



# BELLA CASA FASHION & RETAIL LTD

(Formerly Known as Gupta Fabtex Pvt. Ltd.)

Importers, Manufacturer & Exporters of :  
Home Furnishing, Garment & Fabrics

Ph. : 0141-2771844  
E-mail : info@bellacasa.in  
Website : www.bellacasa.in

CIN : L17124RJ1996PLC011522

E-102, 103, EPIP, Sitapura Industrial Area, Jaipur – 302022, INDIA

Ref- BCFRL/SE/2025-26/01

Date: August 23, 2025

To,

<b>Corporate Relationship Department,</b> BSE Limited Phioze Jeejeebhoy Tower, Dalal Street, Mumbai – 400 001	<b>Listing Department,</b> National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051
<b>Scrip Code-539399</b>	<b>Symbol-BELLACASA</b>

**Sub: Newspaper Advertisement for Notice of 29<sup>th</sup> Annual General Meeting of the Company to be held through Video Conferencing (VC)/ Other Audio-Visual Means (OAVM), along with Notice of Record Date for Final Dividend and related information.**

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we submit herewith copies of newspaper advertisement related to 29th Annual General Meeting of the Company scheduled to be held on Tuesday, September 16, 2025 at 01:00 P.M. IST through Video Conferencing (VC) / Other Audio Visual Means (OAVM), along with the Record Date (Tuesday, September 09, 2025) for Final Dividend for the financial year ended on March 31, 2025 and other related information, published on August 23, 2025 in newspapers viz. Financial Express (English Newspaper) and Dainik Navjyoti (Hindi Newspaper) on August 23, 2025.

Thanking you.

Yours faithfully

For **Bella Casa Fashion & Retail Limited**

**Sonika Gupta**

**Company Secretary & Compliance Officer**

**Membership No- A38676**

**KOTAK MAHINDRA BANK LIMITED POSSESSION NOTICE**  
 Registered Office: 27BKC, C-27, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051  
 Branch Office: Kotak Mahindra Bank Ltd. Plot No. 7, Sector 125, Noida, Near Delhi Campus, UP - 201313

Whereas, The Undersigned Being The Authorized Officer Of Kotak Mahindra Bank Ltd., 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 As Detailed Hereunder, Calling Upon The Respective Borrowers To Repay The Amount Mentioned In The Said Notices With All Costs, Charges And Expenses Till Actual Date Of Payment Within 60 Days From The Date Of Receipt Of The Same, The Said Borrower(S) Co Borrower(S) Having Failed To Repay The Amount, Notice Is Hereby Given To The Borrowers/ Co Borrowers And The Public In General That The Undersigned Has Taken Possession Of The Property Described Hereunder In Exercise Of Powers Conferred On Him Under Section 13(4) Of The Said Act R/W Rule 8 Of The Said Rules On The Dates Mentioned Along With The Borrowers In Particular And Public In General Are Hereby Cautioned Not To Deal With The Properties And Any Dealings With The Properties Will Be Subject To The Charge Of Kotak Mahindra Bank Ltd., For The Amount Specified Therein With Future Interest, Costs And Charges From The Respective Dates. The Borrowers 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.

Details Of The Borrowers, Scheduled Property, Outstanding Dues, Demand Notices Sent Under Section 13(2) And Amounts Claimed There Under, Date Of Possession Is Given Herein Below:

