

Ref. No. - OIL/CO/SE/2025-26/63

November 19, 2025

Listing Department
BSE Limited
Floor 25, P J Towers,
Dalal Street,
Mumbai- 400 001

Listing Department
National Stock Exchange of India Ltd
Exchange Plaza, C-1 Block G
Bandra Kurla Complex, Bandra (E)
Mumbai – 400 051

Scrip Code: 530135

Symbol: OPTIEMUS

Subject: Submission of copies of Newspaper Advertisement with respect to dispatch of Postal Ballot notice pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Ma'am,

With reference to captioned subject, this is to inform you that pursuant to Regulations 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith copies of the newspaper advertisement published in following newspapers on Wednesday, November 19, 2025 with respect to dispatch of Postal Ballot Notice and e-voting information:

1. Financial Express (English) - All Editions
2. Jansatta (Hindi) - Delhi NCR Edition

Kindly take the same on your records.

Thanking You,

Yours faithfully,
For Optiemus Infracom Limited

Vikas Chandra
Company Secretary & Compliance Officer

Encl.: As Above

OPTIEMUS INFRACOM LIMITED

CIN : L64200DL1993PLC054086

Reg. Office: K-20, 2nd Floor, Lajpat Nagar-II, New Delhi-110024

P.: 011-29840906-907 | Fax: 011-29840908 | www.optiemus.com

Hinduja Housing Finance Ltd.
Corporate Office: No. 167-168, 2nd Floor, Anna Salai, Saidapet, Chennai-600015, and
Branch office: at F8, first floor, Mahalaxmi Tower, Sector 4, Vaishali, Ghaziabad-201010
Authorized Officer: Mr. Arun Mohan Sharma, Mob. No.: 8861189541; Email: brajesh.gupta@hindujahousingfinance.com

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE ASSETS CHARGED TO HHFL UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT).

The undersigned as Authorized Officer of HHFL has taken over possession of the scheduled property u/s 13(4) of the SARFAESI Act. Public at large is informed that the secured property as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to HHFL for the realisation of its dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Standard terms & conditions for sale of property through Private Treaty are as under:

- Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
- The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of HHFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
- The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
- Failure to remit the amount as required under clause (2) above will cause forfeiture of amount already paid including 10% of the amount paid along with application.
- In case of non-acceptance of offer of purchase by the HHFL, the amount of 10% paid along with the application will be refunded without any interest.
- The property is being sold with all the existing and future encumbrances whether known or unknown to HHFL. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
- The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
- HHFL reserves the right to reject any offer of purchase without assigning any reason.
- In case of more than one offer, HHFL will accept the highest offer.
- The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application on or before 01.12.2025. The Process shall be concluded on 03.12.2025.
- The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
- Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

| SCHEDULE Description of the Properties (Secured Asset) | |
|--|---|
| 1. Residential Flat No. SF-01, Second Floor, Front RHS, With Roof Right, Area Measuring 585, Sq. Ft., Built on Property Bearing No. Plot No. 39-B, Area Measuring 270.66Sq. Meters i.e 323Sq. Yards, situated in the Residential Colony known SLF Ved Vihar, in the Village Sadullabad, Pargana Loni, Tehsil and Distt. Ghaziabad, UP. Boundaries: East-Flat No. SF-05, West-Road 09feet wide North-Flat No. SF-02 & SF-03, South-Property No. B-36 Reserve Price :Rs. 10,50,000/- (Rupees Ten Fifty Thousand Only) | Authorised Officer Hinduja Housing Finance Limited |
| Date: 19-11-2025 Place: Ghaziabad | |

optemus
OPTIEMUS INFRACOM LIMITED
CIN: L64200DL1993PLC054086
Registered Office: K-20, Second Floor, Lalpat Nagar - II, New Delhi - 110024
Corporate Office: D-348, Sector-63, Noida, Uttar Pradesh - 201307
Website: www.optemus.com | Email: info@optemus.com | Ph: 011-29840906

