PHOENIX ARC LIMITED

(Formerly known as 'Phoenix ARC Private Limited')

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, Tel: 022- 68492450, Fax : 022- 67412313, CIN: U67190MH2007PTC168303; Email: info@phoenixarc.co.in: Website: www.phoenixarc.co.in;

ONLINE E- AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by an auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagor and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited earlier known as 'Phoenix ARC Private Limited' acting in capacity as Trustee of PHOENIX TRUST - FY 19-10 (Phoenix) (pursuant to assignment of debt by Karvy Financial Services Limited (KFSL) in favour of Phoenix vide an Assignment Agreement dated 28.09.2018) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE" condition, by way of an "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website through website https://www.bankeauctions.com as per the details given below:

BORROWER/S & GUARANTOR/S NAME & ADDRESS	**1). MR. RAGHVINDER SINGH (ALSO KNOWN AS MR. RAGHVINDAR SINGH/RAGVINDER SINGH) S/O MR. AVTAR SINGH & 2). MRS. DIMPY W/O MR. RAGHVINDER SINGH (ALSO KNOWN AS MR. RAGHVINDAR SINGH/RAGVINDER SINGH) BOTH AT : HOUSE NO.226, GROUND FLOOR, RAJA GARDEN, NEW DELHI- 110015, BOTH ALSO AT: RZ- 376, GROUND FLOOR, VISHNU GARDEN, NEW DELHI- 110018**
Amount due as per Demand Notice dated 12.03.2021 issued under section 13(2) of the SARFAESI Act, 2002	**Rs. 1,42,89,432/- (Rupees One Crore Forty Two Lakh Eighty Nine Thousand Four Hundred Thirty-Two Only) along with further interest, cost, charges and etc as per contractual rates.**
Amount Due as on 22.06.2026	**Rs.2,11,13,110/- (Rupees Two Crore Eleven Lakh Thirteen Thousand One Hundred Ten Only) along with further interest, cost, charges and etc as per contractual rates.**
Possession Status	**In Physical Possession**
Inspection Date	**On Request**
Reserve Price	**RS.1,08,00,000/- (RUPEES ONE CRORE EIGHT LAKH ONLY)**
Earnest Money Deposit (EMD Amount)	**RS.10,80,000/- (RUPEES TEN LAKH EIGHTY THOUSAND ONLY)**
Bid Increment	**RS. 1,00,000/-(RUPEES ONE LAKHS ONLY) & in such multiples**
Bank Account Details	**The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX TRUST - FY 19-10", PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 1312948684 , KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: 'KKBK0000631.**
Last Date of submission of Bid (E- Auction)	**21.10.2026 on or before closure of banking hours.**
Date of E- Auction	**22.10.2026 between 12:00 PM to 1:00 PM**
Mode of E- Auction	**Online – e auction**

Link for Sale Notice and Tender Documents	https://phoenixarc.co.in?p=7653
Description of the Secured Asset being auctioned.	**ALL THAT PIECE AND PARCEL OF ENTIRE GROUND FLOOR (THE SAID FLOOR) BUILT ON PROPERTY BEARING NO. 226, AREA MEASURING 221.2/9 SQ. YDS. OUT OF KHASRA NO. 3996/2496/1929 AND 3984/2500/1934 SITUATED IN THE AREA OF VILLAGE BASAI DARAPUR, COLONY KNOWN AS RAJA GARDEN, NEW DELHI- 110015.**

Terms and Conditions of E- Auction

1. **The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.**
2. **The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned herein above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.**
3. **The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorized Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.**
4. **For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-7291981124/25/26 +91-8866682937, Email ID: support@bankeauctions.com; maharashtra@c1india.com**
5. **Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.**
6. **The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.**
7. **All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.**
8. **For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the Last date for submission of EMD as mentioned above for property. Intending purchasers/bidders are required to submit EMDs for each property detailed herein above.**
9. **The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.**
10. **The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.**
11. **The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.**
12. **The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.**
13. **For inspection of the property/is or more information, the prospective bidders may contact Mr. Kuldeep Gupta/ Mr. Mahesh Malunjkar, at following email address kuldeep.gupta@phoenixarc.co.in/mahesh.m@phoenixarc.co.in(email) or on +91-8655943688 /8588870051/+91-09920381684/7506994818 (mobile).**
14. **At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.**