Name and address of the borrower, co-borrower/loan account no., loan amount	Details of the Immovable property	1. Date of Possession	2. Type of Possession
1. Mr. Mohit Bansal S/o Mr. Vinod Bansal & 2. Mrs. Ekta Bansal W/o Mr. Mohit Bansal, Both 1 & 2 A/- C-50, A/1 First Floor, Carle Circle Near Ashoka Hospital, Ravi Nagar, Ghaziabad, Uttar Pradesh - 201002, Both 1 & 2 Also A/- 1706, 17 Tower B2, JKG Palm Court, Plot No. GH-1D, Sector - 16C, Noida Extension, Greater Noida West, Uttar Pradesh - 201310, area admeasuring 201310 sq. ft. and admeasuring 1520 sq. ft.	All that piece and parcel of Property bearing Apartment No. 1706, 17th Floor, Tower B2, JKG Palm Court, situated at Plot No. GH-1D, Sector - 16C, Noida Extension, Greater Noida West, Uttar Pradesh - 201310, area admeasuring 201310 sq. ft. and admeasuring 1520 sq. ft. and payable as of 18.08.2025 with applicable interest from 19.08.2025 until payment in full.	1. 19.08.2025 2. 02.01.2018	1. Eighty One Lakh Eleven Thousand Nine Hundred and Fifty Nine Only (due and payable as of 18.08.2025 with applicable interest from 19.08.2025 until payment in full.)

Date: 23.08.2025 Place: Delhi/NCR FOR KOTAK MAHINDRA BANK LTD. AUTHORIZED OFFICER  
 For any query please Contact Mr. Suresh Sundriyal (Mob + 91 9919556402) and Mr. Ritesh Chauhan (Mob +91 9319447993)

**NORTHERN RAILWAY TENDERS NOTICE**  
 Invitation of Tenders through E-Procurement System  
 Principal Chief Materials Manager, Northern Railway, New Delhi-110001, for and on behalf of the President of India, invites e-tenders through e-procurement system for supply of the following items:

Tender No	Brief Description	Qty.	Closing Date
07250336A	IMPROVED HIGH TENSILE TIGHT LOCK CENTRE BUFFER COUPLER	1447 Nos.	15.09.25
09252014A	AXLE END CAP SCREW	187762 Nos.	19.09.25

NOTE: 1. Vendors may visit the IREPS website i.e. www.ireps.gov.in for details.  
 2. No Manual offer will be entertained.  
 Tender Notice No. 41 /2025-2026 Dated: 22/08/2025 2564/2025

**SERVING CUSTOMER WITH A SMILE**

**IDFC FIRST Bank Limited**  
 (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited)  
 CIN : L65107N2014PLC097792  
 Registered Office : KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.  
 Tel : +91 44 4564 4000 | Fax : +91 44 4564 4022

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

Whereas the undersigned being the Authorised Officer of the IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 07.05.2025 calling upon the borrower, co-borrowers and guarantors 1. SAHIL PYARE, 2. PYARE LAL, 3. SANTHOSH PYARE, to repay the amount mentioned in the notice being INR. 29,98,628.36/- (Rupees Twenty Nine Lac Ninety Eight Thousand Six Hundred Twenty Eight And Thirty Six Paise Only) as on 07.05.2025 within 60 days from the date of receipt of the said Demand notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 20th day of AUG 2025. The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of THE IDFC FIRST Bank Limited (erstwhile Capital First Limited and amalgamated with IDFC Bank Limited) for an amount of INR.29,98,628.36/- (Rupees Twenty Nine Lac Ninety Eight Thousand Six Hundred Twenty Eight And Thirty Six Paise Only) and interest thereon.

The borrower's attention is invited to provisions of sub - Section (8) Of Section 13 of the Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF MORTGAGE PROPERTY**

ALL THAT PIECE AND PARCEL OF PLOT HAVING AREA 150 SQ. YDS I.E. 07 MARLA 04 SARSAI BEING 225/7411 SHARE OUT OF 12 KANAL 05 MARLA COMPRISED IN KHEWAT NO. 66/65, KHATONI NO. 71, MUST. & KILLA NO. 61/102(0-15), 11/1(-5-12), 12/1(-5-18), KITTA 3, SITUATED AT VILLAGE: PANCHI GUJRAN, TEHSIL: GANAUER, DISTRICT: SONIPAT, HARYANA-131102, AND BOUNDED AS: EAST: HOUSE OF SONU, WEST: HOUSE OF KARAMBIR, NORTH: GALI/ RASTA SOUTH: PLOT OF MANJEET

