

## Bharat Rasayan Limited

CIN : L24119DL1989PLC036264

Regd. Office: 1501, Vikram Tower, Rajendra Place, New Delhi - 110 009  
Email: investors.br@bharatgroup.co.in Website: www.bharatgroup.co.in

### NOTICE OF THE ANNUAL GENERAL MEETING, BOOK CLOSURE AND E-VOTING

The Notice is hereby given that:

- The 36th Annual General Meeting (AGM) of the Company will be held on Friday, the 19th day of September, 2025 at 11:00 A.M. at Hotel Golden Grand, W-1/10, West Patel Nagar, New Delhi-110008, to transact the Ordinary and Special Businesses, as set out in the Notice of AGM;
- Notice of AGM and Annual Report for financial year 2024-25 have been sent to all the members whose name appeared in the Register of Members as on Friday, 15th August, 2025 through electronic mode to the shareholders whose e-mail-ids are registered with the Company/Registrar & Transfer Agent (RTA) or with the Depository Participants in accordance with the General Circular Nos. 14/2020, 17/2020, 20/2020, 02/2022 and 10/2022 dated April 8, 2020, April 13, 2020, May 5, 2020, May 5, 2022 and December 28, 2022 (hereinafter collectively referred as ("MCA Circulars")) issued by the Ministry of Corporate Affairs ("MCA") and Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, Circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020, Circular No. SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated 13.05.2022 and Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 05.01.2023 and other relevant circulars dated October 7, 2023 and October 3, 2024 issued by the Securities and Exchange Board of India ("SEBI"). The dispatch of the Notice of AGM and Annual Report through e-mail has been completed on 22nd August, 2025;
- In compliance with the provisions of Section 108 of the Companies Act, 2013, read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India and Regulation 44 of the SEBI (LODR) Regulations, 2015, the shareholders holding shares either in physical form or in dematerialised form, as on cut-off date of i.e. Friday, 12th September, 2025, may cast their vote electronically on the Ordinary and Special Businesses as set out in the Notice of AGM through electronic voting system of National Securities Depository Limited (NSDL) from a place other than Venue of AGM ("Remote e-Voting"). All the shareholders are informed that:
  - The remote e-Voting shall commence on Tuesday, 16th September, 2025 at 9:30 A.M.;
  - The remote e-Voting shall end on Thursday, 18th September, 2025 at 5:00 P.M.;
  - The remote e-Voting shall not be allowed beyond the above said date and time.
- Any person who acquires shares of the Company and becomes shareholder after dispatch of the Notice of AGM and holding shares as on cut-off date i.e. Friday, 12th September, 2025, may obtain the Login-Id and Password by sending a request to the Company/RTA/NSDL;
- A person whose name is recorded in the Register of Members or in the Register of beneficial owners maintained by the Depositories as on cut-off date of i.e. Friday, 12th September, 2025 shall only be entitled to avail the facility of remote e-Voting as well as voting in the AGM;
- Shareholders may note that: a) the remote e-Voting module shall be disabled by NSDL after the aforesaid date and time for voting and once the vote on a resolution is cast by the shareholder, the shareholder shall not be allowed to change it subsequently; b) the facility for voting through Ballot Paper shall be made available at the AGM; and c) the shareholders who have cast their vote by remote e-Voting prior to the AGM may also attend the AGM but shall not be entitled to cast their vote again;
- The Notice of AGM is available on the Company's website [www.bharatgroup.co.in](http://www.bharatgroup.co.in) and also on the NSDL website [www.evoting.nsdl.com](http://www.evoting.nsdl.com);
- In case of queries or grievances, shareholders may refer to the Frequently-Asked Questions (FAQs) for members and e-Voting User Manual for members at [www.evoting.nsdl.com](http://www.evoting.nsdl.com) under help section or write an email to [evoting@nsdl.com](mailto:evoting@nsdl.com) or call on number at 022-48867000. Shareholders may also write to the Company Secretary & Compliance Officer of the Company at [investors.br@bharatgroup.co.in](mailto:investors.br@bharatgroup.co.in) or at the Registered Office address mentioned above for the grievances connected with facility for voting by electronic means; and
- In terms of Section 91 of the Companies Act, 2013, read with Rule 10 of the Companies (Management and Administration) Rules, 2014, and as per the Listing Regulations, the Register of Members and the Share Transfer Books of the Company will remain closed from Saturday, 13th September, 2025 to Friday, 19th September, 2025 (both days inclusive) for annual closing and the Company has fixed Friday, 12th September, 2025 as the Record Date for determining the entitlement of the shareholders to the final dividend for the financial year ended March 31, 2025.

