



CIN: L67120PB1993PLC013169

# Regency Fincorp Limited

(Formerly Known as: -Regency Investments Limited)

Corp. & Regd. Office :Unit No.57-58, 4th Floor, Sushma Infinium,  
Chandigarh-Ambala Highway, Zirakpur -140603

Contact No.: +91 77175 93645 Web.: [www.regencyfincorp.com](http://www.regencyfincorp.com)

E-mail : [regencyinvestmentsltd@gmail.com](mailto:regencyinvestmentsltd@gmail.com)

Date: January 13, 2024

To,  
The Listing Department  
BSE Limited,  
25<sup>th</sup> Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street Mumbai, Maharashtra - 400001

**SUB: Intimation for Newspaper Publication of Notice of Extra Ordinary General Meeting of the Company pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**Ref: REGENCY FINCORP LIMITED (SCRIP CODE: 540175)**

Dear Sir,

Pursuant to Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform that the Notice of Extra Ordinary General Meeting of the Company, scheduled to be held on 05<sup>th</sup> February, 2024 has been published on Saturday, 13<sup>th</sup> January, 2024 in two newspapers, namely in "Desh Sevak- Chandigarh Edition", a Punjabi Daily and "Financial Express- Chandigarh Edition", an English Daily.

The Newspaper cuttings of the above-mentioned newspapers evidencing the publication of the said Notice of Extra Ordinary General Meeting scheduled to be held on 05<sup>th</sup> February, 2024 are enclosed herewith for your ready reference.

This is for your kind information and record.

Thanking you,

Yours faithfully

**FOR REGENCY FINCORP LIMITED**

**GAURAV KUMAR**  
**MANAGING DIRECTOR**  
**DIN: 06717452**



**REGENCY FINCORP LIMITED**  
(Formerly known as Regency Investments Limited)  
CIN: L24999GJ1990PLC01163  
Corp. & Regd. Office: Unit No. 57-58, 4th Floor, Sushma Infinitum, Chandigarh-Ambala Highway, Zirakpur-140603  
Contact No.: +91 7717593645 Web: www.regencyfincorp.com  
Email: regencyinvestmentsltd@gmail.com

**NOTICE**

Notice is hereby given that:

- The Extra-ordinary General Meeting ("EGM") of the Company will be held on Monday, 5th February 2024 at 12:30 P.M. through Video Conferencing to transact the business as set out in the Notice of the meeting dated 8th January, 2024.
- The Company on Thursday, 11th January, 2024, completed the dispatch of Notice of EGM by electronic mode only to those members whose e-mail addresses are registered with the Company/Depository Participant(s) on Friday, 15th January, 2024 (the "Cut-off Date").
- The Notice of EGM can be viewed/downloaded from the NSDL website www.evoting.nsdl.com. Physical copy of the same is available for inspection, during 10:00 A.M. to 12:00 Noon at the registered office of the Company.
- Pursuant to Section 91 of the Companies Act, 2013 and Regulation 42 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the Register of Members and Share Transfer Books of the Company shall remain closed from Friday, 26th February, 2024 to Monday, 5th February, 2024 (both days inclusive), for the said EGM.
- Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended by the Companies (Management and Administration) Amendment Rules, 2015 and Regulations 44 of the Listing Regulation, the Company is pleased to provide e-voting facility by National Securities Depository Limited (NSDL) to its members in respect of the business(es) to be transacted at the EGM.
- The e-voting facility will be available from Friday, 2nd February, 2024 (9:00 A.M.) to Sunday, 4th February, 2024 (5:00 P.M.) after which e-voting shall not be allowed.
- The Cut-off date for determining the eligibility to vote through electronic means or at the EGM is Monday, 29th January, 2024.
- Any person, who acquires shares of the Company and becomes member of Company after dispatch of the Notice of EGM and holding shares as on Cut-off date, may obtain the login ID and password by sending a request at evoting@nsdl.com. However, if you are already registered with NSDL for remote e-voting then you can use your existing user ID and password for casting your vote.
- Facility for Remote e-voting shall be available at the EGM. Members who have already cast their vote through Remote e-voting prior to EGM may also attend the EGM but shall not be entitled to cast their vote at the EGM.
- In case of any queries or issues regarding e-voting, please refer to the Frequently Asked Questions (FAQs) for Members and e-voting user manual for Members, available at download section of www.evoting.nsdl.com or to contact Ms. Pallavi Mishra, Senior Manager by sending request at Evoting@nsdl.com or call on: 022 - 4896 7000 and 022 - 2496 7000 or send a request to at evoting@nsdl.com.

