



Jawahra Pardhana Road, Village Jawahra,
Tehsil Khanpur, Dist. Sonipat, Haryana-131305

SILKY OVERSEAS LIMITED

CIN: U17110HR2016PLC147382
PAN: AAXCS0302D

Date: 22/08/2026

To,
The Listing Compliance Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (E), Mumbai - 400051
Maharashtra, India

SYMBOL: SILKY

Subject: Submission of Copies of Newspaper Publications

Dear Sir/Madam,

Pursuant to Regulations 30 and 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and in compliance with the Ministry of Corporate Affairs, General Circular No. 20/2020 dated 5th May, 2020, please find enclosed herewith the copies of Newspaper Publications w.r.t. Notice issued for attention of the Shareholders in respect of information regarding 10th Annual General Meeting scheduled to be held on Monday, September 21, 2026 at 3:00 P.M. through Video Conferencing / Other Audio Visual Means published by the Company in Financial Express (English Newspaper) and Jan Satta (Hindi Newspaper) on August 22, 2026.

We request you to take the above on record.

Thanking You

Yours faithfully,

For **Silky Overseas Limited**

**HARSHIT
GUPTA**

Digitally signed by
HARSHIT GUPTA
Date: 2026.08.22 12:08:32
+05'30'

Harshit Gupta
Company Secretary & Compliance Officer
Membership No. A74909

Enclosed: As above

SMFG India Home Finance Co. Ltd.
Grihashakti
 Corporate Off. : 503 & 504, 5th Floor, G-Block, Inspire BKC, BKC Main Road, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
 Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116, TN

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION 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 SMFG India Home Finance Co. Ltd. (hereinafter referred to as SMHFC) under the Act and in exercise of the powers conferred under Section 13 (12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in 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 :