15. **The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.**
16. **The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.**
17. **The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.**
18. **The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.**
19. **The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.**
20. **The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement, or omission.**
21. **In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002**
22. **Punjab & Sind Bank has also claimed a charge over the aforesaid secured asset and has filed Securitisation Application No. TSA/323/2022 before the Hon'ble DRT-II, Delhi.**

Place : New Delhi
Date : 02-10-2026

Sd/-
Authorised Officer
Phoenix ARC Limited earlier known as 'Phoenix ARC Private Limited' Trustee for PHOENIX TRUST - FY 19-10

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Limited acting in its capacity of Trustee for **PHOENIX TRUST - FY 19-10** ("**Phoenix**") through its Authorised Officer, in exercise of its powers under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (**SARFAESI ACT, 2002**) has decided to sell through **e-Auction** the secured asset mentioned in **ANNEXURE - I** for realization of the secured debts due to Phoenix amounting to **Rs. 1,42,89,432/- (Rupees One Crore Forty Two Lakh Eighty Nine Thousand Four Hundred Thirty Two Only)** as on 11.03.2021 with further interest and penal interest as per demand notice dated **12.03.2021** issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e.,

1). Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) S/o Mr. Avtar Singh & 2). Mrs. Dimpy W/o Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) BOTH AT: House No.226, Ground Floor, Raja Garden, New Delhi- 110015, BOTH ALSO AT: RZ-376, Ground Floor, Vishnu Garden, New Delhi- 110018, under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	**Phoenix ARC Limited - PHOENIX TRUST - FY 19-10** 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express

	Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India
Auction held with the aid by	**M/s. C1 India Pvt. Ltd.**, ("**Service Provider**") Gulf Petro Chem, Building No.301,1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015 Help Line No: 0124-4302020/21/22/23/24 Help Line e-mail ID: support@bankeauctions.com
Auction Schedule	**Date of Auction: - As per Sale Notice** **Timings: - As per Sale Notice** **Auction Website :-** https://www.bankeauctions.com
Annexure	1) Terms & conditions of e-Auction 2) Soft Copy of Auction Notice published in newspapers (Annexure – I) 3) Details of Bidder (Annexure – II) 4) Declaration by Bidder (Annexure – III) 5) Declaration From Bidder (Annexure-IV) 6) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 7) Price Confirmation Letter by H1 Bidder (Annexure – V)
Special Instructions	**Bidding in the last minutes and seconds should be avoided in the bidder(s) own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.**

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, on pre-specified date, while the bidder(s) shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidder(s) themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidder(s) and neither Phoenix nor the Service Provider shall be responsible for these unforeseen circumstances. *In order to ward-off such contingent situation, bidder(s) are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the bidder(s) are requested not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder(s) regarding the bidding process, functions and e-Auction rules. All the bidders are required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid**: Sale of secured assets by Phoenix under SARFAESI Act, 2002.
4. **Type of Auction:** E-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.

6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be as per Sale Notice and available to the bidder(s) on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Phoenix**

<u>Procedure of e-Auctioning</u>

i. e-Form Submission

All interested bidders need to fill online form available on e-Auction domain with necessary details.

ii. Online e-Auction:

- Phoenix will declare its **Opening Price** (**OP**), which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value. I**<u>n case of a sole bidder, the said bidder must mandatorily increase one bid over and above the reserve price in compliance with Rule 9(2) of SARFAESI Act, 2002.</u>**
- The **"Bid Increase Amount"** has been fixed in respect of the secured assets which the bidder(s) can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Bid Increase Amount".**
- Online Auction shall be open for **1 hour**. If bidder(s) places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be **Unlimited** and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*

9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure – V after the completion of e - Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. **The failure on part of bidder(s) to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
    a. Leading Bid in the Auction (H1 – Highest Rate)
    b. Bid placed by bidder(s)
    c. Opening Price & Minimum Increment Value.
    d. The bid rank of bidder in the auction.
12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.