By the Order of the Board of Regency Fincorp Limited  
Sd/-  
Gaurav Kumar  
Managing Director  
DIN: 06717452

Place: Zirakpur, Punjab  
Date: 11th January, 2024

**यूनियन बैंक ऑफ इंडिया Union Bank of India**  
REGIONAL OFFICE, LUCKNOW  
Union Bank Bhawan, 1st floor, Vibhuti Khand, Near Mantri Awas, Gombi Nagar, Lucknow - 226010, Ph.: (0522) - 2306915, 2305900

**Possession Notice**

Whereas the undersigned being the authorized officer of Union Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) and 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice calling upon the following borrowers to repay the amount mentioned in the notice being 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 **Symbolic possession** of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act 2002 read with rule 9 of the said rules.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of Union Bank of India for an amount of dues outstanding together with interest thereon with costs and charges. **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.**

Sr. No.	(1) Name & Add. of Borrower/ Legal Heir (2) Name & Add. of Guarantor (3) Branch	Description of Mortgaged property	Date of Demand Notice/ Date of Symbolic Possession /Amount Due
1.	(1)- Mr. Mihir Arora S/o Mr. Naresh Kumar Arora. Address: 554k /7, Arjun Nagar, Alambagh, Lucknow, Uttar Pradesh-226005. (2)- Nil (3)-Ashiyana Branch. Email: Ubi00559571@Unionbankofindia.Bank	Equitable Mortgage of Residential Land And Building on Part of Khasra Number 1979/4 Min Jumla, Village Kanosi, Ward- Kesari Kheda, Lucknow, Uttar Pradesh. <b>Property Owned By: Mr. Mihir Arora S/o Mr. Naresh Kumar Arora, Admeasuring 111.524 Sq Mtr., Boundaries: (As Per Sale Deed Number 8407 Dated 26.09.2022) East: Land of Seller, West: Raasta 28.00 Feet Wide, North: Land of Seller, South: Plot of Deshraj.</b>	26.09.2023 12.01.2024 (Symbolic) Rs. 22,72,740.64 Plus Interest at contractual rate from 01.09.2023 and cost minus amount paid if any after the date of demand notice.

Date : 12.01.2024 Place : Lucknow Authorised Officer Union Bank of India

**Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))**

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at: 5th Floor, ELDECO Corporate Chambers -1, Near Ram Manohar Lohia Hospital, Vibhuti Khand, Gombi Nagar, Lucknow 226010 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues, The Sale will be done by the undersigned through e-auction platform provided at the website: www.liflohome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
1. Mr. Kall Khan 2. Mrs. Rajya Begam (Prospect No. IL0900105)	28-May-2022 Rs. 12,97,462/- (Rupees Twelve Lakh Ninety Seven Thousand Four Hundred Sixty Two Only)	All that part and parcel of the property bearing H.No-596S-Kn-047, 001, Area admeasuring 40.427 sq. mtr. Kn-No-47 Min. Village Bramhar, Shahpur, Ward-Haiderganj, Lucknow, Uttar Pradesh, India, 226001 (Land Area 435 Sq. Ft. and Built Up Area 652 Sq. Ft.)	11-Nov-2023 As On Date 3-Jan-2024	Rs. 9,00,000/- (Rupees Nine Lakh Only) Rs. 17,23,359/- (Rupees Seventeen Lakh Twenty Three Thousand Three Hundred Fifty Nine Only) Rs. 90,000/- (Rupees Ninety Thousand Only)

Date of inspection of property: 23-Jan-2024 11:00 hrs -14:00 hrs; EMD Last Date: 25-Jan-2024 till 5 pm; Date/Time of E-Auction: 30-Jan-2024 11:00 hrs -13:00 hrs.

Mode of Payment - EMD payments are to be made vide online mode only. To make payments you have to visit https://www.liflohome.com and pay through link available for the property/Secured Asset only.

Note: Payment link for each property/Secured Asset is different. Ensure you are using link of the property/Secured Asset you intend to buy vide public auction. For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account- IIFL Home Finance Ltd., b) Name of the Bank- Standard Chartered Bank, c) Account No-9902879xxxxx followed by Prospect Number, d) IFSC Code- SCBL0360001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

Terms and Conditions:-

- For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.liflohome.com, well in advance and has to create the loan account, login ID and password. Intending bidders have to submit / send their "Tender Form" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates ongoing relating to the property.
- Bidders are advised to go through the website https://www.liflohome.com and https://www.lifl.com/home-loans/properties-for-auction for details and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
- For detailed, help procedure and online training on e-auction prospective bidders may contact the service provider E-mail ID: auction.hil@lifl.com, Support Helpline No. 1800 2672 499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IIFL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email: auction.hil@lifl.com.
- Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IIFL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason therefor. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.