Sr. No.	Loan Account No. & Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description of Secured Assets / Mortgage Property	Date of Demand Notice U/s. 13 (2) & Total O/s.
1.	LAN : 605439212070112 1. Abdul Wasid 2. Farheen Jahan Add. : S/o. Abdul Jabbar, Add. H. No. F-92, Gali No. 3, Chand Bagh, Karawal Nagar, North East, Delhi-110 094.	A Builtup Triple Storey, Property Land area Measuring 45.98 Sq Meaters i. e. 55 Sq. yards Bearing part of Property No. F-52-B Out of Kharsa No. 1ETC/161 Situated in the area of Village : Ziauddinpur in the Abadi of Gali No. 2, Chand Bagh illaga Shadara, Delhi-110 094 East : Plot No. F-49, West : Plot No. F-52, North : Gali; South : Property of Others.	23.07.2026 Rs. 40,89,756.40 (Rs. Forty Lakh Forty Seven Thousand Seven Hundred Fifty Six & Paise Forty Only) on 23.07.2026 NPA Date : 06.07.2026
2.	LAN : 609139212053364 1. Ramana Sharma 2. Kalpana Sharma Add. : S/o. Bhawan Sharma Add. WZ 699, First Floor, Rishi Nagar, Shakur Basti, Delhi-110 034; Also at : 704, 2 nd Floor, Rishi Nagar, Rani Bagh, North West, Delhi -110 034.	Entire Upper Ground Floor Without Roof / Terrace Rights Which IA Part of Built Up Property Bearing No. WZ-1800, Built on land Area Measuring 75 Sq Yards for Say 62.71 Square Meater Portion of Plot No.18 Out of Kharsa No. 524/315,535/315 Situated in the Area of Village : Saleempur Mazra Maidpur Delhi State Delhi Abadi known as Rani Bagh Shakur Basti Delhi-110 034. East : Plot No. 1801; West : Other Property; North : Other Property; South : Gali 10 feet wide.	23.07.2026 Rs. 40,47,718.72 (Rs. Forty Lakh Forty Seven Thousand Seven Hundred Eighteen & Paise Seventy Two Only) as on 23.07.2026 NPA Date : 06.07.2026
3.	LAN : 609138012393355 1. Raju Biswas 2. Popi Biswas Add. : S/o. B. M. Biswas, Add. House No. 64, Third Floor, Shyam Nagar, Okhla Phase -3 Govindpur Opposite BJP Office, New Delhi-110 202.	Builtup Second Property Without Roof / Terrace Rights Built on Property Bearing Plot Nos. H-111 and H-112 Area Measuring 68.44 Sq. yards i. e. 57.22 Sq. (Size 14'x44') Meaters Out of Kharsa No. 408 Situated in the Revenue Estate of Village Nawada, Majra Hastals Delhi State Delhi Clony known as Mohan Garden in Block-H Uttam Nagar New Delhi-110 059. East : Portion of Plot; West : Portion of Plot; North : Road 18 Ft. Wide; South : Service Lane.	23.07.2026 Rs. 39,46,416.13 (Rs. Thirty Nine Lakh Forty Six Thousand Four Hundred Sixteen & Paise Thirteen Only) as on 23.07.2026 NPA Date : 06.07.2026
4.	LAN : 609139212285383 1. Deepak Kishan Lal 2. Rekha Devi Add. : S/o. Kishan Lal, Add. D 512, Street No. 4, Ashok Nagar, New Delhi-110 093.	Built up Property Third floor with Roof Rights Area Measuring 50 Sq Yards i. e. 41.80 Sq Meater bearing Property No. D-363 Old Plot No. 33-A Out of Kharsa No. 488 Situated in the Area of Village : Sikarpur in the Area of Street No. 13, Hardev Puri, Shadara, Delhi-110 093. Direction AS Per Documents : East : Property of Others; West : Porpetey of Others; North : 20 Ft. Wide; South : Property of Others.	23.07.2026 Rs. 27,48,261.20 (Rs. Twenty Seven Lakh Forty Eight Thousand Two Hundred Sixty One & Paise Twenty Only) as on 23.07.2026 NPA Date : 06.07.2026
5.	LAN : 613938011824875 1. Vikash Sah 2. Raj Kumar Sah 3. Durga Devi Add. : S/o. Shitaram Sah, Add. 45 Shihbanpura, Patel Nagar, 2 nd Ghaziabad, Uttar Pradesh-201 001.	Built up property Part of Plot No. 30 Area Measuring 75 Sq. yards, i. e. 62.70 Sq. Meater, Out of Kharsa No. 3046 Situated in the Mansarovar Park, Village : Shahpur Bamehta Pargana : Dasna, Tehsil & Dist. Ghaziabad.	23.07.2026 Rs. 23,69,857.13 (Rs. Twenty Three Lakh Sixty Nine Thousand Eight Hundred Fifty Seven & Paise Thirteen Only) as on 23.07.2026 NPA Date : 06.07.2026
6.	LAN : 613939211488749 1. Udhay Vijay Pal 2. Anju Udhay Add. : S/o. Vijay Pal, Add. H. No. 590K, Sartuddinpur, Loni, Uttar Pradesh-201 102.	Built up Property No. 590K, Area measuring 165.66 Sq Yards i. e. 138.51 Square meter out of total property area 380 Square Yards covered area 70 Square yards i. e. 58.52 square meter Out of Kharsa No. 528 Situated at Sarfuddinpur Javli Pargana & Tehsil Loni, Dist. Ghaziabad. East : Other Plot; West : Plot Vinod; North : Rasta 12 Foot; Plot Rajender	23.07.2026 Rs. 21,86,786.32 (Rs. Twenty One Lakh Eighty Six Thousand Seven Hundred Eighty Six & Paise Thirty Two Only) as on 23.07.2026 NPA Date : 06.07.2026

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and here in above 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 SMHFC 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, SMHFC 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. SMHFC 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), SMHFC 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 SMHFC. This remedy is in addition and independent of all the other remedies available to SMHFC 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 SMHFC 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.

Place : Delhi / Ghaziabad
 Date : 23.07.2026
 Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-I, DELHI
 4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

RC/8/2020 SALE PROCLAMATION

UNION BANK OF INDIA (e-CORP. BANK) Vs. M/S BLISS INFRA TECH LTD AND ORS

PROCLAMATION OF SALE UNDER RULE 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961

READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

(CD1) M/S BLISS INFRA TECH P LTD., THROUGH ITS DIRECTORS, 2/4, 2ND FLOOR, SARAI JULLENA, NEW FRIENDS COLONY, DELHI-110025

(CD2) AZHARALI/O/AZHARALI, C-88, 4TH FLOOR, SHAHEEN BAGH, JAMIANAGAR, OKHLA, NEW DELHI-110025

(CD3) SANAALI/O/AZHARALI, C-88, 4TH FLOOR, SHAHEEN BAGH, JAMIANAGAR, OKHLA, NEW DELHI-110025

The under mentioned property will be sold by Public E-auction sale on 25/09/2026 for recovery of sum of Rs. 1,32,55,368.00 (RUPEES ONE CRORE THIRTY-TWO LACS FIFTY-FIVE THOUSAND THREE HUNDRED SIXTY-EIGHT ONLY) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from M/S BLISS INFRA TECH PVT LTD.