POSTAL BALLOT NOTICE

NOTICE is hereby given that pursuant to the provisions of Sections 108 and 110 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") and the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Secretarial Standard-2 on General Meetings issued by The Institute of Company Secretaries of India and in accordance with the General Circular Nos. 14/2020 dated April 8, 2020 and 17/2020 dated April 13, 2020 read with subsequent circulars issued by the Ministry of Corporate Affairs ("MCA Circulars") in this regard, including latest General Circular No. 03/2025 dated September 22, 2025, **Optemus Infracom Limited ("the Company")** is seeking consent of its members for passing of Special Resolution for the below-mentioned matter, as set out in the Postal Ballot Notice dated 14th November, 2025, by way of Postal Ballot through e-voting process ("remote e-voting").

| Sr. No. | Description of the Resolution | Type of Resolution |
|---------|---|--------------------|
| 1. | Alteration in object clause of Memorandum of Association of the Company | Special Resolution |

The Company has sent the Postal Ballot Notice through an e-mail on November 18, 2025 to all the Members whose e-mail addresses are registered with the Company/Depositories/RTA as on cut-off date i.e. Friday, November 14, 2025 in compliance with the abovementioned MCA Circulars. Physical copy of the Postal Ballot Notice, Postal Ballot Form and pre-paid business reply envelope will not be sent to the members for this Postal Ballot, therefore, members are requested to communicate their assent or dissent through the remote e-voting system only.

Members who have not yet registered their e-mail address are requested to get their e-mail addresses registered by writing to the RTA viz. M/s. Beetal Financial and Computer Services Private Limited ("Beetal") at its e-mail id beetal@beetalfinancial.com or beetalra@beetalfinancial.com.

Members whose names are recorded in the Register of Members/ Register of Beneficial Owners maintained by the Company/Depositories/RTA as on Friday, November 14, 2025 ("Cut-off Date") are entitled to avail the facility of remote e-voting and their voting rights shall be reckoned on the basis of their holding as on the same date.

The Notice of the Postal Ballot is also available on the Company's website at www.optemus.com, website of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, respectively and on the website of CDSL at www.evotingindia.com.

Members are hereby informed that:

- The business as set out in the notice will be transacted only through remote e-voting system;
- The remote e-voting period will commence from Wednesday, November 19, 2025 at 9:00 A.M. (IST) and ends on Thursday, December 18, 2025 at 5:00 P.M. (IST);
- The remote e-voting module shall be disabled by CDSL beyond 5:00 p.m. on December 18, 2025;
- Once the vote on a resolution is cast by a member, he/she will not be allowed to change it subsequently.

The detailed procedure/instructions for e-voting are mentioned in the Notice of Postal Ballot.

Mr. Sumit Kumar, Practicing Company Secretary & Proprietor of M/s. S.K. Batra & Associates, has been appointed as Scrutinizer by the Board of Directors of the Company pursuant to Rule 22(5) of the Companies (Management and Administration) Rules, 2014 for conducting the Postal Ballot through remote e-voting process in a fair and transparent manner.

The results of the Postal Ballot shall be announced within 2 working days of conclusion of remote e-voting i.e. on or before December 22, 2025 by the Chairman or in his absence, by any other person authorized by him, at the Registered Office of the Company and will be intimated to Stock Exchanges, where the shares of the Company are listed and also be displayed on the website of the Company at www.evotingindia.com. For any grievances / queries connected with the voting by postal ballot through e-voting, shareholders may refer the Frequently Asked Questions and e-voting manual available at www.evotingindia.com under help section or write an e-mail at helpdesk.evoting@cdslindia.com or contact at Toll Free Number: 18002109911 or contact at 022-62343626, 022-62343611 or may send an e-mail to the Company at info@optemus.com.