**15 DAYS SALE NOTICE UNDER THE RULE 9 SUB RULE 1(F) OF SARFAESI ACT, 2002**

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

Place : Lucknow Date : 13-01-2024 Sd/-Authorised Officer, IIFL Home Finance Limited

**Possession Notice (For Immovable Property) Rule 8(1)**

Housing Finance Ltd.) (IIFL-HFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002. A Demand Notice was issued by the Authorized Officer of the company to the Borrower/Co-Borrowers mentioned herein below 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 Section 13(4) of the said Rules. 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 IIFL HFL to an amount as mentioned herein under with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, if the borrower clears the dues of the "IIFL HFL" together with all costs, charges and expenses incurred, at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by "IIFL HFL" and no further step shall be taken by "IIFL HFL" for transfer or sale of the secured assets.

Name of the Borrower(s) / Co-Borrower(s)	Description of the Secured Asset (Immovable Property)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Date of Possession
Mr. Amrik Singh Mrs. Kuldeep Kaur Kuldeep Woollen Work, Nandan Welding Workshop (Prospect No. IL10258170)	All that piece and parcel of Property out of Khata No 60/96 comprised under khasra no. 295/1-02, kitta 01 situated in village Patti Bhanj, Tehsil Sub Tehsil Longowal, Distt. Sangrur, Punjab, India, 148105, Admeasuring (In Sq. Ft.): Property Type: Land Area Built Up Area, Carpet Area/Property Area: 1633.00 829.00, 740.00	Rs.7,82,148/- (Rupees Seven Lakh Eighty Two Thousand One Hundred and Thirty Eight Only)	19-08-2023	09-01-2024

For further details please contact to Authorized Officer at Branch Office: Sd/-21, 5th Floor, Ludhiana-Ferozganj Market, Ludhiana, Punjab - 141001 or Corporate Office: Plot No.98, Phase-IV, Udyog Vihar, Gurgaon, Haryana Place: Ludhiana, Date: 13-01-2024 Sd/-Authorised Officer, For IIFL Home Finance Ltd.

**AMBIT FINVEST PRIVATE LIMITED**  
Corporate Off: Kanakia Wall Street, 5th Floor, A-506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093

**POSESSION NOTICE (FOR IMMovable PROPERTY) (UNDER RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)**

Whereas the undersigned being the authorized officer of Ambit Finvest Private Limited having its registered office at Ambit House, 449, Senapati Bapat Marg, Lower Panel, Mumbai-400033, Corporate office at Kanakia Wall Street, 5th Floor, A-506-510, Andheri-Kurla Road, Andheri East, Mumbai-400093 and Branch office at DSM 352-354, 3rd Floor, DLF Tower Shivaji Marg, Mohl Nagar, New Delhi 110015, under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (5A 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 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.

Name of the Borrower(s) / Co-Borrowers /Guarantors & Loan Account Number	Demand Notice Date	Description of Immovable Property/Properties Mortgaged	Date of Possession Type of Possession
1. R. LIBRA HOSEYRI (THROUGH PROPRIETOR JYOTI SAKSHI) 2. JYOTI SAKSHI 3. RAMESH KUMAR LAN NOS. LU1000000014137 LU100000021067	02.11.2023 Rs. 29,51,935.62/- (Rupees Twenty Nine Lakh Fifty One Thousand Nine Hundred Thirty Five and Sixty Two Paisa Only) As On: 25.10.2023	COMMERCIAL PROPERTY No. B-27/1781/ VILL MAHAL BAGAT, MOHALLA FATEHGARH, TEHSIL & DIST. LUDHIANA, PUNJAB. BOUNDARY OF THE SAID PROPERTY - EAST PROPERTY OF MAJL GUPTA WEST STREET NORTH PROPERTY OF RAJINDER KUMAR SOUTH OTHER PROPERTY	11.01.2024 Symbolic Possession

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 Ambit Finvest Private 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.