For BHARAT RASAYAN LIMITED  
Sd/-  
(NIKITA CHADHA)  
Company Secretary

New Delhi,  
August 22, 2025

### CELLA SPACE LIMITED

SREE KAILAS, 57/2993/94, PALIAM ROAD, ERNAKULAM, KERALA - 682016  
CIN-L93000KL1991PLC006207

### NOTICE OF 34TH ANNUAL GENERAL MEETING

NOTICE is hereby given that the 34<sup>th</sup> Annual General Meeting ("AGM") of the members of Cella Space Limited ("the company") will be held on **Tuesday, September 16, 2025 at 12.15 P.M. (IST) through Video conference (VC) / Other Audio Visual Means (OAVM)** to transact the ordinary and special businesses as set out in the Notice of AGM, in compliance with the applicable provisions of the Companies Act, 2013 ("Act"), General Circular No. 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs (MCA) and circular issued by SEBI vide circular no. SEBI/HO/CFD/CFDPoD-2/Pi CIR/2024/133 dated October 3, 2024 ("SEBI Circular") and other applicable circulars, which permitted the holding of the AGM through VC / OAVM, without the physical presence of the Members at a common venue. The deemed venue of the AGM shall be the registered office the Company.

In Compliance with the above circulars, **electronic copy of Annual Report along with the Notice of AGM for financial year 2024-25** have been sent on August 21, 2025, only to shareholders whose email addresses are registered with Company's Depository Participant(s)/ Company's Registrar and Share Transfer Agent. These documents are available and can be downloaded from:

Company's website : [www.sreekailas.com](http://www.sreekailas.com);  
Stock Exchanges : [www.bseindia.com](http://www.bseindia.com);  
E-Voting Platform : <https://vote.bigshareonline.com>

#### Manner of casting vote(s) through e-voting:

The Members are provided with the facility to cast their votes on all resolutions set forth in the Notice of the AGM through Remote e-voting or e-voting system at the AGM provided by Bigshare.

#### All the members are informed that:

- The cut-off date to determine the eligibility to vote by electronic means or at the AGM is Tuesday, September 9, 2025.
- Remote e-voting shall commence on Saturday, September 13, 2025 at 9:00 AM IST and shall end on Monday, September 15, 2025 at 5:00 P.M IST, after which the e-voting platform shall be disabled by Bigshare.
- Members who shall be present in the AGM through VC/OAVM facility and have not cast their vote on the Resolutions through remote e-voting, and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the AGM.
- Members who have cast their vote by remote e-voting prior to the AGM may also attend/participate in the AGM through VC/OAVM but shall not be entitled to cast the vote again.
- Any person, who acquires shares of the Company and becomes a Member of the Company after the Notice has been sent electronically by the Company, and holds shares as of cut-off date; may obtain login ID and password by sending a request to [ivote@bigshareonline.com](mailto:ivote@bigshareonline.com). However, if he/she is already registered with Bigshare **Vote E-Voting System** for remote e-voting then he/she can use his/her existing User Id and password for casting their vote.

#### Manner of registering/updating e-mail address:

If you have not registered your email address with the Company/Depository, you may please follow the below instructions for obtaining the login details for e-voting:

- Members holding shares in physical form by submitting duly filled and signed request letter in Form ISR-1 along with self-attested copy of the PAN Card linked with Aadhaar; and self-attested copy of any document in support of the address of the member (such as Aadhaar Card, Driving Licence, Election Identity Card, Passport etc.) and such other documents as prescribed in the Form ISR-1, by sending an e-mail at [investors@bigshareonline.com](mailto:investors@bigshareonline.com) or [secretary@sreekailas.com](mailto:secretary@sreekailas.com) followed mandatorily sending the physical copy of the same through post at the Registered Office of the Company/RTA.
- In case shares are held in demat mode, please contact the Depository Participant (DP) and register your e-mail address in your demat account, as per the process advised by your DP.
- Please keep your updated email ID registered with the Company / Depository Participant to receive timely communication.