DESCRIPTION OF PROPERTY

No. of lots	Description of the property to be sold with the names of the co-owners where the property belongs to default and any other person as co-owners	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Valuation also state valuation given, if any, by the Certificate Debtor	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.	Reserve price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
1.	2.	3.	4.	5.	6.	7.	8.
1.	PROPERTY i.e. FOUR VACANT PLOTS NOS. 41 TO 44 ADMEASURING 334.44 SQUARE METERS; PLOT NOS. 39 & 40 ADMEASURING 167.22 SQUARE METERS; PLOT NOS. 35 TO 38 ADMEASURING 278.83 SQUARE METERS; PLOT NOS. 17, 28, 29, 45 AND 46 ADMEASURING 418.05 SQUARE METERS ALL SITUATED IN KHASRA NO. 449, VILLAGE DUHAI, PARGANA JALALABAD, GHAZIABAD	Not known	Not known	No	Not known	Rs. 3,28,95,000.00	Rs. 32,89,500.00

- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://baanknet.com>
- The intending bidders should register the participation with the service provider well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
- EMD shall be deposited latest by till 05:00 PM on 23/09/2026 in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.com> EMD deposited thereafter shall not be considered for participation in the e-auction.
- In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before till 05:00 PM on 23/09/2026 and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-I, DRT-I, Delhi by 23/09/2026. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts of such bidders through the same mode of payment.
- Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Helpline Nos.	+91-8291220220
Helpline Email Address	Support.BAANKNET@psballiance.com
Bank officer	LAKSHYA KHATRI (CHIEF MANAGER), 9982000301 ubn090554723@unionbankofindia.bank.in

- Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
- The property shall not be sold below the reserve price.
- The property shall be sold in 01 lot, with Reserve Price as mentioned above lot.
- The bidder shall improve offer in multiples of Rs. 1,00,000/- during entire auction period.
- The property shall be sold "AS IS WHERE BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
- The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.com> by immediate next bank working day by 4:00 P.M. through Demand Draft/Pay Order favouring Recovery Officer, DRT-I, Delhi A/C. R.C. NO. 8/2020
- The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through Demand Draft/Pay Order favouring Recovery Officer, DRT-I, Delhi A/C. R.C. NO. 8/2020. In addition to above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs. 10) through DD in favour of The Registrar, DRT-I, Delhi. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-I, Delhi.
- In case of default of payment within the prescribed period, the deposit, after deduction of the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

14. Schedule of auction is as under:-

Service of notice by all modes	24.08.2026	From 1:00 pm to 4:00 pm
Inspection of property	02.09.2026	Up to 05:00 pm
Last date of receiving both physical bids alongwith proof of earnest money and uploading documents of auction agency portal	23.09.2026	Up to 05:00 pm
Date and Time of E-Auction:	25.09.2026	Between 12:00 Noon to 1:00 pm

15. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.
 Issued under my hand and seal of this Tribunal on this 29.07.2026.

Sd/-
 RAVINDER KUMAR TOMAR
 RECOVERY OFFICER-I
 DEBTS RECOVERY TRIBUNAL - I, DELHI

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
 Reg. Off. : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019. Tel: 011-86115600
 Corporate Office no. 101, Kalpataru Infia, Plot B, Near Grand Hyatt, Santacruz (East), Mumbai - 400051, Maharashtra

Demand Notice Under Section 13(2) of Securitisation Act 2002

ACRE - ARC has acquired the entire Financial Assets along with underlying securities of the borrower under the provisions of Section 5 of the SARFESI Act, 2002 from the Assignor. By virtue of the said Acquisition of Debt, ACRE - ARC has acquired all the rights, title and interest in the outstanding debts of the Borrower acting in its capacity as trustee by way of Assignment of Financial Assets as per financial documents and the underlying securities, ACRE - ARC has stepped into the shoes of Assignor being Secured Creditor to the Borrower and is entitled to recover outstanding dues in respect of the Loan facilities and enforce the underlying security interest.