13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
14. Phoenix / Service Provider shall not have any liability towards bidder(s) for any interruption or delay in access to the site irrespective of the cause.
15. The bidder(s) are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
16. **Successful bidder**: At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.

Terms & Conditions for Sale of Secured Assets

i) The E-Auction is being held on "**AS IS WHERE IS" basis & "AS IS WHATEVER THERE IS AND WITHOUT RECOURSE" condition**.

ii) The intending bidder(s) should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.

iii) It shall be the responsibility of the bidder(s) to inspect and satisfy themselves about the secured assets and specification before submitting the bid.

iv) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, have been stated to the best of the information of the undersigned; however, the undersigned shall not be responsible / liable for any error, misstatement, or omission.

v) The inspection of secured asset put on auction will be permitted to interested bidder(s) at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.

vi) The EMD shall be payable **NEFT and / or RTGS** in the "**PHOENIX TRUST - FY 19-10", PAYABLE AT MUMBAI OR NEFT/RTGS IN THE CURRENT ACCOUNT: 1312948684, KOTAK MAHINDRA BANK LIMITED, BRANCH: KALINA, MUMBAI, IFSC CODE: 'KKBK0000631**

****Please note that the Demand Draft and Cheques shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released in the newspaper** which is annexed herewith as **ANNEXURE-I** and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from the Service Provider, by contacting on **Mr. Bhavik Pandya of M/s C 1 India Private Limited**, **Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682398/25/26, Email ID: support@bankeauctions.com**, After deposit of EMD as mentioned above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded** along with KYC Documents s more particularly described in table below in the website **before last date of submission of the bid(s)** (as mentioned in the public auction notice published in the newspapers and copy of which is attached as **ANNEXURE-I**) **(Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)**

FOR INDIVIDUALS	**DOCUMENTS**
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card **/** Passport **/** Driving License **/** Aadhaar Card **/** Voter's Identity Card **/** Job Card issued by NREGA duly signed by an officer of State

	Government **/** Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) **/** Aadhar Card **/** Property or Municipal Tax receipt **/** Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address **/** Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies **/** Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	**DOCUMENTS**
PROOF OF IDENTITY	PAN Card **/** Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation **/** GST Certificate **/** Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors **/** Authority Letter **/** Power of Attorney granted to transact on behalf of Company **/** Partnership Fim

vii) Failure to submit the abovementioned the documents, the bid is liable to be rejected.

viii) The E-Auction will take place through web portal "https://www.bankeauctions.com" on the time specified in the E- Auction notice published in the newspaper and as per **ANNEXURE-I** attached herewith.

ix) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by RTGS. **The secured assets shall not be sold below and /or at the reserve price.**

x) The conditional bid(s) may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**

xi) If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

xii) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each items in the multiple of amount mentioned against the secured assets under column "**Bid Increment Amount**" mentioned in **ANNEXURE-I**. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I.**

xiii) The EMD of unsuccessful bidder(s) will be refunded to their respective A/c No. shared in e-Auction Portal (https://www.bankeauctions.com) online within 5 working days of the completion of the auction. The bidder(s) will not be entitled to claim any interest, costs, expenses and any other charges (if any).

xiv) The Authorised Officer of Phoenix is not bound to accept the highest offer, and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.

xv) The successful bidder shall deposit 25% (inclusive of EMD) of its/his offer by way of RTGS / NEFT to the account mentioned in **public notice annexed as ANNEXURE – I**, on or before the closure of banking hours on the date mentioned in the Sale Notice, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before Fifteenth (15^{th})

day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.

xvi) The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.

xvii) The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.

xviii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to any authority towards the transfer of the rights in its / his / her favour.

xix) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.