#### Joining the AGM through VC/OAVM:

The Members will be provided with a facility to attend the AGM through VC/OAVM via Bigshare I-Vote e-Voting system. The detailed instructions and steps to be followed attending the AGM are explained in the Notice of the AGM. The Company has appointed Mrs. N. Srividhya, Practicing Company Secretary as the Scrutinizer to scrutinize both Remote e-Voting process and e-voting at the AGM in a fair and transparent manner. In case shareholders/investor have any queries regarding virtual meeting, you may refer Frequently Asked Questions ("FAQs") available at <https://vote.bigshareonline.com>, or download section or you can email us to [ivote@bigshareonline.com](mailto:ivote@bigshareonline.com) or call us at: 1800-54-22-022-62639336.

नोट : जो लागू नहीं है उसे काट दें।

**Bharat Rasayan Limited**

CIN : L24119DL1989PLC036264

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For BHARAT RASAYAN LIMITED

Sd/

(NIKITA CHADHA)

Company Secretary

New Delhi,  
August 22, 2025

के असाइनमेंट के अनुसार) एसेट रिकंस्ट्रक्शन कंपनी (इंडिया) लिमिटेड के पास बंधक/प्रभारित नीचे वर्णित अचल संपत्ति की प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 6, 8 और 9 के साथ पठित वित्तीय परिसंपत्तियों के प्रतिभूतिकरण और पुनर्निर्माण और प्रतिभूति हित के प्रवर्तन अधिनियम, 2002 के प्रावधानों के संदर्भ में बकाया राशि की वसूली के लिए ऑनलाइन ई-नीलामी के माध्यम से "जैसा है जहां है", "जो है यही है", "जो कुछ भी है वही है" तथा "आश्रय रहित आधार" पर बेचा जायेगा।

कर्जदार का नाम	स्वास्तिक फैंबटेक्स ट्रेडर्स प्राइवेट लिमिटेड (कर्जदार) अपने निदेशकों के माध्यम से सीआईएन: U18101DL2012PTC233214 इसका पंजीकृत कार्यालय: फ्लैट संख्या-16, प्लॉट संख्या आर-2 और 3, दूसरी मंजिल, वाणी विहार एक्सटेंशन, उत्तम नगर, नई दिल्ली-110059 पर स्थित है।
गारंटोर/सह-कर्जदारों/बंधककर्ताओं के नाम	1. विकास कौशिक (निदेशक/गारंटोर) निवास: B-26, पहली मंजिल, किरण गार्डन, उत्तम नगर, नई दिल्ली-110059 2. योगेंद्र सिंह (निदेशक/गारंटोर) निवास: B-26, पहली मंजिल, किरण गार्डन, उत्तम नगर, नई दिल्ली-110059
सरफैसी नोटिस दिनांक 10 जनवरी, 2012 के अनुसार बकाया राशि	₹. 5,95,61,055/- ( भारतीय रुपये पाँच करोड़ पंचानवे लाख इकसठ हजार पचपन मात्र) दिनांक 07.10.2015 को, साथ ही 16.40% प्रति वर्ष की दर से अतिरिक्त ब्याज, मासिक किश्तों सहित और दिनांक 08.10.2015 से अर्जित दंडात्मक ब्याज, साथ ही वसूली की तिथि तक ब्याज, अन्य लागत और शुल्क।
कब्जा	27.04.2016 भौतिक कब्जा
निरीक्षण की तिथि	निवेदन पर व्यवस्था की जायेगी
जमा धरोहर राशि (ईएमडी)	₹. 10,00,000/- (रुपये दस लाख मात्र) धरोहर राशि 'एसेट रिकंस्ट्रक्शन कंपनी (इंडिया) लिमिटेड' के पक्ष में आरटीजीएस के माध्यम से जमा की जानी है, चालू खाता: 02912320000561, एचडीएफसी बैंक लिमिटेड, शाखा: नरीमन पॉइंट, मुंबई, IFSC कोड: HDFC0000291
बोली तथा ईएमडी जमा करने की अंतिम तिथि	08.09.2025 सुबह 11:00 बजे से पहले
आरक्षित मूल्य	₹. 1,00,00,000/- (हज़ारों एक करोड़ मात्र)
बोली वृद्धि	₹. 30,000/- (रुपये तीस हजार मात्र) तथा इसके गुणक में
ई-नीलामी की तिथि एवं समय	08.09.2025 को 12:00 बजे अप.
निविदा दस्तावेज हेतु लिंक	<a href="http://www.arcil.co.in">www.arcil.co.in</a>
अर्सिल को ज्ञात लिम्बित मुकदमे	निल
अर्सिल को ज्ञात ऋणभार/बकाया	प्राधिकृत अधिकारी की सर्वोत्तम जानकारी और ज्ञान के अनुसार, संपत्ति पर कोई ऋणभार नहीं है।
नीलामी की जाने वाली प्रतिभूत आस्तिक विवरण	बंधक सम्पत्ति का विवरण मेसर्स स्वास्तिक फैंबटेक्स ट्रेडर्स प्राइवेट लिमिटेड की संपत्ति, अचल संपत्ति संख्या G-1/3, दूसरी मंजिल, बिना छत के अधिकार के, ब्लॉक जी-1, मेन नज़फगढ़ रोड, उत्तम नगर, दिल्ली - 110059, 150 वर्ग गज क्षेत्रफल, और निम्नलिखित सीमाएँ: उत्तर: अन्य संपत्ति, दक्षिण: ऑक्टेव का शोरूम, पूर्व: सड़क 100 फीट, पश्चिम: गली 15 फीट

