to establish fulfillment of Eligibility Criteria is **On or before 29/08/2025 upto 09:00 pm.**
- The due diligence and inspection of assets/site visit would be facilitated from 10:00 am on 04/08/2025 to 5 p.m. 29/08/2025.
- On receipt of written request at ibc@sasamusasugar.com
- The last date for submission of EMD is on or before Monday, 01/09/2025 within 01:00 p.m.
- Any modification in timelines would be communicated to the Eligible bidders.
- For any query, contact the Liquidator on the details given below.

Manish Jain, Liquidator
In the matter of **SASA MUSA SUGAR WORKS PVT. LTD.**
(Under Liquidation Process)
Registration No.: [IBBI/IPA-001/IP-P00582/2017-2018/11023](https://ibbi.baanknet.com)
Room No. 303, 3rd floor, 2B, Grant Lane, Bajrang Bhawan
Near Lal Bazar Bata Shop, Kolkata-12
Mobile: 09830248684 / 6882806221

Place: Kolkata
Date: 04/08/2025

BEACON TRUSTESHIP LIMITED
Reg. Office: 5W, 5th Floor, The Metropolitan Building, E Block,
Bandra Kurla Complex, Bandra East, Mumbai- 400051
CIN: L74999MH2015PLC271288
Email: cs@beacontrustee.co.in, Contact: + 91 9555449955,
Website: <https://beacontrustee.co.in>

INFORMATION REGARDING THE 10TH ANNUAL GENERAL MEETING (AGM) OF THE COMPANY

1. The members are hereby informed that the 10TH AGM of the Company will be held on Saturday, August 30, 2025 at 02:00 p.m. (IST) through Video Conferencing (VC) / Other Audio Visual Means (OAVM) in compliance with the provisions of the Companies Act, 2013 ("Act") and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and SEBI (collectively referred to as "relevant circulars"), to transact the business as set out in the Notice of the 10th AGM. Members participating through VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Act.

2. In compliance with the relevant circulars, Notice of the AGM and the Annual Report of the Company for the financial year 2024-25 will be sent electronically in due course to those Members whose e-mail address(es) are registered with the Company/Depository Participant(s)/Registrar and Share Transfer Agent as on August 01, 2025. These documents will also be made available on the website of the Company at <https://beacontrustee.co.in/> on the websites of the Stock Exchange where the equity shares of the Company are listed i.e. National Stock Exchange of India Limited at www.nseindia.com and on the website of Kfin Technologies Limited ("KFIN") at <https://evoting.kfintech.com/> being the agency appointed by the Company for providing e-voting and VC/OAVM facility for the AGM. Further, any member who requires physical copy of the Annual Report of the Company may write to cs@beacontrustee.co.in mentioning their Folio No. /DP ID Client ID or raise a request with the RTA - KFIN.

3. Manner of registering / updating Email addresses:
In case of members who have not registered their e-mail addresses with the Company/ KFIN/Depository Participant(s) then such Members are requested to register/ update their e-mail address with Depository Participant (in case of shares held in demat form) and inform KFIN at the e-mail ID evoting@kfintech.com

In case shares are held in physical mode, please provide/ update email id along with Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to the Company's Registrar & Share Transfer Agent -KFIN at evoting@kfintech.com.

4. Manner of casting vote through e-voting and attending the AGM:
i. The Company has engaged Kfin Technologies Limited for facilitating remote e-voting to enable all its Shareholders to cast their vote electronically. Members of the Company holding shares either in physical form or electronic form, as on the cutoff date of Saturday, August 23, 2025, may cast their vote by remote e-Voting. The remote e-Voting period commences on Thursday, August 27, 2025 at 9:00 a.m. (IST) and ends on Saturday, August 29, 2025 at 5:00 p.m. (IST).

ii. The detailed procedure for casting the votes through e-voting shall be provided in the Notice of the AGM. The details will also be available on the website of the Company at <https://beacontrustee.co.in/> and on the website of KFIN at <https://evoting.kfintech.com/>

iii. 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, manner of casting votes through e-voting and during the AGM.

This Notice is being issued for the information and benefit of all the Shareholders of the Company in compliance with the provisions of applicable circulars issued by the MCA and SEBI.

By order of the Board of Directors
For Beacon Trusteeship Limited
Sd/-
Pratibha Tripathi
Company Secretary & Compliance Officer - Listing
Membership No: A68747
REGISTERED OFFICE: 5W, 5th Floor, The Metropolitan, E Block,
Bandra Kurla Complex, Bandra (East), Mumbai-400051.

Place: Mumbai
Date: August 03, 2025.