Sr. No.	Loan A/c no.	ACRE TRUST	Portfolio	Date of Assignment	Name of the Borrower	Total Outstanding Amount	Date of NPA & Demand Notice Date
1	24284600001122	Acree Trust - 166	JCF	13-12-2024	M/s Saluja Electronics / Sh. Raju Singh Saluja / Late Sh. Parminder Singh Saluja (Through Legal Heirs) / Ms. Rajinder Kaur / Ms Navpreet Kaur	7868417.16 as on dt. 23-07-2026	31-10-2020 28-07-2026

Property No. 1 Description of Movable Property : Exclusive Charge on Whole of The Current Assets of The Borrower's Stocks of Raw Material, Semi-finished And Finished Goods, Stores And Spares Including, Relating To Plant And Machinery (Consumable Stores And Spares), Bills Receivables And Book Debts And All other Receivables And Movable's, (both Present And Future) Whether Lying or Stored In or About or Shall Hereinafter From Time To Time During The Security of These Presents Be Brought Into or Upon or Be Stored or Be In or About of The Borrower's Factories, Premises And Godowns Situate Anywhere And As The Same May Be or Be Held By Any Party To The order or Disposition of The Borrower or In The Course of Transit or on High Seas or on order or Delivery, However or Where So Ever In The Possession And/or Control of The Borrower And Either By Way of Substitution or Addition.

Property No. 2 - Description of Immovable Properties Flat No. 205, 1st Floor, Mpl No. 59/1a/f-205, Surjeet Apartment, Noi Basti, Firozabad - 283203. East: Road Corridor/Passage & Flat No. 210, West: Open To Sky, North: Open To Sky, South: Flat No. 206

Sr. No.	Loan A/c no.	ACRE TRUST	Portfolio	Date of Assignment	Name of the Borrower	Total Outstanding Amount	Date of NPA & Demand Notice Date
2	38446000101625 And 038LA2171870001	Acree Trust - 166	JCF	13-12-2024	M/s Kallu & Co. / Late Mr. Mohd. Yaqoob Qureshi (Through Legal Heirs) Mr. Mohd. Imran / Mrs. Shahnaz Begum	16,32,72,053.35 as on dt. 23-07-2026	31-12-2019 28-07-2026

Property No. 1 Description of Movable Property Exclusive Charge on Whole of The Current Assets of The Borrower's Stocks of Raw Material, Semi-finished And Finished Goods, Stores And Spares Including, Relating To Plant And Machinery (consumable Stores And Spares), Bills Receivables And Book Debts And All other Receivables And Movable's, (both Present And Future) Whether Lying or Stored In or About or Shall Hereinafter From Time To Time During The Security of These Presents Be Brought Into or Upon or Be Stored or Be In or About of The Borrower's Factories, Premises And Godowns Situate Anywhere And As The Same May Be or Be Held By Any Party To The order or Disposition of The Borrower or In The Course of Transit or on High Seas or on order or Delivery, However or Where So Ever In The Possession And/or Control of The Borrower And Either By Way of Substitution or Addition.

Property No. 2 - Description of Immovable Properties : Property Bearing No. 410, Area Measuring 65 Sq Yards, Consisting of one Hall on Basement/lower Ground Floor And Two Shops on Ground Floor And Two Halls on First Floor, With Roof, And With The Rights of Upper Storey Construction Upto Last Storey, out of Kharsa No. 2677/562 Situated At Abadi of Main Road Vikas Marg Shakarpur, Village -karkardooma, illaga-Shadara Delhi - 110092 And Bounded As Under: East: Main Road Vikas Marg, West: Property No. 409 of Mamuddin, North: Property No. 411 of Fool Singh, South: Property No. 410 (part)