Date: 20-08-2025 Place: HARYANA Loan Account No.:19103140

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

**Form No.3 [See Regulation-13(1)(a)] DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)**  
 1st Floor, SCO 33-34-45 Sector-17A, Chandigarh (Additional space allotted on 3rd & 4th Floor also)  
 Case No.: OA/220/2025

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993. Exh. No. 27349

**BANK OF BARODA VS M/S LACAMEO INTERNATIONAL PRIVATE LIMITED AND OTHERS**

To, (1) M/S LACAMEO INTERNATIONAL PRIVATE LIMITED, A COMPANY INCORPORATED UNDER THE PROVISIONS OF COMPANIES ACT 1956 WITH ITS REGISTERED OFFICE AT HOUSE NO. 186-F, WEST - 186 - A, PLOT NO. 4 KH NO. 667, 668 1ST FLOOR SUDERSHAN PARK, NEW DELHI DELHI INDIA 110015 THROUGH ITS DIRECTORS/PRINCIPAL OFFICER (PAN NO. - AAEC10689F) CIN NO. U31909DL2019PT3356968 MOBILE NO. 9810076551 EMAIL ID: SACHDEVA.RAKESH@HOTMAIL.COM

(2) SHRI RAKESH SACHDEVA SON OF SHRI SUBHASH CHAND SACHDEVA RESIDENT OF HOUSE NO. F-186/A, SOUTHERN PORTION PLOT NO. 4 OF KHASRA NO. 667-668 BASAI DARAPUR SUDERSHAN PARK EXTENSION DELHI 110015, (DIRECTOR/ GUARANTOR/ MORTGAGOR) PAN NO. - ANIP52939R DIN NO. 022729551 MOBILE NO. 9810076551 EMAIL SACHDEVA.RAKESH@HOTMAIL.COM

(3) SHRI GAGAN SHAH SON OF SH. RAGHUBIR SHAH, RESIDENT OF D-205 GREEN VALLEY APARTMENT SECTOR 18 ROHINI NORTH WEST DELHI 110089, GUARANTOR PAN NO. - ANIP52939R DIN N. - 088692699 MOBILE NO. - 9999690720 EMAIL: SACHDEVA.RAKESH@HOTMAIL.COM

(4) SMT. VEENA SACHDEVA WIFE OF SHRI RAKESH SACHDEVA RESIDENT NO. F-186/A, SOUTHERN PORTION PLOT NO. 4 OF KHASRA NO. 667-668 BASAI DARAPUR SUDERSHAN PARK EXTENSION DELHI 110015 GUARANTOR/ MORTGAGOR PAN NO. - ANHPV6844K DIN NO. 08600898 MOBILE NO. 9824463615 EMAIL SACHDEVA.RAKESH@HOTMAIL.COM

(5) SMT. SANTOSH KUMARI WIFE OF SHRI SUBHASH CHAND SACHDEVA RESIDENT OF NO. F-186/A, SOUTHERN PORTION PLOT NO. 4 OF KHASRA NO. 667-668, BASAI DARAPUR SUDERSHAN PARK EXTENSION DELHI 110015, GUARANTOR/ MORTGAGOR PAN NO. - DRAPK2490D, MOBILE NO. 9810076551 EMAIL SACHDEVA.RAKESH@HOTMAIL.COM

**SUMMONS**

WHEREAS, OA/220/2025 was listed before Hon'ble Presiding Officer/Registrar on 29/07/2025. WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 79106218.39/- (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 02/10/2025 at 10:30A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this date: 04/08/2025.

Signature of the Officer Authorized to issue summons  
 Note : Strike out whichever is not applicable.