**नियम एवं शर्तें :**

- नीलामी विक्री प्राधिकृत अधिकारी द्वारा सरफैसी अधिनियम के प्रावधानों के तहत ई-नीलामी के माध्यम से आयोजित की जा रही है। नीलामी/बोली केवल वेबसाइट [www.arcil.co.in](http://www.arcil.co.in) के माध्यम से "ऑनलाइन इलेक्ट्रॉनिक मोड" के माध्यम से होगी। अर्सिल ई-नीलामी के लिए प्लेटफॉर्म की व्यवस्था करने वाला सेवा प्रदाता है।
- नीलामी बोली दस्तावेज के आगे के नियमों और शर्तों और उसमें निर्धारित प्रक्रिया के अनुसार आयोजित की जायेगी। बोलीदाता अर्सिल की वेबसाइट देखें और और ऊपर उल्लिखित लिंक से बोली दस्तावेज डाउनलोड करें तथा सेवा प्रदाता को वेबसाइट से नीलामी के लिए रखा गई प्रतिभूत परिसंपत्ति का विवरण प्राप्त करें/बोली फॉर्म प्राप्त करें।
- बोलीदाता अपने कार्यालय/अपनी पसंद के स्थान से ई-नीलामी में कोर्टिंग/बोली में भाग ले सकते हैं। इंटरनेट कनेक्टिविटी की व्यवस्था प्रत्येक बोलीदाता को स्वयं करनी होगी। प्राधिकृत अधिकारी/अर्सिल/सेवा प्रदाता को इंटरनेट कनेक्टिविटी, नेटवर्क समस्याओं, सिस्टम क्रैश डाउन, बिजली विफलता आदि के लिए जिम्मेदार नहीं रहनाया जाएगा।
- ई-नीलामी पर विवरण, सहायता, प्रक्रिया और ऑनलाइन प्रशिक्षण के लिए, संभावित बोलीदाता श्री चंदन चौधरी +917827087634 ई-मेल आईडी [chandan.chaudhary@arcil.co.in](mailto:chandan.chaudhary@arcil.co.in) से संपर्क कर सकते हैं।
- सभी इच्छुक क्रेताओं/बोलीदाताओं को उपर्युक्त पोर्टल [www.arcil.co.in](http://www.arcil.co.in) पर संभावित बोलीदाताओं के रूप में अपना नाम पंजीकृत करना होगा और उपरोक्त उल्लिखित तिथि और समय पर ई-नीलामी में भाग लेने के लिए यूजर आईडी और पासवर्ड निःशुल्क प्राप्त करना होगा।
- संपत्ति के निरीक्षण या अधिक जानकारी के लिए, संभावित बोलीदाता श्री चंदन चौधरी/श्री कमल मिश्रा से उपरोक्त नम्बरों पर या ई-मेल आईडी पर संपर्क कर सकते हैं।
- नीलामी के किसी भी चरण में, प्राधिकृत अधिकारी बिना कोई कारण बताए और बिना किसी पूर्व सूचना के बोली/प्रस्ताव को स्वीकार/अस्वीकार/संशोधित/रद्द कर सकता है या नीलामी स्थगित कर सकता है।