Property No. 3 - Description of Immovable Properties : Property Bearing No. 410, Measuring Area 135 Sq Yards, Consisting of Whatsoever There on With The Rights of Its Construction From Ground Floor Upto Last Storey, out of Kharsa No. 2677/562 Situated At Abadi of Main Road Vikas Marg Shakarpur, Village -karkardooma, illaga Shadara Delhi - 110092 And Bounded As Under: East: Main Road Vikas Marg, West: Property No. 409 of Mamuddin, North: Property No. 411 of Fool Singh, South: Property No. 410 (part)

The steps are being taken for substituted service of notice. The above borrowers, co-borrowers and/or their guarantors (wherever applicable) are advised to make the payments of outstanding 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 as per the provision of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Please be informed that the said notice is also under section 13(13) informing the borrowers / guarantors/ mortgagors that the said mortgaged property should not be sold/leased/transferred.

DATE: 22nd August, 2026
 PLACE: Delhi

Sd/- AUTHORIZED OFFICER
 ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

OFFICE OF THE RECOVERY OFFICER-I
DEBTS RECOVERY TRIBUNAL-II, DELHI
 4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

T.R.C. 01/2024 SALE PROCLAMATION NOTICE

CORPORATION BANK VS M/S R.S. DISTRIBUTORS

UNION BANK OF INDIA VS M/S LANCER HEALTHCARE PVT. LTD.

PROCLAMATION OF SALE UNDER RULE 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961

READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

CD# M/S LANCER HEALTH CARE PVT. LTD. THROUGH ITS DIRECTOR 141, 2ND FLOOR, NAVYUG MARKET, GHAZIABAD-20131

CD#1 SH. RAJ KUMAR KARANWAL 87, NEW GANDI NAGAR GHAZIABAD U.P. Also at: BUILDING NO-4,5,6, FLAT NO-1,2,3 MODEL TOWN, VILLAGE, NASARPUR, PARAGAN, LONI GHAZIABAD (U.P.)

CD#2 SMT. SUMITA KARANWAL, 87, NEW GANDI NAGAR, GHAZIABAD U.P. Also at: BUILDING NO-4,5,6, FLAT NO-1,2,3 MODEL TOWN, VILLAGE, NASARPUR, PARAGAN, LONI GHAZIABAD (U.P.)

CD#3 M/S RUBY HOTEL AND BANQUET, 87, NEW GANDI NAGAR, GHAZIABAD U.P. Also at: BUILDING NO-4,5,6, FLAT NO-1,2,3 MODEL TOWN, VILLAGE NASARPUR, PARAGAN, LONI GHAZIABAD (U.P.)

CD#4 SH. MANISH KARANWAL 16/1, DAYANAND NAGAR, BLOCK-C GHAZIABAD U.P. Also at: FF PROPERTY NO-1/8, SITUATED AT KIRTI ENCLAVE, MODEL TOWN, TEHSIL AND DISTT, GHAZIABAD U.P.

CD#5 SMT. NAMITA KARANWAL, 16/1, DAYANAND NAGAR, BLOCK-C GHAZIABAD U.P. Also at: FF PROPERTY NO-1/8, SITUATED AT KIRTI ENCLAVE, MODEL TOWN, TEHSIL AND DISTT, GHAZIABAD U.P.

- Whereas Transfer Recovery Certificate No 01/2024 in OA No. 251/2014 (DRT I) dated 30.10.2023 drawn by the Presiding Officer, for the recovery of a sum of Rs. 8, 79, 67, 195.00/- (Rupees Eight Crore Seventy Nine Lakh Sixty Seven Thousand One Hundred Ninety Five Only) against the CDs alongwith interest 13.25% per annum from 01.06.2014 onwards until recovery from the Certificate debtors together with costs and charges as per recovery certificate from the date of institution of suit.
- Auction/bidding shall only be through online electronic mode through the e-auction website i.e. <https://baanknet.com>
- The intending bidders should register the participation with the service provider well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
- EMD shall be deposited latest by till 05:00 PM on 24.09.2026 in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.com> EMD deposited thereafter shall not be considered for participation in the e-auction.
- In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before till 05:00 PM on 24.09.2026 and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-I, DRT-II, Delhi by 25.09.2026. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts of such bidders through the same mode of payment.