AGARWAL INDUSTRIAL CORPORATION LIMITED.
Regd. Office : Unit 201-202, Eastern Court, Sion Trombay Road Chembur, Mumbai 400 071.
Tel No. 022-25291149/50. Fax : 022-25291147
CIN L99999MH1995PLC084618
Web Site : www.aicld.in, Email : contact@aicld.in

NOTICE FOR SPECIAL WINDOW FOR RE-LODGE MENT OF TRANSFER REQUEST OF PHYSICAL SHARES

This is to inform you that the Securities Exchange Board of India (SEBI) vide circular no. SEBI/HO/MIRSD/ MIRSD-PoP/CIR/2025/97 dated July 02, 2025 has decided to open a special window only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 and rejected/ returned/ not attended due to deficiency in the documents / process/ or otherwise, for a period of six months from July 07, 2025 till January 06, 2026 in order to facilitate ease of doing investing for investors and to secure the right of the investor in the securities which was purchased by them. During this period, the securities that are re-lodged for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum demat requests.

The concerned investors are requested to re-lodge the transfer request of physical shares to our Registrar and Share Transfer Agent (RTA), MUFG Intime India Private Limited (Formerly Link Intime India Private Limited), C101, Embassy 247, L.B.S. Marg, Vikhroli West, Mumbai - 400083, Tel No.: (022) 4981 6000. Email: mt_helpdesk@in.mfgms.mufg.com, within the above-mentioned period. Relevant Investor are encouraged to take advantage of this one time window.

For Agarwal Industrial Corporation Limited
SD/-
Yashree Agrawal
Company Secretary and Compliance Officer

Place: Mumbai
Date: 02/08/2025

SANGAM (INDIA) LIMITED
CIN: L17118RJ1984PLC003173,
Regd. Office : Atun, Chittorgarh Road, Bhilwara-311001 (Raj.), Phone: 01482-245400,
Fax: 01482-245450, Web: www.sangamgroup.com, Email: secretarial@sangamgroup.com

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2025

The Financial Results were reviewed by Audit Committee and approved by the Board of Directors of the Company at their meeting held on Friday, the 1st August, 2025. The Un-audited Financial Results are available on the websites of Stock Exchanges at www.bseindia.com and www.nseindia.com. The Un-audited Financial Results have also been posted on the Company's website at www.sangamgroup.com and can also be accessed by scanning the QR Code given below

For and on behalf of Board
Sangam (India) Limited
Sd/-
(R.P. Soni)
Chairman
DIN:00401439

Date: 01-08-2025
Place: Bhilwara

HB ESTATE DEVELOPERS LIMITED
CIN: L99999HR1994PLC034146
Registered Office : Plot No. 31, Echelon Institutional Area, Sector 32, Gurugram-122001, Haryana
Ph. : + 91-124-4675500, Fax : + 91-124-4370985
E-mail : corporate@hbestate.com, Website : www.hbestate.com

STATEMENT OF UN-AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE QUARTER ENDED 30/06/2025

(Rs. In Lakhs)

S. No.	Particulars	Standalone			Consolidated		
		Quarter ended	Corresponding 3 months ended in the previous year	Year ended	Quarter ended	Corresponding 3 months ended in the previous year	Year ended
		30/06/2025	30/06/2024	31/03/2025	30/06/2025	30/06/2024	31/03/2025
		Un-audited	Un-audited	Audited	Un-audited	Un-audited	Audited
1.	Total Income from Operations (net)	2376.34	2564.41	11769.55	2376.34	2564.41	11769.55
2.	Net Profit / (Loss) for the period (before Tax, Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
3.	Net Profit / (Loss) for the period before tax (after Exceptional items)	53.31	170.89	1600.54	53.31	170.89	1600.54
4.	Net Profit / (Loss) for the period after tax (after Exceptional items)	38.18	90.75	1079.45	38.18	90.75	1079.45
5.	Total Comprehensive Income for the period [Comprising Profit/ (Loss) for the period (after tax) and other Comprehensive Income (after tax)]	37.63	89.40	1077.34	37.63	89.40	1077.34
6.	Equity Share Capital	2173.37	1973.37	2173.37	2173.37	1973.37	2173.37
7.	Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	NA	NA	NA	NA	NA	NA
8.	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)-						
	Basic:	0.18	2.32	5.31	0.18	2.32	5.31
	Diluted:	0.18	2.32	5.31	0.18	2.32	5.31

Notes:

(i) The above is an extract of the detailed format of the Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results is available on the website of Stock Exchange, BSE Limited, www.bseindia.com and Company's website, www.hbestate.com. The same can also be accessed by scanning the QR Code provided below.

(ii) The aforesaid results were placed before and reviewed by the Audit Committee at its meeting held on 2nd August, 2025 and approved by the Board of Directors at its meeting held on the same date.

For HB Estate Developers Limited
SD/-
LALIT BHASIN
(Chairman)
DIN: 00002114

Place : Gurugram
Date : 02/08/2025