**केनरा बँक Canara Bank**  
 भारत सरकार का उपक्रम A Government of India Undertaking  
 सिंडिकेट Syndicate Regional Office: Etah

**POSSESSION NOTICE (for immovable property)**  
 The Authorized Officer of Canara Bank under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule-3 of the Security Interest (Enforcement) Rules, 2002, issued demand notice on the date mentioned against account and stated hereunder calling upon the borrowers/guarantors/mortgagors to repay the amount mentioned in the notice being together with further interest at contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. within sixty days from the date of receipt of said notice. The borrowers/guarantors/mortgagors having failed to repay the amount notice is hereby given to the borrowers/guarantors/mortgagors and the public in general that the undersigned has taken the possession of the Property described herein below in exercise to powers conferred on him/her under section 13(4) of the said act read with the Rule-8 of the said Rules on the date mentioned hereunder. The borrowers attention is invited to the provision of Sub-Section (8) of section- 13 of the Act, in respect of time available to redeem the secured assets. The Borrowers/Guarantors/Mortgagors in particular and the public in general are hereby cautioned not to deal with the property. Any dealing with the property will be subject to the charge of Canara Bank for the amounts and interest thereon. Details of the mortgaged Property of which the possession had been taken is as follows.

Name of the Borrower/ Guarantor	Details of the Mortgaged/ Immovable Property(ies)	Amt. Due as per Demand Notice	Date of Demand notice	Date of Possession
<b>BRANCH: PATIYALI (4298)</b>				
Borrower: M/s Maa Emt of Commercial Cum Residential Building Situated at Mohalla Patiyali Bahar, Aliganj Road, Pargana and Tehsil Patiyali, Distt Kasganj, Area- 431.56 Sq Mt., in the name of Satish Chandra, Suresh Chandra and Munes Chandra S/o Sone Lal, Boundaries: East- Khet Raju Baghel, West- Plot Ashok, North- Aliganj Road, South- Khet Sumangal Singh		Rs. 15,58,639.24/- + intt. there on	31.05.2025	21.08.2025

Date: 23.08.2025 Authorized Officer

**ICICI Bank** Branch Office: ICICI Bank Ltd, 116, Civil Lines, Bareilly, UP

**PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET**  
 [See proviso to Rule 8(6)]  
 Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Firoz Alam (Borrower), Naam Bano (Co-Borrower) Lan-TBBAR00006795833	House Built on Part of Khosra No. 107, Situated In/Abhay Pur Camp, Tehsil & District Bareilly, UP. Area: 720Sq Ft	Rs. 23,16,152/- as on August 14, 2025.	Rs. 20,80,000/- From Rs. 2,08,000/-	September 06, 2025 From 02:00 PM to 03:00 PM	September 16, 2025 From 11:00 AM to 12:00 Noon

The online auction will be conducted on the website (URL Link- https://disposalhub.com) of our auction agency M/s NexXen Solutions Private Limited. The Mortgagors/ Notices are hereby given a last chance to pay the total dues with further interest by September 15, 2025 before 05:00 PM else the secured asset(s) will be sold as per schedule. The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd, 116, Civil Lines, Bareilly, UP on or before September 15, 2025 before 05:00 PM Thereafter, they have to submit their offer through the website mentioned above on or before September 15, 2025 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Ltd, 116, Civil Lines, Bareilly, UP on or before September 15, 2025 before 05:00 PM Earnest Money Deposit DD/PO should be from a Nationalised/ Scheduled Bank in favour of 'ICICI Bank Limited' payable at Bareilly. For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 9372730494/8584474809. Please note that the Marketing agencies 1. Ageoce Assets Management Private Limited 2. Matex Net Pvt. Ltd. 3. Finviz Estate Deal Technologies Pvt Ltd. 4. Girsarsoft Pvt Ltd. 5. Hecta Prop Tech Pvt Ltd. 6. Arca Emart Pvt Ltd 7. Novel Asset Service Pvt Ltd 8. Nobroker Technologies Solutions Pvt Ltd, 9. Valustrust Capital Services Pvt Ltd, have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/4p4s