xx) The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder and/or his/her/its nominee only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- The bidder(s) shall not involve himself/itself or any of his/its representatives in price manipulation of any kind directly or indirectly by communicating with other bidder(s).
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidder(s) for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-
Authorised Officer
Phoenix ARC Limited (**FORMERLY KNOWN AS PHOENIX ARC PRIVATE LIMITED)**
(ACTING AS A TRUSTEE OF PHOENIX TRUST - FY 19-10)

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) and follow the following procedures:

- **Annexure – II:** All the Prospective Bidder(s) will have to –
  - get the printout.
  - fill it up and sign
  - upload the scanned copy while submitting the bid

- **Annexure –III:** All the Prospective Bidder(s) will have to -
    - get the printout
    - fill it up and sign
    - upload the scanned copy while submitting the bid
- **Annexure –IV:** All the Prospective Bidder(s) will have to -
    - get the printout
    - fill it up and sign
    - upload the scanned copy while submitting the bid
- **Annexure – V:** Just after receiving Training on e-Auction, Bidder(s) will have to –
    - get the printout
    - fill it up and sign
    - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to support@bankeauctions.com
- **Annexure – VI:** Just after the completion of e-Bidding Process, the H1 Bidder will have to
    - get the printout
    - fill it up and sign
    - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to support@bankeauctions.com

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

ACRE – MAKING ASSETS WORK

Reg. Off. : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi -110019, Tel.: 011-66115600

Corp. Office no. 101, Kalpataru Infinia, Plot B, Near Grand Hyatt, Santacruz (East), Mumbai – 400051, Maharashtra

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

ACRE – ARC has acquired the entire Financial Assets along with underlying securities of the borrower under the provisions of Section 5 of the SARFAESI 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 the security interest.

Sr. No.	Loan A/c No.	ACRE TRUST	Portfolio	Date of Assignment	Name of the Borrower	Toatal Outstanding Amount	Date of NPA & Demand notice Date
1	3884600001203	ACRE Trust 166	JCF Yes Bank	13.12.2024	Jai Gurudev Steels (Through Its Propreitor Mr. Rahul Jain Borrower and Mortgagor), Mr. Rahul Jain, Late Smt. Anupama Jain (Through her available Legal Hiers), Mr. Rahul Jain - in Capacity of Legal Heir of Late Smt. Anupama Jain, Smt. Anju Jain – in Capacity of Legal Heir of Late Smt. Anupama Jain, Smt. Rachna Jain -in Capacity of Legal Heir of Late Smt. Anupama Jain, Smt. Swati Jain - in Capacity of Legal Heir of Late Smt. Anupama Jain, Mrs. Bhavana Jain	Rs.16,52,27,603.43 as on 02-09-2026	28-07-2019 & 15-09-2026

Description of the Secured Asset : Property No. 1 : Leasehold Property Bearing Plot No. 279, Area Admeasuring 141.66 Sq.mtr., Situated Within The Industrial Area At Loha Mandi, Bulandshahr Road Ghaziabad Tehsil And District Ghaziabad, Uttar Pradesh – 201009 In Favour Of M/s. Jai Gurudev Steels Prop. Rahul Jain And Bounded As Under: On Or Towards The North By: 80 Ft. Wide Road, On Or Towards South By: Oil Mill, On Or Towards East By: Plot No. 278, On Or Towards West By: Plot No. 280

Property No. (2) : All That Piece And Parcel Of Plot No. Iii E-10 And Along With All Construction Of House No. Iii, E-10 Having An Area Of 425 Sq.yds. I.e., 355.35 Sq. Mtr., Covered Area Of 153.633 Sq. Mtr. Along With 5 Rooms, One Kitchen, Three Toilets, One Store, One Servant Room Attached Toilet And Store Situated At Gda Awasiya Colony, Nehru Nagar-iii, Tehsil And District Ghaziabad, Uttar Pradesh- 201001 Along With Construction Thereupon Owned By Rahul Jain And Bhavna Jain And Bounded As Under: On Or Towards The North By: Plot No. 9, On Or Towards South By: Plot No. 11, On Or Towards East By: Remaining Part Of House And 40 Ft. Wide Road, On Or Towards West By: Service Lane