Place : Ludhiana (Punjab) Date : 11.01.2024 Sd/- Authorised Officer, Ambit Finvest Private Limited

**SMFG INDIA CREDIT COMPANY LIMITED**  
(formerly Fullerton India Credit Company Limited)  
Corporate Office: 10th Floor, Office No. 101, 102 & 103, North Avenue, Maker Masity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051

**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 Credit Company Limited (formerly Fullerton India Credit Company Limited) (SMFG India Credit) 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(2) 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:

Name of the Borrower(s)	Demand Notice Date & Amount
1. BUTTA SINGH.	04th January, 2024 Rs. 83,62,876/- (Rupees Eighty Three Lakhs Sixty Two Thousand Eight Hundred and Seventy Six Only) As on 04th January, 2024
2. NARENDER JEET KAUR	Three Lakhs Sixty Two Thousand Eight Hundred and Seventy Six Only) As on 04th January, 2024

**Description Of Immovable Property / Properties Mortgaged**

P-1 : ALL THAT PROPERTY HOUSE MEASURING 136 SQ YARDS (2/2.3 BISWA) I.E. 8/15 SHARE OF 08-58 OUT OF KHEWAT KHATAUNO NO.1002/1967 KHASRA NO. 1066/352/2 (0-5) SITUATED AT FACTORY AREA BACKSIDE WALIA SHOPPING RAKBA VILLAGE LEHAL PATIALA BOUNDED BY BOUNDARIES AS UNDER: EAST - PROPERTY PURI SAHIB LENGTH 42'-9", WEST- HOUSE OWNER MEWA SINGLE LENGTH 36'-6", NORTH- MIL CHIRANJLI LAL LENGTH 32', SOUTH - ROAD LENGTH 30'

P-2: ALL THAT PROPERTY HOUSE MEASURING 4 BISWA OUT OF KHEWAT KHATAUNO NO. 4372/7665 KHASRA NO. 5137/3268/2334/698 MM (0-4) SITUATED AT NEAR DAKALA ROAD NEAR MEHAL (THAND WARD) RAKBA VILLAGE PATIALA BOUNDED AS UNDER: EAST-ROAD, WEST-VACANT PLOT, NORTH-VACANT PLOT, SOUTH-JAGDISH CHAND.

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 SMFG India Credit 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, SMFG India Credit 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. SMFG India Credit 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), SMFG India Credit 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 SMFG India Credit. This remedy is in addition and independent of all the other remedies available to SMFG India Credit 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 SMFG India Credit 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: Patiala Haryana Date: 13.01.2024 SD/- Authorised Officer, SMFG India Credit Company Limited (formerly Fullerton India Credit Co. Ltd.)

**TATA CAPITAL HOUSING FINANCE LTD.**  
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.

**NOTICE FOR SALE OF IMMovable PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)**

E-Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 30-01-2024 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis", for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 30-01-2024. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 29-01-2024 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1st & 2nd Floor, Lajpat Nagar - Part 2, Above Adfoc Bank, New Delhi 110024.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr. No.	Loan Ac. No. and Branch	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
1.	9959310	Sanjay Sethi (Borrower) Madhu Sethi (Co-borrower),	Rs. 42,64,508/- (Rupees Forty Two Lakh Sixty Four Thousand Five Hundred Eight Only)	Rs. 55,80,000/- (Rupees Fifty Five Lakh Eighty Thousand Only)	Rs. 5,58,000/- (Rupees Five Lakh Fifty Eight Thousand Only)	Physical

**Description of the Immovable Property:** All piece and parcel of Commercial Shop No BM 1 & 2 Admeasuring 340 Sq. Ft. and Shop No. BM 18 & 19 Admeasuring 260 Sq. Ft., total admeasuring 600 Sq. Ft. Situated at basement and Shop No. GM-19, area Admeasuring 158 Sq. Ft. Situated at Ground floor of the Commercial Complex known as ABC Complex bearing Corporation No. 125/14 Situated at 6, Quinton Road, ward jagdish Chandra Bose, Lucknow, U.P.-226001 with common amenities written in the Sale Deed

**Notar :-** Civil Suit filed by the Borrower against TCHFL (Regular suit/1717/2019) is pending before Civil Court, SD, Lucknow, No stay order is passed against TCHFL in the said case

**Note :-** SA filed by the Borrower against TCHFL (TSA/638/2022) is pending before DRT-2, Delhi. No stay order is passed against TCHFL in the said case

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction.