Date : August 22, 2025 Place: Bareilly Authorized Officer ICICI Bank Limited

**Bella Casa Fashion & Retail Limited**  
 Registered Office- E-102, 103, EPIP, Sitapura Industrial Area, Jaipur- 302 022 (Rajasthan), Website-www.bellacasa.in, CIN- L17124RJ1996PLC011522, E-mail-info@bellacasa.in, Tel No. 0141-2771844

**NOTICE**

Notice is hereby given that the Twenty Ninth (29<sup>th</sup>) Annual General Meeting ("AGM") of the Company will be held on Tuesday, September 16, 2025 at 01:00 P.M. through Video Conferencing ("VC")/ Other Audio Visual Means ("OAVM") facility in compliance with the applicable provisions of the Companies Act, 2013 and Rules framed thereunder and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with General Circular Nos. 09/2024 dated September 19, 2024 and earlier circulars issued by the Ministry of Corporate Affairs ("MCA Circulars") and Circular number SEBI/HO/CFD/CFD-POD/P/CIR/2024/133 dated October 03, 2024 issued by the Securities Exchange Board of India ("SEBI Circulars") without the physical presence of the Members at a common venue.

The Notice of the 29<sup>th</sup> AGM and the integrated Annual Report for the Financial Year 2024-25 including the financial statements for the financial year ended on March, 31 2025 ("Annual Report") will be sent only by email to all those Members, whose email addresses are registered with the Company/Depository Participant(s) in accordance with the MCA Circular(s) and SEBI Circular. Members can join and participate in the 29<sup>th</sup> AGM through VC/OAVM facility only. The instructions for joining the 29<sup>th</sup> AGM and the manner of participation in the remote e-voting or casting vote through the e-voting system during the 29<sup>th</sup> AGM are provided in the Notice of 29<sup>th</sup> AGM. Members participating through the VC/OAVM facility shall be counted for the purpose of reckoning the quorum under section 103 of Companies Act, 2013. The Notice of the 29<sup>th</sup> AGM and the Annual Report will also be made available on the website of the Company www.bellacasa.in and the website of BSE Limited www.bseindia.com and NSE Limited www.nseindia.com. The notice will also be available on the website of Central Depository Services Limited i.e. www.evotingindia.com

A letter providing a web link for accessing the Annual Report for the Financial Year 2024-25 will be dispatched to the addresses of those shareholders who have not registered their e-mail addresses.

The members are requested to register their e-mail address, in respect of demat holdings with their respective Depository Participant by following the procedure prescribed by the depository participant. Members who have not registered their email address can cast their vote through remote e-voting or through e-voting system during the meeting by following the procedure described in the Notice of 29<sup>th</sup> AGM.

Further, the Board of Directors in its meeting held on May 08, 2025, has recommended a final dividend of Rs.2.00/- (Two Rupees) per equity share of face value of Rs. 10 each, fully paid up of net profit for the financial year ended March, 31 2025. The record date for the purpose of final dividend for the financial year 2025 is Tuesday, September 09, 2025. The final dividend, once approved by the shareholders in the 29<sup>th</sup> AGM, will be paid within 30 days from the date of the 29<sup>th</sup> AGM electronically through various modes to those shareholders who have updated their bank account details. To avoid the delay in receiving dividend, shareholders are requested to update their KYC/Bank details/ Register Electronic Dividend Services(ECS) mandate with their depositories to receive the dividend directly into bank accounts. Members may note that the dividend income is taxable in the hands of shareholders w.e.f. April 1, 2020 and the company is required to deduct tax at source from dividends paid to the shareholders at the prescribed rates for the various categories, please refer to the Finance Act, 2020 and the amendments thereof. To enable us to determine the appropriate TDS / withholding tax rate applicability, the requisite documents are required to be uploaded with the KFin Technologies Limited ("RTA") at https://rfs.kfintech.com not later than Tuesday, September 09, 2025.

