

Date: May 02, 2024

To,

BSE Limited
Department of Corporate Relations,
P. J. Towers, Dalal Street, Fort,
Mumbai- 400001

Scrip Code - 541358, Scrip ID - UCIL and ISIN: INE926R01012

Our Values

Subject: Newspaper Advertisement of Notice of EGM



Innovation

Dear Sir,



Trust

With reference to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith the copy of newspaper advertisement of notice of EGM published in English language newspaper i.e. "**Financial Express**" and in Hindi Language newspaper i.e. "**Jansatta**" as on Thursday, May 02, 2024.

We request you to kindly take the above information on record.



Growth

Thanking You,

For Unifinz Capital India Limited



Integrity

KAUSHIK
CHATTERJEE
Kaushik Chatterjee
Chief Executive Officer

Digitally signed by KAUSHIK
CHATTERJEE
Date: 2024.05.01 19:37:07
+05'30'

Encl. Copy of Advertisement

Unifinz Capital India Limited

Formerly Shree Worstex Limited

CIN: L17111DL1982PLC013790 | Chawla House 3rd floor, 19 Nehru Place, New Delhi - 110 019

+91-11-49953454 | +91-7373737316 | info@lendingplate.com | lendingplate.com | unifinz.in

UNIFINZ CAPITAL INDIA LIMITED

(Formerly Shree Worstx Limited)
CIN: L17111DL1982PLC013790
Regd. Office: Chawla House, 3rd Floor, 19, Nehru Place, New Delhi - 110019
Tel: +91-11-49953454; Email: info@lendingplate.com; Website: www.unifinz.in

NOTICE OF EXTRA-ORDINARY GENERAL MEETING AND E-VOTING

NOTICE is hereby given that the Extra-Ordinary General Meeting (EGM) of the Members of Unifinz Capital India Limited (formerly known as Shree Worstx Limited) (hereafter referred to as "Unifinz" or the "Company") will be held on Monday, May 27, 2024 at 3.00 p.m., through video conference / or other audio-visual means ("VC"/ "OAVM") to transact the special business through voting by electronic means, as set out in the Notice convening said EGM, which has been sent to the members on April 30, 2024. The notice of the EGM is also available on the website of the Company at www.unifinz.in and NSDL at www.evoting.nsdl.com and exchange at www.bseindia.com respectively.

Remote E-Voting: 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) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended) and all other applicable rules, laws and acts (if any), the Company is providing facility of remote e-Voting to its Members in respect of the business to be transacted at the EGM. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating voting through electronic means. The remote e-voting period begins on Friday, May 24, 2024 at 09:00 A.M. and ends on Sunday, May 26, 2024 at 05:00 P.M. The Members whose names appear in the Register of Members / Beneficial Owners as on the record date (cut-off date) i.e. Monday, May 20, 2024, may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being Monday, May 20, 2024.

Only those members/shareholders, who will be present in EGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system in the EGM. Members who have voted through Remote e-voting will be eligible to attend the EGM. However, they will not be eligible to vote at the EGM. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 1800 1020 990 and 1800 22 44 30 or send a request at evoting@nsdl.com. The company shall announce and submit to the stock Exchange, within two working days of conclusion of its Extra Ordinary General Meeting, details regarding the voting results and accordingly voting results will be available on the website of the Company at www.unifinz.in, NSDL at www.evoting.nsdl.com and BSE at www.bseindia.com.

By order of the Board of Directors
For Unifinz Capital India Limited
Sd/-
Kaushik Chatterjee
Chief Executive Officer

Place: Delhi
Date: 30.04.2024

Public Notice For E-Auction For Sale Of Immovable Properties

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 "Office No. 1, First Floor, Mahalaxmi Metro Tower, Plot No. C-1, Sector - 4, Vaishali, Ghaziabad, Uttar Pradesh - 201010 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, 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.iiflhome.com

Table with columns: Borrower(s) / Co-Borrower(s) / Guarantor(s), Demand Notice Date and Amount, Description of the Immovable property/ Secured Asset, Date of Symbolic Possession, Reserve Price. Includes details for Mr. Shahid Raza Rizvi, Mrs. Sheeba Zadi, and Prospect No. IL10285922.

Mode of Payment - EMD payments are to be made via online mode only. To make payments you have to visit https://www.iiflhome.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 via 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: -9902879xxxx followed by Prospect Number, d) IFSC Code: -SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

Important Information:- Note: IIFL-HFL will handover physical possession post receiving of section-14 order as per process laid down under SARFAESI Act as and when physical possession will be taken. It may further delayed due to court proceedings initiated by the borrowers. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings.

- 1. For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.iiflhome.com, well in advance and has to create the login 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.
2. 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.
3. 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. And the purchaser has to bear the cost, 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 outgoings relating to the property.
4. Bidders are advised to go through the website https://www.iiflhome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
5. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: auction.hfl@iifl.com, Support Helpline Numbers: +91 800 2672 499
6. 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.hfl@iifl.com
7. Bidders are advised to go through the website https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
8. In case of default in payment by the Borrowers, that in case they fail to follow the above said articles shall be sold in accordance with Law.
9. In case of default in payment by 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.
10. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.
11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE 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:-Ghaziabad Date: 02-May-2024 Sd/- Authorised Officer, IIFL Home Finance Limited.

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 "Office No. 1, First Floor, Mahalaxmi Metro Tower, Plot No. C-1, Sector - 4, Vaishali, Ghaziabad, Uttar Pradesh - 201010 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.iiflhome.com

Table with columns: 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. Includes details for Mr. Rajesh Kumar, Mrs. Kanchan Devi, and Prospect No. 759280.