No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The E-auction will take place through portal https://www.bankauctions.com on 30-01-2024 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

**Terms and Condition: 1.** The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall not be sold before the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,000/- (Rupees Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 24-01-2024 between 11 AM to 5:00 PM per appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arrears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, C1 INDIA PVT.LTD. Address: C1 INDIA PVT.LTD. 3rd Floor, Plot No.68 sector-44, Gurgaon, Haryana-122003 Mob. : 8866682937 & Phone : 7291981124 /1125 /1126 Email ID: pujarai@c1india.com or support@bankauctions.com or Manish Bansal, Email ID: Manish.Bansal@tatacapital.com Authorised Officer Mobile No. 8589898396. Please support your query on WhatsApp Number - 9999078669 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company 14. Please refer to the below link provided in secured creditor's website: http://url.ifo.ykd for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-submission.html

**Please Note -** TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place : Lucknow Date:13-01-2024 Sd/- Authorised Officer, Tata Capital Housing Finance Ltd.

**SALE BY OPEN AUCTION**

Pursuant to taking physical possession and sale of the secured asset (Mortgaged Property, i.e., Plot No. 24-A, Khasra No. 114, Minjula, admeasuring 400 Sq. Ft. or 37.174 Sq. Mtrs., situated at Lohranau, Ward Fazulalaganj, Paragana Tehsil and Lucknow, Uttar Pradesh-226020, by the Authorized Officer of IIFL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IIFL-HFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, expression of interest/offers is invited from the public, offer can be given from any intended purchaser to purchase the Movable article find inside the aforementioned secured asset, after checking the inventory of Movable article which is with undersigned and also after inspecting the Movable article in person. The Movable article is in the physical possession of the undersigned, sale is being made on "AS IS WHERE IS & AS IS WHAT IS & WHATEVER THERE IS" Basis:-

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property in which movable are present for inspection	Reserve Price	Date of Inspection of property
1. Mr. Umesh Kumar Yadav (Prospect No. 904849)	21-Dec-2019 Rs. 11,66,240/- (Rupees Eleven Lakh Sixty Six Thousand Two Hundred Forty Only)	Plot No. 24-A, Khasra No. 114, Minjula, admeasuring 400 Sq. Ft. or 37.174 Sq. Mtrs., situated at Lohranau, Ward Fazulalaganj, Paragana Tehsil and Lucknow, Uttar Pradesh-226020 (Built Up Area Admeasuring 800 Sq. Ft.)	Rs. 50,000/- (Rupees Fifty Thousand Only)	18-Jan-2024 1100 hrs - 1600 hrs Date/Time of Auction: 23-Jan-2024 1100 hrs - 1600 hrs

Branch Address:- 5th Floor, ELDECO Corporate Chambers-1, Near Ram Manohar Lohia Hospital, Vibhuti Khand, Gombi Nagar, Lucknow 226010 (Authorized Officer: Mr. Pankaj Kumar-7380950199, E-mail ID: pankajkumar3@iiflhomeoans.com)

**General Terms and Conditions:**

The Sale will be on Open Auction basis  
Date of inspection of the movable article is 18-Jan-2024, between 1100 hrs - 1600 hrs.  
The auction will be open and anyone interested can inspect the property and participate in the open auction. The highest bidder will get the article.  
The charges of dismantling, shifting/transportation will be borne by the successful bidder.  
The successful bidder will have to shift the goods by paying consideration of sale by 22-Jan-2024 before 5.00 PM.  
The payments shall be made through Demand Draft in favour of "IIFL Home Finance Limited" payable at w.r.t. accounts details are as follows: a) Name of the Account:- IIFL Home Finance Ltd., b) Name of the Bank:- Standard Chartered Bank, c) Account No:-9902879xxxxx followed by Prospect Number, d) IFSC Code:-SCBL0360001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.  
The notice is hereby given to the Borrower and Guarantor, to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the movable asset as described herein above, as per the particulars of Terms and Conditions of Sale.  
The movable articles will be sold to the highest bidder. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary. Company is not responsible for any liabilities upon the property which is not in the knowledge of the company.  
Further, the Borrower/s, will have liberty to remove all of the Movable articles, till evening of 19-Jan-2024.  
For further details, Contact Authorised Officer/Authorized officer: Mr. Pankaj Kumar, 7380950199, E-mail ID:- pankajkumar3@iiflhomeoans.com Corporate Office: Plot No. 98, Phase-IV, Udyog Vihar, Gurgaon, Haryana-122015.