Process for those Shareholders whose E-mail Addresses are not registered with the Depositories for obtaining Login Credentials for E-Voting for the Resolutions Proposed in this Notice:

For Demat Shareholders - Please update your email id and mobile no. with your Depository Participant (DP).

In case of any queries, members may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdslindia.com or contact at 1800 22 55 33.

The above information is being issued for the information and benefit of all the members of the company and in compliance with MCA and SEBI circulars as amended from time to time.

For Bella Casa Fashion & Retail Limited  
 Sd/-  
 Date: Jaipur, August 22, 2025 Sonika Gupta (Company Secretary)

**Motilal Oswal Home Finance Limited**  
 Regd. Office: Motilal Oswal Tower, Financialah Savayari Road Opp. Patel ST Depot, Praladevi, Mumbai - 400 025. CS - 829188988 Website: www.motilaloswal.com. Email: info@motilaloswal.com

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)**  
 (UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Whereas the undersigned being the authorized officer of Motilal Oswal Home Finance Limited, (Formerly known as Apine Home Finance Corporation Ltd), under 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 dated mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice.

The following borrowers having failed to repay the amount, notice is hereby given to the following borrowers and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned hereunder.

Sr No.	Loan Agreement No./ Names Of The Borrower/ Co Borrower/Guarantor	Date of Demand Notice & Outstanding	Date of Possession Taken	Description Of The Immovable Property - All That Part And Parcel Of Property Consisting Of Property Address
1	LXMOFARIDA721-220626361/ Borrower: Ajay Kumar Tek Narayan Singh Co-Borrower: Guddi Kumari Ajay Kumar	09-06-2025 For Rs.1687675/-	18-08-2025	Plot No B-2/27 F1 First Floor Dif Ankur Vihar Ajay Kumar Near Shiv Mandir Loni Ghaziabad Uttar Pradesh-201102

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Motilal Oswal Home Finance Limited for an amount mentioned herein above 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.

Date : 23.08.2025 Place : Uttar Pradesh Sd/-, Authorized Officer (Motilal Oswal Home Finance Limited)

**CAN FIN HOMES LTD.**  
 CIN - L85110KA1987PLC008699  
 SCO 34 & 35, 1ST FLOOR, ABOVE CANARA BANK, SECTOR 10A, GURGAON PH: 0124-2370035, 7625079135, Email : gurgaon@canfinhomes.com

**POSSESSION NOTICE (for immovable property) [Rule 8(1)]**

The undersigned being the Authorised Officer of Can Fin Homes Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of the powers under the said Act and Security Interest (Enforcement) Rules, 2002, issued a demand notice on the below mentioned dates calling upon the following borrower(s)/co-borrowers/guarantors to repay the amount mentioned in the notice with further interest at contractual rates till date of realization 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, against each borrower, in exercise of powers conferred under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on dates mentioned hereinafter.

S. No.	Name of Borrowers and guarantors	Description of the properties	Date of Demand Notice	Outstanding Amount	Date of Possession
1.	Mr. MD. IMTIYAZ S/O Mr.MOHD. JAHIR and Mrs. MOBINA KHATUN W/O Mr. MOHD JAHIR and Mr. MOHD. BARKAT Q U A R A I S H I S / O Mr. MOHD. ASLAM QUARAISHI	FLAT NO. 206, FIRST FLOOR, BUILDING KNOWN AS ROSHAN VILLA, KHASRA NO. 3682 M1N, VILLAGE- PASONDA, PARGANA-LONI, TEHSIL AND DISTRICT- GHAZIABAD, UTTAR PRADESH, North by:- PLOT OF HAZI KARU AND RAHIM, East by :- PLOT OF SELLER, West by :- RASTA 25 WIDE, South by:- PLOT OF SELLER	06/05/2025	Rs.22,40,040/- (Rupees TWENTY TWO LAKH FORTY THOUSAND AND FORTY ONLY)	19/08/2025
2.	Mr.RAJUL KOTHARI S/O Mr.RAJENDER PARSAD and Mr.ATUL KOTHARI S/O Mr.RAJENDER PARSAD and Mr.SHADEV PRAMANIK S/O Mr.RAMESH CHANDRA PRAMANIK	FLAT NO. 301, 3RD FLOOR FRONT RHS, YASH APARTMENT, KHASRA NO.11146/4365-66/3217/79,11142/4365-66/3217, 11143/4365-66/3217,11148/4865-66/3217, 11144/4365-66/79, 11145/4365-66/3217/79, BLOCK-G, EKTA WALI GALI, RAJENDRA PARK, GURUGRAM, HARYANA, PIN-122001. North by:- FLAT NO. 302, East by :- STAIR CASE, West by :- ROAD, South by:- OTHER PROPERTY	06/05/2025	Rs. 29,01,508/- (Rupees Twenty Nine Lakh One Thousand Five Hundred And Eight Only)	19/08/2025