For Optemus Infracom Limited
Sd/-
Vikas Chandra
Company Secretary & Compliance Officer

INDUSS FOOD PRODUCTS & EQUIPMENTS LIMITED
CIN: L35204WB1987PLC031664, Registered Office: 238B, A/C Bose Road, Kolkata-700020;
E-Mail: info@indusgroup.net; Website: www.indusgroup.net;
Tel: 033 2287 9266 / 8503 / 1962 / 4015 2800

RESULT OF POSTAL BALLOT

Pursuant to the provisions of Section 110 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014, as amended, the approval of the Shareholders was sought for Voluntary Delisting of Equity Shares of the Company from The Calcutta Stock Exchange Limited, i.e., the only Stock Exchange where the equity shares of the Company are presently listed, in terms of the Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 as amended (hereinafter referred to as the "Delisting Regulations"), as specified in the Postal Ballot Notice dated October 13, 2025 read with Special Resolution and Explanatory Statement attached thereto.

Mr. Narendra Narayan Mandal, Company Secretary and Compliance Officer of the Company, has announced the results of the Postal Ballot on the basis of the Scrutinizer Report dated November 17, 2025 submitted by Mr. Saurabh Basu, Proprietor of S Basu & Associates, Practicing Company Secretary, Membership No.: ACS18666, C.P. No.: 14347, appointed in accordance with the provisions of the Companies Act, 2013 and the rules made thereunder. The following result of the e-voting was announced at the Registered Office of the Company:

A summary of the Postal Ballot votes received is given below:

| Sl. No. | Votes casted | By Postal Ballot | By Electronic Voting | Total No. of Valid Votes | % of votes polled on outstanding shares |
|---------|--------------|------------------|----------------------|--------------------------|---|
| 1. | Favour | 0 | 6,77,850 | 6,77,850 | 79.75 |
| 2. | Against | 0 | 0 | 0 | 0 |
| | Total | 0 | 6,77,850 | 6,77,850 | 79.75 |

Resolution required: (Ordinary/Special) Special Resolution for Delisting of Equity Shares from the Calcutta Stock Exchange Limited.

Whether Promoter/ Promoter Group are interested in the agenda/ Resolution? Yes

| Category | No. of shares held | Mode of voting | No. of valid votes polled | % of votes polled on outstanding shares | No. of votes in favour | No. of votes against | % of votes in favour on votes polled | % of votes against on votes polled |
|-----------------------------|--------------------|----------------|---------------------------|---|------------------------|----------------------|--------------------------------------|------------------------------------|
| Promoter and Promoter Group | 6,23,750 | Postal Ballot | - | - | - | - | - | - |
| | | Pol | - | - | - | - | - | - |
| | | E-voting | 6,23,750 | 100.00 | 6,23,750 | 0 | 100.00 | 0.00 |
| Sub Total (A) | 6,23,750 | | 6,23,750 | 100.00 | 6,23,750 | 0 | 100.00 | 0.00 |
| Public Institutions | 0 | Postal Ballot | - | - | - | - | - | - |
| | | Pol | - | - | - | - | - | - |
| | | E-voting | - | - | - | - | - | - |
| Sub Total (B) | 0 | | - | - | - | - | - | - |
| Public Non-Institutions | 2,26,250 | Postal Ballot | - | - | - | - | - | - |
| | | Pol | - | - | - | - | - | - |
| | | E-voting | 54,100 | 23.91 | 54,100 | 0 | 100.00 | 0.00 |
| Sub Total (C) | 2,26,250 | | 54,100 | 23.91 | 54,100 | 0 | 100.00 | 0.00 |
| TOTAL | 8,50,000 | | 6,77,850 | 79.75 | 6,77,850 | 0 | 100.00 | 0.00 |

Note:

- The terms "Public Shareholders" and "Promoters" have the same meaning as assigned to them under the Delisting Regulations.
- The total valid votes casted by the Public Shareholders in favour of the proposed resolution are more than two times of the valid votes casted by the Public Shareholders against it as required under Delisting Regulations.

Accordingly, the Special Resolution as set out in the Postal Ballot Notice dated October 13, 2025 was declared as approved and passed with requisite majority as required under Regulation 11(4) of the Delisting Regulations.