- सफल क्रेता/बोलीदाता को किसी भी वैधानिक देय राशि, कर, देय शुल्क, खरीद पर लागू जीएसटी, स्टॉप शुल्क, पंजीकरण शुल्क आदि का भुगतान करना होगा, जो प्रतिभूत संपत्ति को लागू कानून के अनुसार उसके पक्ष में पहुंचाने/विवरित करने के लिए भुगतान करना आवश्यक है।
- इच्छुक बोलीदाताओं को अपनी बोली जमा करने से पहले नीलामी में रखी गई प्रतिभूत संपत्ति के ऋणभारों, स्वामित्व और वैधानिक बकाया सहित प्रतिभूत संपत्तियों को प्रभावित करने वाले दावों/अधिकारों/बकाया आदि के संबंध में अपनी स्वतंत्र पृष्ठान्त/उचित परिश्रम करना चाहिए। नीलामी विज्ञापन में अर्सिल की कोई प्रतिबद्धता या प्रतिनिधित्व शामिल नहीं है और न ही होगा। अर्सिल का प्राधिकृत अधिकारी किसी भी तीसरे पक्ष के दावों/अधिकारों/बकाया के लिए किसी भी तरह से जिम्मेदार नहीं होगा।
- समाचार पत्रों में प्रकाशित नीलामी सूचना में निर्दिष्ट विवरण अधोहस्ताक्षरी की सर्वोत्तम जानकारी के अनुसार बताए गए हैं; हालांकि अधोहस्ताक्षरी किसी भी त्रुटि, गलतबयानी या चूक के लिए जिम्मेदार/उत्तरदायी नहीं होगा।
- किसी अज्ञात या न्यायाधिकरण के, हस्तक्षेप/आदेश के कारण और बाद में विकास की स्थिति में, अर्सिल के पास उपलब्ध उचित कानूनी राय और कानूनी उपाय के अलावा, यदि विक्री रद्द करने की आवश्यकता है तो अर्सिल 'ईएमडी' और/या 'विक्री आय' क्रेता/बोलीदाता को ब्याज के बिना वापस कर देगा। क्रेता/बोलीदाता को अर्सिल या उसके अधिकारियों के खिलाफ हानि, क्षति, लागत/खर्च, व्यापार अवसर की हानि आदि के संबंध में किसी भी प्रकार का कोई दावा करने का कोई अधिकार नहीं होगा।
- कर्जदार/गारंटोर/बंधककर्ता, जो उक्त बकाया राशि के लिए उत्तरदायी हैं, इस विक्री नोटिस को उपरोक्त उल्लिखित नीलामी विक्री के आयोजन के बारे में प्रतिभूति हित (प्रवर्तन) नियमों के नियम 8 और 9 के तहत एक नोटिस के रूप में मानेंगे।
- ऐसी स्थिति में, ऊपर निर्धारित नीलामी किसी भी कारण से विफल हो जाती है, अर्सिल को प्रतिभूति हित (प्रवर्तन) नियम, 2002 और सरफैसी अधिनियम, 2002 के नियम 8 (5) के प्रावधानों के तहत किसी अन्य तरीके से प्रतिभूत संपत्ति बेचने का अधिकार है।

हस्ता./-, प्राधिकृत अधिकारी

एसेट रिकंस्ट्रक्शन कंपनी (इंडिया) लिमिटेड

अर्सिल-ट्रस्ट-2024-001 के ट्रस्टी

स्थान: नई दिल्ली दिनांक: 23.08.2025