Property No. (3) : House Mpl No. 29/52, Area Admeasuring 65.00 Sq. Mtr., At Raja Ki Mandi Bazar Lohamandi Ward, Tehsil And District Agra, Uttar Pradesh – 282002 Owned By Late Smt. Anupama Jain (through Her Legal Heirs) And Bounded As Under: On Or Towards The North By: Property Of Smt. Mohan Devi, On Or Towards South By: Govt. Road, On Or Towards East By: Property Of Smt. Mohan Devi W/o Shri Chandraman Jain, On Or Towards West By: Property Of Shri Kishan And Sunny Wali

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 : 02-10-2026
PLACE : Uttar Pradesh

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

ONLINE E – AUCTION SALE OF ASSET

PHOENIX ARC LIMITED

Regd. Office: 3rd Floor, Wallace Towers, 139-140/B/1, Crossing Of Sahar Road And Western Express Highway Vile Parle (East), Mumbai- 400057.
Tel: 022- 68492450, **Fax:** 022- 67412313
Cin: U67190MH2007PTC168303 | **E mail:** info@phoenixarc.co.in
Website: www.phoenixarc.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice For Sale Of Immovable Assets Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 8(5) Read With Proviso To Rule 8 (6) Of The Security Interest (enforcement) Rule, 2002.

Notice Is Hereby Given To The Public In General And In Particular To The Borrower (s) And Guarantor (s) That The Below Described Immovable Property Mortgaged/charged To The Secured Creditor, The Physical Possession Of Which Has Been Taken By The Authorised Officer Of Phoenix Arc Limited Formerly Known As 'phoenix Arc Private Limited' (acting As A Trustee Of Phoenix Trust - Fy 19-10) (phoenix) On 23.03.2022, Pursuant To The Assignment Of Debt In Its Favour From Karvy Financial Services, Will Be Sold On "as Is Where Is", "as Is What Is", And "whatever There Is" Basis On **22.10.2026 Between 12:00 Pm To 01:00 Pm And With Unlimited Extension Of 5 Minutes**, For Recovery Of Rs.2,11,13,110/- (Rupees Two Crore Eleven Lakh Thirteen Thousand One Hundred Ten Only) As Of 22.06.2026 With Further Interest From 23.06.2026 Along With All Cost, Charges & Expense Until Payment In Full, Under The Loan Account No. Pr00387924, Due To Phoenix, Secured Creditor From Mr. Raghvinder Singh (also Known As Mr. Raghvindar Singh/ragvinder Singh) S/o Mr. Avtar Singh And Mrs. Dimpy W/o Mr. Raghvinder Singh (also Known As Mr. Raghvindar Singh/ragvinder Singh). **The Reserve Price Will Be Rs.1,08,00,000/- (Rupees One Crore Eight Lakh Only) And The Earnest Money Deposit Will Be Rs. 10,80,000/- (Rupees Ten Lakh Eighty Thousand Only) & Last Date Of Submission Of Emd With Kyc Is 21.10.2026 On Or Before Closing Of Banking Hours.**

Property Description : All That Piece And Parcel Of Entire Ground Floor (the Said Floor) Built On Property Bearing No. 226, Area Measuring 221.2/9 Sq. Yds. Out Of Khasra No. 3996/2496/1929 And 3984/2500/1934 Situated In The Area Of Village Basai Darapur, Colony Known As Raja Garden, New Delhi- 110015

The Borrower's Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset. Public In General And Borrowers In Particular Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason Whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty. In Case Of Any Clarification/requirement Regarding Assets Under Sale, Bidder May Contact To **Mr. Kuldeep Gupta (mob No. 8655943688 /8588870051) / Mr. Mahesh Malunjkar (mob No. 09920381684/7506994818),**

For Detailed Terms And Conditions Of The Sale, Please Refer To The https://phoenixarc.co.in?p=7653 Provided In Phoenix Arc Private Limited's Website i.e. www.phoenixarc.co.in And/or On www.bankeauctions.com