By Order of the Board of Directors
For Induss Food Products & Equipments Limited
Sd/-
Narendra Narayan Mandal
Company Secretary & Compliance Officer

Date: 18.11.2025
Place: Kolkata

CAN FIN HOMES LTD
Office No-02, 2nd Floor, Plot No B-1 KasaanTower Alpha Road
Commercial Belt, Block E, Alpha I, Greater Noida
Uttar Pradesh 201308. CIN: L85110KA1987PLC008699
E-mail: greaternoida@canfinhomes.com
Mobile No. 7625079164, 0120-4569974

DEMAND NOTICE

Under Section 13(2) of "The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002)"

- To,
- Mr. Brajpal Singh Mavi S/o Mr. Kalu Ram Mavi (Applicant) Flat No UG-3 Upper Ground Floor (RHS Back side), Plot No D-411 Indraprastha colony, Loni Ghaziabad-201102
 - Mrs. Geeta W/o Brajpal Singh Mavi (Co-applicant) Flat No UG-3 Upper Ground floor (RHS Back side), Plot No D-411 Indraprastha colony, Loni Ghaziabad-201102
 - Mr. Vinod Kumar S/o Kalu (Guarantor) House No. 127 Teelashahabpur, Loni Dehat Ghaziabad, Loni UP-201102

You, No. 1-3, availed a housing loan from our branch against the security of mortgage of the following asset belonging to Mr. Brajpal Singh Mavi S/o Mr. Kalu Ram Mavi of you. An amount of Rs. 1184231/- (Rupees Eleven Lakh Eighty Four Thousand Two Hundred Thirty One Only), is due from you to Can Fin Homes Ltd. as on 13.11.2025 together with future interest at the contracted rate.

Details of the mortgaged asset
Flat No UG-3 Upper Ground floor (RHS Back side), Plot No D-411 Indraprastha colony, Loni Ghaziabad-201102. **BOUNDARIES OF THE PROPERTY ARE AS UNDER:** NORTH: 12mtr, Wide Road, SOUTH: Plot No 344 & 345, EAST: Plot No. 410, WEST: Plot No 412
Registered demand notice was sent to No. 1-3 under Section 13(2) of the SARFAESI Act, 2002, but the same was returned un-served/deceased. The undersigned has, therefore, caused these Notices to be pasted on the premises of the last known addresses of the said Borrower/s as per the said Act. Hence this paper publication. As you have failed to adhere to the terms of the sanction, the account is classified as a Non Performing Asset on NPA 29.10.2025 as per the NHB Guidelines. You are hereby called upon to pay the above said amount with contracted rate of interest thereon from 13.11.2025 DEMAND NOTICE within 60 days from the date of this notice, failing which the undersigned will be constrained to Initiate action under SARFAESI Act to enforce the aforesaid security. Further, the attention of borrowers / guarantors is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to them to redeem the secured assets.

Date: 18.11.2025
Place: Greater Noida
Sd/-
Authorised Officer
Can Fin Homes Ltd.

FORM NO. INC-26

(Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014)

Before the Central Government
(Regional Director, Northern Region,
New Delhi)

In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of Rule 30 of the Companies (Incorporation) Rules, 2014

AND

In the matter of RAK FITNESS CONSUMER PRIVATE LIMITED (CIN: U32300DL2024PTC426365), (The Company) having its Registered Office at A-3-22 Third Floor Front, Lal Sai Marg, Janakpuri NE, Janakpuri A-3, New Delhi-110058.

Applicant Company/ Petitioner

Notice is hereby given to the General Public that the Company proposes to make application to the Central Government under Section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on Thursday, 13th day of November, 2025 to enable the Company to change its Registered Office from "National Capital Territory of Delhi" to "State of Gujarat".