The details of the property as under:-

Property Description	Reserve Price	Earnest Money Deposit
Entire First Floor of Property No. 1/8, situated at Kirti Enclave, Model Town, Tehsil & Distt. Ghaziabad, UP.	Rs. 54,00,000/- (Fifty Four Lakh Only)	Rs. 54,00,000/- (Five Lakh Forty Thousand Only)
Hotel City Garden formally known as M/s Ruby Hotel and Banquet. Plot No-1,2,3 and 4, Municipal No. 4729 G.T. Road, Village Nasirpura, Pargana-Loni, Tehsil and District Ghaziabad U.P. 201001 and entire building constructed there upon excluding seven shops at the front side ground level facing main G.T. Road.	Rs. 20,42,00,000/- (Twenty Crore Forty Two Lakh Only)	Rs. 2,04,20,000/- (Two Crore Four Lakh Twenty Thousand Only)

Boundaries: North: G.T. Road; South: Other property No. 27B; East: Other property; West: Entry/Road 33 wide.

6. Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Contact person	Authorized person of BAANKNET Portal
Helpline Nos.	+91-8291220220, 9820878255
Helpline Email Address	Support.BAANKNET@psballiance.com
Bank officer	LAKSHYA KHATRI (CHIEF MANAGER) UBI- 9982000301 Email: ubn090554723@unionbankofindia.bank.in

- Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
- The property shall not be sold below the reserve price.
- The property shall be sold in 01 lot, with Reserve Price as mentioned above lot.
- The bidder shall improve offer in multiples of Rs. 1,00,000/- during entire auction period.
- The property shall be sold "AS IS WHERE BASIS" and shall be subject to other terms and conditions as published on the official website of the e-auction agency.
- The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in Wallet Bank Asset Auction Network (BAANKNET) <https://baanknet.com> by immediate next bank working day by 4:00 P.M. through Demand Draft/Pay Order favouring Recovery Officer, DRT-II, Delhi A/C. T. R. C. No. 01/2024.
- The successful bidder/auction purchaser shall deposit the balance 75% of sale consideration amount on or before 15th day from the date of sale of the property. If the 15th day is Sunday or other Holiday, then on immediate first bank working day through Demand Draft/Pay Order favouring Recovery Officer, DRT-II, Delhi A/C. T. R. C. No. 01/2024. In addition to above, the purchaser shall also deposit poundage fee @1% on total sale consideration money (plus Rs. 10) through DD in favour of The Registrar, DRT-II, Delhi. The DD prepared towards poundage's fees shall be submitted directly with the office of Recovery Officer, DRT-II, Delhi.
- In case of default of payment within the prescribed period, the deposit, after deduction of the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government Account and the defaulting purchaser shall forfeit all claims to the property or the amount deposited. The property shall be resold forthwith, after the issue of fresh proclamation of sale. Further the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.

15. Schedule of auction is as under:-

Service of notice by all modes/Filing of affidavit of service by CH bank	15.09.2026	
Inspection of property	21.09.2026	Up to 05:00 pm
Last date of receiving both physical bids alongwith proof of earnest money and uploading documents of auction agency portal	24.09.2026	Up to 05:00 pm
Date and Time of E-Auction:	25.09.2026	Between 11:00 AM to 12:00 pm

15. The Recovery Officer has the absolute right to accept or reject any bid or bids or to postpone or cancel the e-auction without assigning any reasons.

Issued under my hand and seal of this Tribunal on this 07.08.2026.

Sd/-
 Archana Sehgal
 Recovery Officer-I
 DRT -II, Delhi

Form No. INC-26
Notice
 Before the Central Government
 Regional Director, Northern Region-I
 NCT of Delhi
 Ministry of Corporate Affairs

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 ISHTA PROPERTIES LIMITED having its registered office situated at 11th Floor, Hansaaya Building-15, Barakhamba Road, New Delhi-110001 having CIN: U45203DL1994PLC116832, the "Company")

.....Applicant
 Notice is hereby given to the General Public that the Company proposes to make application to the Central Government / Regional Director, Northern Region-I, under section 13 of the Companies Act, 2013 seeking confirmation of alteration of Memorandum of Association of the Company in terms of Special Resolution passed at the Extra-Ordinary General Meeting held on Thursday, August 20th, 2026, to enable the Company to change its Registered Office from "NCT of Delhi" to "State of Tamil Nadu" under the Jurisdiction of Registrar of Companies, Chennai.