Mode of Payment:- EMD payments are to be made via online mode only. To make payments you have to visit https://www.iiflhome.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 via 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: -9902879xxxx followed by Prospect Number, d) IFSC Code: -SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.

Important Information:- Note: IIFL-HFL will handover physical possession post receiving of section-14 order as per process laid down under SARFAESI Act as and when physical possession will be taken. It may further delayed due to court proceedings initiated by the borrowers. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings.

- 1. For participating in e-auction, intending bidders required to register their details with the Service Provider https://www.iiflhome.com well in advance and has to create the login 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.
2. 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.
3. 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. And the purchaser has to bear the cost, 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 outgoings relating to the property.
4. Bidders are advised to go through the website https://www.iiflhome.com and https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
5. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID: auction.hfl@iifl.com, Support Helpline Numbers: +91 800 2672 499
6. 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.hfl@iifl.com
7. Bidders are advised to go through the website https://www.iifl.com/home-loans/properties-for-auction for detailed terms and conditions of auction sale & auction application form before submitting their bids for taking part in the e-auction sale proceedings.
8. In case of default in payment by the Borrowers, that in case they fail to follow the above said articles shall be sold in accordance with Law.
9. Further the notice is hereby given to the Borrowers, that in case they fail to follow the above said articles shall be sold in accordance with Law.
10. 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.
11. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.
12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IIFL-HFL will be final.

STATUTORY 15 DAYS SALE NOTICE UNDER THE RULE 8 SUB RULE (1) 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:-Ghaziabad, Date: 02-May-2024 Sd/- Authorised Officer, IIFL Home Finance Limited.

GIC HOUSING FINANCE LTD
CORPORATE OFFICE / HEAD OFFICE : GICHFL, National Insurance Building, 6th Floor, J. T. Road, Next to Astoria Hotel, Churchgate, Mumbai, 400 020. Tel: (022) 43041900 Email: corporate@gichf.com Website: www.gichfindia.com
BRANCH OFFICE : UGF-10 A E Kanchanjungo Building, 18, Barakhamba Road, Connaught Place, Delhi-110001, Office Tel : 011-23356430/23731669 Contact Details: 8851292527/6396538102/8755778560 Branch mail Id: delhi@gichfindia.com

E-AUCTION SALE NOTICE

WHEREAS the undersigned being the Authorized Officer of GIC Housing Finance Ltd. (GICHFL), under Securitization & Reconstructions of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued Demand Notice to following Borrowers/Mortgagors calling upon them to repay the outstanding due amount mentioned in the said notices. However, The Borrower/Mortgagor having failed to repay the said due amount, the undersigned has taken PHYSICAL POSSESSION of the following property in exercise of powers conferred U/s 13(4) and U/s 14 of the said Act read with the Rule 8 of the said Rules.

Main table with columns: Sr. No., File No./CID, Name of Borrower/Co-Borrower, Property Address & Area of Property details, Demand notice issued date, Date of Physical Possession, Total outstanding as on 31.03.2024 (Incl. POS, interest and other charges) (In Rupees), Reserve Price (In Rupees). Contains 30 rows of auction details.

DATE OF E-AUCTION & TIME : 24.05.2024 at the Web-Portal (https://www.bankeauctions.com) from 12.00 PM TO 02:00 PM Noon with unlimited extensions of 5 minutes each.
Last date of submission of Tender/Sealed Bid in the prescribed tender form along with EMD & KYC either through online mode or at the above mentioned GICHFL Office on 22.05.2024 before 5.00 PM.
Further to this PUBLIC NOTICE for E-Auction Sale of the above said Assets/properties in terms and conditions of the SARFAESI Act 2002 and rules thereunder) GICHFL invites OFFERS EITHER in Online mode to purchase the said properties on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".
TERMS & CONDITIONS:
The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against each property description.
3. The interested bidders shall submit their EMD through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. Intending bidders are required to deposit Earnest Money Deposits (EMD) @ 10% of the above said respective reserve prices, by way of DD/RTGS/NEFT favouring GIC Housing Finance Ltd. Bank details are as follows: Bank Name: UNION BANK OF INDIA, A/c No: 005111010000039 - A/c Name: GIC HOUSING FINANCE LTD AUCTION A/C, Branch Name : LCB, FORT Address : UBI, 239 BACKBAY RECLAMATIO NARIMAN POINT MUMBAI MAHARASHTRA PINCODE 400021 IFSC Code - UBIN0800511. The said EMD Deposit's shall be adjusted in the case of successful bidder's, otherwise refunded. The said earnest money deposit's will not carry any interest.
4. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. selfattested copy of Voter ID Card/ Driving License/ Passport etc., without which the Bid is liable to be rejected.
UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: https://www.bankeauctions.com) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s C1 India Pvt. Ltd, Plot No-68, Sector-44, Gurugram Haryana- 122003, E-mail id : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124/ 1125/1126, for any queries / Sales Enquiries, Contact Name:- Bhavik Pandya - Mo:-8866682937, maharashtra@c1india.com, 9310622778 (Mr. Prashant).
5. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on or before last date of bid submission and after going through the Registering Process (One time) and approving User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/or approval of the Authorised Officer.
6. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/Secured Creditor, after required verification.
7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/right in respect of property/ amount.
8. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of eAuction. Neither the Authorised Officer/Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
9. The purchaser shall bear the applicable stamp duties/ additional stamp duty/transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
10. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
11. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., https://www.bankeauctions.com before submitting their bids and taking part in the e-Auction
12. The publication is subject to the force major clause.
13. Bidding in the last moment should be avoided in the bidders own interest as neither the GIC HFL nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/ alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.
STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT 2002
The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.
Date: 02/05/2024
Place: Delhi / NCR
For GIC Housing Finance Ltd.
Sd/-
Authorized Officer