Any person whose interest is likely to be affected by the proposed change of the registered office of the Company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Northern Region, B-2 Wing, 2nd Floor, Pt. Deendayal Anthyodaya Bhawan, CGO Complex, New Delhi - 110003, Delhi, within 14 (fourteen) days of the date of publication of this notice with a copy to the applicant Company at its registered office at the address mentioned below:

A-3-22 Third Floor Front, Lal Sai Marg, Janakpuri NE, Janakpuri A-3, New Delhi-110058

For and on behalf of

RAK FITNESS CONSUMER PRIVATE LIMITED

Sd/-

RAJ VIKRAM

Director

Date: 19.11.2025 DIN: 10498216

Bank of Baroda

SBFC Finance Limited
Registered Office:- Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri- Kurla Road, Andheri (East), Mumbai-400059.

DEMAND NOTICE

Whereas the borrowers/co-borrowers mentioned hereunder had availed the financial assistance from SBFC Finance Limited. We state that despite having availed the financial assistance, the borrowers/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned hereunder, in the books of SBFC as per guidelines of Reserve Bank of India, consequent to the Authorized Officer of SBFC Finance Limited. Under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below, calling upon the following borrowers /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices.

The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.

| Sl. No. | Name Of The Borrower / Address | Date Of Demand Notice & NPA | Loan And Outstanding Amount | Property Address Of Secured Assets |
|---------|---|---|---|--|
| 1. | 1. MR. PRABHAT KUMAR NISHAD, 2. MRS. RENU NISHAD 3. JITENDRA KUMAR NISHAD Having Address At House No.81/88, Bakshi Khurd Dargah, Prayagraj, Uttar Pradesh-211006. Also Address At Arazi No.205, Jhansi Kohala, Jhansi, Phoolpur, Prayagraj, Uttar Pradesh-212103. | Notice Date: 17TH October 2025 NPA date: 6th MAY 2025 | Loan Account No. SBFCCLAP000002221 (PR0152877). Loan Amount: Rs.26,20,922/- (Rupees Twenty Six Lakhs Twenty Thousand Nine Hundred And Twenty Two Only) Total Outstanding amount: of Rs. 21,47,573/- (Rupees Twenty One Lakhs FortySeven Thousand Five Hundred Seventy Three Only) as on 13th October, 2025 | All that the piece & parcel of land bearing Arazi No.205, Admeasuring 37.34sq.mtrs, Muzza: Jhansi Kohala, Pargana: Jhansi, Tehsil: Phoolpur, District: Prayagraj, State: Uttar Pradesh-211003 And bounded By: East: House Of Suresh Kumar, West: House Of Akhilesh, North: Way, South: G.T Road. |