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. The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of CFHL for the amount mentioned against each property along with further interest thereon till the date of realization.

Date : 22/08/2025 Place: Gurugram Sd/- Authorized Officer Can Fin Homes Ltd

**FEDBANK FINANCIAL SERVICES LTD.**  
 Registered Office : Unit No. 1101, 11th Floor, Cignus, Plot No 71 A, Powai, Pascoli, Mumbai 400087  
**DEMAND NOTICE Under The Provisions of The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("The Act") and The Security Interest (Enforcement) Rules, 2002 ("The Rules")**

The undersigned being the authorized officer of FEDBANK FINANCIAL SERVICES LTD. under the Act and in exercise of powers conferred under Section 13 (12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(12) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of demand notice(s) are extracted herein below:

**LAN / Borrower(s) / Co-Borrower(s) / Guarantor(s) / Address**

1. Loan Account No. FEDMTCLAP0544923. 1. Mr. Mukesh Kumar (borrower) S/o Mr. Mempoal Singh 2. Mrs. Usha Rani (co-borrower) W/o Mr. Mukesh Kumar, 3. M/s Harsh Dairy And Confectionery C/o Mr. Harsh Pal S/o Mr. Mukesh Kumar All Addressed To - House No. E - 454, Phase - 2, Shardhapuri, Kanker Khara, Meerut, U.P. - 250001 | Demand Notice Date & Amount 18.08.2025. Rs. 76,09,319.56/- (Rupees Seventy Six Lakhs Nine Thousand Three Hundred Ninety Nine and Fifty Six Paise Only) as on 11.08.2025 | Date of NPA 04/08/2025 | Description of Property: Built up Property bearing no. E - 454, admeasuring 78.65 Sq. Mts., situated in Pocket No. - E, Phase - 2, Tehsil and District Meerut, Uttar Pradesh, and the same is bounded as under - On or towards East-14.30 Mts. then Road 9 Mts., On or towards West-13.20 Mts. then Plot No. E - 455, On or towards North- 6 Mts. then Passage 24 Mts., On or towards South-5 Mts. then Plot No. E - 482

2. Loan Account No. FEDAGLAP0549026. 1. Mr. Anurag Aggarwal (borrower) S/o Mr. Girish Aggarwal 2. Mrs. Deeksha Aggarwal (co-borrower) R/o Flat No. 301, 3rd Floor, Mr. Anand Residency, Shanti Nagar, Budh Ka Bagh Mauza Ghatwasan Mustakli, Agra, Uttar Pradesh - 282005 | Demand Notice Date & Amount 18.08.2025. Rs. 30,64,645.69/- (Rupees Thirty Lakhs Sixty Four Thousand Six Hundred Forty Five and Sixty Nine Paise Only) as on 11.08.2025 | Date of NPA 04/08/2025 | Description of Property: One Piece Residential Flat Number 301, Third Floor, situated in a building constructed on plot no. B-33, measuring 74.32 Sq. Mtrs. i.e., 800 Sq. Ft., On Residency, Shanti Nagar, Bhud ka Baagh, Mauza, Ghatwasan Mustakli, Ward Hariparvat Tehsil and District Agra, Uttar Pradesh, and bounded as under. On or towards North - Open Sky, On or towards East: Open Sky, On or towards West: Open Sky, On or towards South: Stairs and passage / Flat No. 302