Note: Punjab & Sind Bank Has Also Claimed A Charge Over The Aforesaid Secured Asset And Has Filed Securitisation Application No. **TSA/323/2022** Before The **Hon'ble DRT-II, Delhi.**

Authorized Officer
Phoenix Arc Limited
Formerly Known As 'Phoenix Arc Private Limited'
(Acting As A Trustee Of Phoenix Trust - FY 19-10)

Date : 01.10.2026
Place : Delhi

THE INDIAN HOTELS COMPANY LIMITED

IHCL

Corporate Identity Number: L74999MH1902PLC000183
Registered Office: Mandlik House, Mandlik Road, Mumbai 400 001
Tel. No.:+91 22 6137 1637
Website: www.ihcltata.com | E-mail: investorrelations@ihcltata.com

NOTICE TO SHAREHOLDERS
SPECIAL WINDOW FOR RE-LODGMENT OF TRANSFER REQUESTS OF PHYSICAL SHARES

SEBI vide its Circular HO/38/13/11(2)2026-MIRSD-POD/ I/3750/2026 dated January 30, 2026, has allowed the opening of another special window to facilitate transfer and dematerialization of shares held in physical form for a period of one year. Shareholders who wish to avail the opportunity are requested to submit the necessary documents with the Company's Registrar and Transfer Agent.

Window for re-lodgment of transfer request	**February 5, 2026, to February 4, 2027**
Who can re-lodge the transfer requests?	Investors whose transfer deeds were executed prior to April 1, 2019, but were either not lodged for transfer or were lodged but subsequently rejected or returned due to deficiency in documents and whose original Share Certificate is available. **Not Eligible:** • Securities already transferred to IEPF • Cases involving dispute between transferor and transferee
Procedure for re-lodgment of the transfer requests	Submit necessary original transfer documents, along with corrected or missing details and other requisite documents to our Registrar and Transfer Agent i.e., MUFG Intime India Private Limited (formerly Link Intime India Private Limited).
Postal Address to send original documents:	MUFG Intime India Private Limited *(Unit: The Indian Hotels Company Limited)* C-101, Embassy 247, L. B. S. Marg, Vikhroli (West), Mumbai - 400083
For any queries:	• Raise a service request at https://web.in.mpms.mufg.com/helpdesk/Service_Request.html • Helpline No. : +91 8108116767 • Send an e-mail at investorrelations@ihcltata.com

The shares re-lodged for transfer shall be issued only in demat form and shall remain under lock-in for a period of one year from the date of registration of transfer, during which the shares cannot be transferred or pledged or marked under lien.

For The Indian Hotels Company Limited

Place : Mumbai
Date : October 1, 2026

Melisa Alva
Senior Vice President and Company Secretary
ACS : 34774

"IMPORTANT"

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PUBLIC ANNOUNCEMENT

(Please scan this QR Code to view the UDRHP – I)

AVPL INTERNATIONAL

AITMC Ventures Limited

Our Company was originally incorporated as 'AITMC Ventures Private Limited', a private limited company under the erstwhile Companies Act, 2013, pursuant to a certificate of incorporation dated December 21, 2016, issued by the Registrar of Companies, Central Processing Centre. Our Company was subsequently converted to a public limited company pursuant to a special resolution passed by our Shareholders at an extraordinary general meeting held on July 20, 2023, and a fresh certificate of incorporation dated August 18, 2023 was issued by the Registrar of Companies , Delhi. For details of changes in registered office of our Company, see ***"History and Certain Corporate Matters – Changes in Registered Office of our Company"*** on page 320 of the updated draft red herring prospectus - I dated September 30, 2026 (the "**UDRHP - I**" or the "**Updated Draft Red Herring Prospectus - I**").