| 2. | MR. RAM BARN KASHYAP, 2. ROHIT KASHYAP 3. RINKI KASHYAP Having Address At Property Built Over Arazi No. Part Of 1208, Situated At Mauja-Bara Sirahi, Pargana & Tehsil And Dist. Bara Sirahi, Kanpur Nagar, Uttar Pradesh-208016. | Notice Date: 17TH October 2025 NPA date: 4TH JULY 2025 | Loan Account No. 97514 (PR01628902) & 128024 (PR01662571) Loan Amount: Rs. 19,78,385/- (Rupees Nineteen Lacs Seventy Eight Thousand Three Hundred Eighty Five Only) Total Outstanding amount of Rs. 22,88,769/- (Rupees Twenty Two Lacs Eighty Eight Thousand Seven Hundred Sixty Nine Only) as on 13th October, 2025 | All that the piece & parcel of Property Built Over Arazi No. Part of 1208, Situated at Mauja-Bara Sirahi, Pargana & Tehsil and Dist. Bara Sirahi, Kanpur Nagar, Uttar Pradesh-208016. And bounded By: East: House of Pappu Sharma of Arazi No.1208 West: House of Bharat Kushwaha of Arazi No.1208 North: 10 ft Wide Road South: House of Sanjay Sharma of Arazi No.1208 |
| 3. | 1. MR. RAM PRAKASH, 2. MRS. MANISHA DEVI All Are Having Address At Gram Dhurda, Srinagar Basti, Salempur Basti, Uttar Pradesh School, Parsarampur, Uttar Pradesh-272130. Also Address At Gata No.309, Area 400 Sq. Mtr., Situated At Mauja Bangawan Khas Pargana, Pargana Amorha, Tehsil Hariyari, Dist. Basti, Uttar Pradesh-272130. | Notice Date: 8TH October 2025 NPA date: 3TH AUGUST 2025 | Loan Account No. 402106000035594-C (PR01410972) & 0000019149-C (PR01452435) Loan Amount: Rs. 30,00,000/- (Rupees Thirty Lakhs) Total Outstanding amount: of Rs. 31,26,371/- (Rupees Thirty One Lakhs Twenty Six Thousand One Hundred Thirty Seven Only) as on 07th October 2025 | All the Piece and Parcel of Gata No.309, Area 400 Sq. Mtr., situated At Mauja Bangawan Khas Tappa Bangawa, Pargana Amorha, Tehsil Hariyari, Dist. Basti, Uttar Pradesh-272130. Boundary of the aforesaid property:- Towards East- Chak Nali Towards West- Sikandarpur-Maskanawan Marg Towards North- Land Yashoda Devi Towards South - Rest Land of Sellers |
| 4. | 1. MR. VINOD KESARWANI, 2. MR. RAM GOPAL, 3. NISHA JI 4. SOHAN LAL Are Having Address At Ghunpur Ghunpur, Allahabad, Uttar Pradesh-212 107. Also Address At Property Of Arazi No.198, Mauza Chakghurpur, Admeasuring 224 Sq.Mtrs, Pargana-Arai, Tehsil-Bara, Dist. Allahabad/Prayagraj, Uttar Pradesh-212 107. | Notice Date : 27TH October 2025 NPA date: 3TH OCTOBER 2025 | Loan Account No. 4021060000354760 (PR01411372) Loan Amount: Rs. 20,00,000/- (Rupees Twenty Lakhs Only) Total Outstanding amount of Rs. 21,92,734/- (Rupees Twenty One Lacs Ninety Two Thousand Seven Hundred Thirty Four Only) as on 17th October, 2025 | All that the piece & parcel of Property of Arazi No.198, Mauza Chakghurpur, Admeasuring 224 sq.mtrs, Pargana-Arai, Tehsil-Bara, Dist. Allahabad/Prayagraj, Uttar Pradesh- 212 107. And bounded By: East: Road West: Land of Railway North: Land of Badri Prasad South: Land of Radhey Shyam Sahu |