Place: Lucknow, Date: 13-Jan-2024 Sd/-Authorised Officer, IIFL Finance Limited

**INDIAN SUCROSE LIMITED**  
CIN: L15424PB1990PLC010903  
Registered Office: G. T. Road, Mukerian Distt Hoshiarpur, Punjab, India, 144211  
Website: www.muksug.in, E-mail: info.isl@yaducorporation.com  
Phone: +91-911511065152

**NOTICE OF POSTAL BALLOT**

Members of the Company are hereby informed that pursuant to provisions of Section 108, 110 and other applicable provisions, if any of the Companies Act, 2013 (the "Act") read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014, as amended from time to time (the "Rules") read with General Circular No. 14/2020 dated April 8, 2020, Circular No. 17/2020 dated April 13, 2020, Circular No. 20/2021 dated December 8, 2021, Circular No. 3/2022 dated May 5, 2022, Circular No. 11/2022 dated December 28, 2022 and Circular No. 09/2023 dated September 25, 2023 and other applicable Circulars issued by the Ministry of Corporate Affairs ("MCA Circulars") Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), Secretarial Standard on General Meetings ("SS-2") and other applicable laws, rules and regulations (including any statutory modification or re-enactment thereof for the time being in force), Indian Sucrose Limited (the "Company") has on 11th January, 2024 completed dispatch of Postal Ballot Notice dated January 04, 2024 electronically for seeking approval of the Company's Members for the - (a) to consider and approve changes in main objective clause of Memorandum Of Association of the Company, & (b) approval for providing/ giving loan to the related parties under the applicable provisions of Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 by Special Resolutions to those members whose names appear in the Register of Members/ List of Beneficial Owners as received from the National Securities Depository Limited (NSDL) and Central Depository Securities Limited (CDSL) and whose e-mail addresses are available with the Company/Depositories as on Friday, January 05, 2024 ("Cut-Off Date").

The voting rights of the Members/ Beneficial Owners shall be in proportion to their shareholding of the paid-up equity share capital of the Company as on the Cut-Off Date.

Members whose names appear on the Register of Members/ List of Beneficial owners as on the Cut-Off Date will only be considered eligible for the purpose of remote e-voting. A person who becomes a member after the cut-off date should treat this notice for information purpose only.

The Postal Ballot Notice is also available on the Company's website at www.muksug.in, website of the Stock Exchange i.e. BSE Limited at www.bseindia.com and on the website of NSDL at www.evoting.nsdl.com. Please note that there will be no dispatch of Physical copies of Notices or Postal Ballot forms to the members of the Company. Members desirous of exercising their votes through the remote e-voting process are requested to carefully read the instructions indicated in this notice and record their Assent (FOR) Dissent (AGAINST) only through remote e-voting system.

**Instructions for e-voting**

The remote e-voting shall commence on Monday, January 15, 2024 at 9.00 A.M. (IST) and shall end on Wednesday, February 14, 2024, 5.00 P.M. (IST). During this period, the members of the Company holding shares in physical or electronic forms on the Cut-Off date may cast their votes electronically. The remote e-voting module shall be disabled by NSDL for voting immediately thereafter.

Members who not yet registered their e-mail addresses are requested to register the same with their respective depository in case the shares are held in electronic form and with the Company's registrar as detailed in notes to the Postal Ballot notice.

The Board of Directors of the Company has appointed Mr. Neeraj Arora (CP No. 16186, M. No. F10781), Partner of M/s Sanjay Grover & Associates, Practicing Company Secretary, as the Scrutinizer for conducting the Postal Ballot process through remote e-voting in a fair and transparent manner.

The results of the voting conducted by the Postal Ballot along with the Scrutinizer's report will be announced by the Chairman/Vice Chairman & Managing Director of the Company on or before Friday, February 16, 2024. The results will be made available on Company's website at www.muksug.in, the website of the Stock exchange, namely BSE Limited at www.bseindia.com respectively, and on the website of NSDL at www.evoting.nsdl.com.

In case you have any questions about remote e-voting, please see the Frequently Asked Questions (FAQs) for Shareholders and remote e-voting User Manual for Shareholders, both of which are available in the download section of www.evoting.nsdl.com, or contact Mr. Abhishek Mishra, (Senior Manager), NSDL at 011-23353814/151 (Toll Free).

Members are requested to carefully read all the notes set out in the Postal Ballot Notice and in particular the manner of casting vote through remote e-voting.

For Indian Sucrose Limited  
Sd/-  
Kunal Yadav  
DIN: 01338110  
Managing Director

Date: 12th January, 2024  
Place: Mukerian

**TATA CAPITAL HOUSING FINANCE LTD.**  
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.