Registered Office & Corporate Office: Plot N. 251, Udyog Vihar, Second Floor, Phase IV, Palam Road, Gurgaon – 122 015, Haryana, India.
Corporate Identity Number: U01611HR2016PLC066758
Contact Person: Madhvendra Prakash, Company Secretary and Compliance Officer; **Telephone:** +91 0124 4202905
E-mail: compliance@avplinternational.com; **Website:** www.avplinternational.com

OUR PROMOTERS: DEEP AND PREET SANDHUU

INITIAL PUBLIC OFFERING OF UP TO 3,50,00,000* OF ₹2 EACH ("EQUITY SHARES") OF AITMC VENTURES LIMITED ("OUR COMPANY" OR THE "ISSUER") FOR CASH AT A PRICE OF [●] PER EQUITY SHARE (INCLUDING A SECURITIES PREMIUM OF ₹[●] PER EQUITY SHARE) ("ISSUE PRICE") AGGREGATING UP TO ₹[●] LAKHS ("THE ISSUE"). THE ISSUE SHALL CONSTITUTE [●]% OF OUR POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE FACE VALUE OF THE EQUITY SHARES IS ₹2 EACH. THE ISSUE PRICE IS [●] TIMES THE FACE VALUE OF THE EQUITY SHARES. THE PRICE BAND AND THE MINIMUM BID LOT SHALL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGER AND SHALL BE ADVERTISED IN ALL EDITIONS OF FINANCIAL EXPRESS, AN ENGLISH NATIONAL DAILY NEWSPAPER AND ALL EDITIONS OF JANSATTA, A HINDI NATIONAL DAILY NEWSPAPER (HINDI BEING THE REGIONAL LANGUAGE OF HARYANA, WHERE OUR REGISTERED OFFICE IS LOCATED), EACH WITH WIDE CIRCULATION, AT LEAST TWO WORKING DAYS PRIOR TO THE BID/ISSUE OPENING DATE AND SHALL BE MADE AVAILABLE TO THE BSE LIMITED ("BSE") AND THE NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE", AND TOGETHER WITH BSE, THE "STOCK EXCHANGES") FOR THE PURPOSE OF UPLOADING ON THEIR RESPECTIVE WEBSITES, IN ACCORDANCE WITH THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED (SEBI ICDR REGULATIONS).

In case of any revision in the Price Band, the Bid/ Issue Period will be extended by at least 3 (three) additional Working Days after such revision in the Price Band, subject to the Bid/ Issue Period not exceeding 10 (ten) Working Days. In cases of force majeure, banking strike or similar circumstances, our Company may, for reasons to be recorded in writing, extend the Bid / Issue Period for a minimum of 1 (one) Working Day, subject to the Bid/ Issue Period not exceeding 10 (ten) Working Days. Any revision in the Price Band and the revised Bid/ Issue Period, if applicable, shall be widely disseminated by notification to the Stock Exchanges, by issuing a public notice, and also by indicating the change on the website of the BRLM and at the terminals of the Members of the Syndicate and by intimation to Designated Intermediaries and the Sponsor Bank, as applicable.