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers, to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of the SARFAESI Act and the applicable Rules thereunder. Please note that under Section 13 (13) of the SARFAESI Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Dated: 19.11.2025
Place: LUCKNOW

Sd/- Authorized Officer
SBFC Finance Limited

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

POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice.

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

| Sl. No. | Borrower Details | Demand Notice dated | Mortgaged Property | Possession Date |
|---------|--|--|--|-----------------|
| 1. | 1. ANAS GARMENTS 2. FAHEEM KHAN 3. AMINA BEGUM 4. ABID KHAN 5. WASEEM KHAN Loan Account Number: UGBRLMS0000067070 | Demand Notice dated 29/07/2025 for an amount of Rs. 9,50,002.00/- (Rupees Forty Nine Lakh Fifty Thousand Two Hundred Fifty as on 07-Jul-2025 | The Residential Flouse Part of House No EA-8/87/241 Area 63.55 Sq. Mtr. Ward No- 58, Mohalla Shahad Tehsil and District Bareilly Boundaries: On or towards the North: Rasta Gali 12th vide On or towards the South: House of Azhar Ali On or towards the East: Rasta Gali 12th vide On or towards the West: House of Azhar Ali | 14.11.2025 |

Place: Uttar Pradesh
Date: 19.11.2025

Sd/(Authorised Officer)
For UGRO Capital Limited

Bank of Baroda
ZONAL STRESSED ASSETS RECOVERY BRANCH (ZOSARB),
SCO 1120-1121, SECTOR-22, CHANDIGARH - 160022
M: 88269-90503, E-MAIL: armcha@bankofbaroda.co.in

SALE NOTICE FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES

APPENDIX-IV A [SEE PROVISIO TO RULE 6(2), 8(6) & 9(1)]

E-Auction Sale Notice for Sale of Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2), 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Movable / immovable property mortgaged/charged to the Secured Creditor, Possession of which has been taken by the Authorized Officer of Bank of Baroda. Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATSOEVER THERE IS" basis for recovery of dues in below mentioned accounts. The details of Borrower(s) / Mortgagor(s) / Guarantor(s) / Secured Asset(s) / Dues / Reserve Price / E-Auction Date, Time, EMD and Bid Increase Amount are mentioned below:-

| Sr. No. | Name of Branch & Borrower(s) / Guarantor(s) & Mortgagor(s) | Description of the Movable / Immovable Property with known encumbrances, if any | Total Dues | Date & Time of E-Auction | Reserve Price | Status of Possession (Constructive / Physical) | Property Inspection Date & Time | Name of Contact No. Authorised Officer |
|---------|---|--|--|---|--|--|---|---|
| | | | | | EMD Bid Increase Amount | | | |
| 1. | ZOSARB, CHANDIGARH (1) M/s. Dasmesh Alloys Pvt. Ltd., Amloh Road, Village Khumbh, Amloh Post, Mandi Gobindgarh, Fatehgarh Sahib - 147301. | (1) Equitable Mortgage of Industrial Property situated in Revenue Limits of Village Kumbh, Tehsil Amloh, Mandi Gobindgarh, Distt. Fatehgarh Sahib consisting of following sale deeds:- (1) Transfer Deed 2021-22/24/1/2002 Dated 01.01.2021 for land measuring 3 Bigha - 0 Biswa - 4 Biswas comprised as (a) 0 Bigha - 11 Biswa - 10 Biswas as 46/1352 share in out of 16 Bigha - 18 Biswa in Khata No. 91/147, Khasra No. 473(6-5) 474(6-5) 475(4-8) (b) 1 Bigha - 5 Biswa - 10 Biswas as 102/712 share in out of 8 Bigha - 18 Biswa in Khata/tni Number 148 Khasra No. 46/652/459(2-15) 654/460(1-19) (c) 1 Bigha - 3 Biswa - 4 Biswas as 58/710 share in out of 14 Bigha - 4 Biswa in Khata/tni No. 149 Khasra No. 72/11(2-15) 462(8-14) 472(2-15) as per Jamabandi for 2014-15 in the revenue limits of Village Khumbh, Tehsil Amloh, Distt. Fatehgarh Sahib (2) Sale deed bearing No. 1398 Dated 07.09.2006 for land measuring 10 Bigha comprised as 10/54 share in out of 54 Bigha in Khata No. 139/40-44 Khasra No. 211(2-10) 481(6-16) 482(8-16) 778/484(6-16) 578(6-16) 538(4-13) 896/539(4-10) 891/536(10-12) 893/537(10-14) 892/536 Min (3-10) 892/536 min (2-10) 894/537(5-10) 895/539(7-10) 894/537(1-10) 535(3-17) as per Jamabandi for 2004-2005 in the revenue limits of Khumbh, Tehsil Amloh, Distt. Fatehgarh Sahib. Area 13.01 Bigha. AND | Rs. 14,59,00,000/- Interest and other charges w.e.f. 20.10.2023 (-) Recovery, if any | 05.12.2025 from 14:00 Hrs. to 18:00 Hrs. | Rs. 7,25,41,800/- Rs. 72,54,180/- Rs. 1,00,000/- | PHYSICAL POSSESSION | 02.12.2025 from 11:30 A.M. to 04:00 P.M. | Mr. Pradeep Swar Bhatia Mobile No. 8826990 |