3. Loan Account No. FEDDLHLP0545977 & FEDDLHLP0547731. 1. M/s Balaji Enterprises (borrower) C/o Mr. Satish Arora Office At - E/71, Sector B, Rohini, Delhi - 110085 2. Mr. Satish Arora (co-borrower) S/o Mr. Sunder Lal Arora 3. Mrs. Supriya Arora (co-borrower) W/o Mr. Satish Arora 4. Mr. Sunder Lal Arora (co-borrower) S/o Mr. Atma Ram Arora All R/o/ 16/46, T - Huts, Near Nala, Ramesh Nagar, Delhi - 110015 | Demand Notice Date & Amount 18.08.2025. Rs. 1,03,13,906.23/- (Rupees One Crore Three Lakhs Thirteen Thousand Nine Hundred Six and Twenty Three Paises Only) as on 11.08.2025 | Date of NPA 04/08/2025 | Description of Property: Entire Ground Floor and Second Floor of the Property Bearing Number 16/46, Ramesh Nagar, Delhi - 110015.

4. Loan Account No. FEDDLHLP0529464. 1. M/s Harshil Footwear (borrower) C/o Mr. Manmeet Narang Office At - 2264, Plot No. 593, Nal Wala, Gali No. 6768, Karol Bagh, New Delhi - 110005 2. Mr. Manmeet Narang (co-borrower) S/o Mr. Amarjit Narang. 3. Mrs. Vandana Narang (co-borrower) W/o Mr. Manmeet Narang, R/o House No. 42b, Block Ca, Shalimar Bagh, Delhi - 110088 | Demand Notice Date & Amount 18.08.2025. Rs. 87,55,774.28/- (Rupees Eighty Seven Lakhs Fifty Five Thousand Seven Hundred Seventy Four and Twenty Eight Paise Only) as on 11.08.2025 | Date of NPA 04/08/2025 | Description of Property: DDA Built Mig Flat, Flat bearing No. - 42B, Block - CA, situated at Shalimar Bagh, New Delhi.

5. Loan Account No. FEDDLHLP0513060. 1. Mr. Mehmod (borrower) S/o Mr. Kasam Gulam 2. Mrs. Nopisha Yasmin (co-borrower) W/o Mr. Mahmood, Both Resident Of - House No. 7/69, Shekhwada, Near Mehandi Godam, Faridabad, Haryana - 121002 | Demand Notice Date & Amount 18.08.2025. Rs. 46,44,236.42/- (Rupees Forty Six Lakhs Four Thousand Two Hundred Thirty Six and Forty Two Paise Only) as on 11.08.2025 | Date of NPA 04/08/2025 | Description of Property: Part of the Built up Property bearing no. 69/7, Old No. EP - 22, admeasuring 110 Sq. Yds out of 225 Sq. Yds., situated in Mauja Mohalla, Shekhwada, Tehsil and District Faridabad, Haryana, and the same is bounded as under - On or towards East - Other Property / Property of Bimal Tandon, On or towards West - Street, On or towards North - Other Property / Property of Sarvesh, On or towards South - Street

The borrower(s) are hereby advised to comply with the demand notice(s) and to pay the demand amount mentioned therein and hereinabove within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that FEDFINA is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, FEDFINA shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. FEDFINA is also empowered to ATTACH AND/OR SEAL the secured asset(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), FEDFINA also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the FEDFINA This remedy is in addition and independent of all the other remedies available to FEDFINA under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of FEDFINA and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the demand notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Date : 23.08.2025. Place: DELHI/UTTAR PRADESH Sd/- Authorised Officer Fedbank Financial Services Limited