The Issue is being made in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957 ("SCRR") read with Regulation 31 of the SEBI ICDR Regulations. The Issue is being made through the Book Building Process, in compliance with Regulation 6(1) of the SEBI ICDR Regulations, wherein not more than 50% of the Issue shall be available for allocation on a proportionate basis to Qualified Institutional Buyers ("**QIBs**") (the "**QIB Portion**"), provided that our Company in consultation with the Book Running Lead Manager, may allocate up to 60% of the QIB Portion to Anchor Investors, on a discretionary basis in accordance with the SEBI ICDR Regulations (the "**Anchor Investor Portion**"), of which 40% shall be available for allocation as follows, (i) 33.33% shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds, subject to valid Bids being received from domestic Mutual Funds, life insurance companies and pension funds at or above the Anchor Investor Allocation Price. In the event of under-subscription in (ii) above, the allocation may be made to domestic Mutual Funds. In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the QIB Portion (other than the Anchor Investor Portion) ("**Net QIB Portion**"). Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only subject to valid Bids being received at or above the Issue Price, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIBs (other than Anchor Investors), including Mutual Funds, subject to valid Bids being received at or above the Issue Price. However, if the aggregate demand from Mutual Funds is less than 5% of the QIB Portion, the balance Equity Shares each available for allocation in the Mutual Fund Portion will be added to the remaining QIB Portion for proportionate allocation to QIBs. Further, not less than 15% of the Issue shall be available for allocation on a proportionate basis to Non-Institutional Bidders ("**NIBs**") of which (a) one-third of such portion shall be reserved for applicants with application size of more than ₹2.00 lakhs and up to ₹10.00 lakhs; and (b) two-third of such portion shall be reserved for applicants with application size of more than ₹10.00 lakhs, provided that the unsubscribed portion in either of such sub-categories may be allocated to applicants in the other sub-category of NIBs and not less than 35% of the Issue shall be available for allocation to Retail Individual Bidders in accordance with the SEBI ICDR Regulations subject to valid Bids being received at or above the Issue Price. Further, Equity Shares will be allocated on a proportionate basis to Eligible Employees applying under the Employee Reservation Portion, subject to valid Bids being received from them at or above the Issue Price (net of Employee Discount, if any, as applicable). All Potential Bidders (other than Anchor Investors) shall mandatorily participate in this Issue through the Application Supported by Blocked Amount ("**ASBA**") process by providing details of their respective ASBA Account (as defined hereinafter) and UPI ID in case of UPI Bidders using the UPI Mechanism, as applicable, pursuant to which their corresponding Bid Amounts will be blocked by the Self Certified Syndicate Banks ("**SCSBs**") or by the Sponsor Banks under the UPI Mechanism, as the case may be, to the extent of respective Bid Amounts. Anchor Investors are not permitted to participate in the Issue through the ASBA process. For further details, see ***"Issue Procedure"*** on page 481 of the UDRHP - I.

This public announcement is being made in compliance with the provisions of Regulation 59C(9) and 59C(10) of the SEBI ICDR Regulations to inform the public that our Company is proposing to undertake, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, an initial public offer of its Equity Shares pursuant to the Issue and has filed the UDRHP - I and Draft Abridged Prospectus of UDRHP- I each dated September 30, 2026 with Securities and Exchange Board of India ("**SEBI**") and the Stock Exchanges under Chapter IIA of the SEBI ICDR Regulations on September 30, 2026.

Pursuant to Regulation 59C(9) and 59C(10) of the SEBI ICDR Regulations, the UDRHP - I filed with SEBI shall be made available to the public for comments, if any, for a period of at least 21 days, from the date of publication of this public announcement by hosting it on the website of SEBI at www.sebi.gov.in, on the websites of the Stock Exchanges i.e., BSE at www.bseindia.com and NSE at www.nseindia.com where the Equity Shares are proposed to be listed, the website of the BRLMs, i.e. Khandwala Securities Limited at www.kslindia.com and the website of our Company at www.avplinternational.com. Our Company hereby invites the public to give their comments on the UDRHP - I filed with SEBI and the Stock Exchanges, with respect to disclosures made in the UDRHP - I. The members of public are requested to send a copy of their comments to SEBI, to the Company Secretary and Compliance Officer of our Company and/or the BRLM at their respective addresses mentioned herein below. All comments must be received by SEBI and/or our Company and/or the BRLM and/or the Company Secretary and Compliance Officer of our Company at their respective addresses mentioned herein below in relation to the Issue on or before 5:00 p.m. on the 21st day from the aforesaid date of publication of this public announcement in accordance with Regulation 59C(9) and 59C(10) of the SEBI ICDR Regulations.

Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Issue unless they can afford to take the risk of losing their investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Issue. For taking an investment decision, investors must rely on their own examination of our Company and the Issue, including the risks involved. The Equity Shares in the Issuer have not been recommended or approved by the SEBI, nor does SEBI guarantee the accuracy or adequacy of the contents of the UDRHP - I. Specific attention of the investors is invited to ***"Risk Factors"*** on page 25 of the UDRHP - I.

Any decision to invest in the Equity Shares described in the UDRHP - I may only be made after the Red Herring Prospectus has been filed with the RoC and must be made solely on the basis of such Red Herring Prospectus, as there may be material changes in the Red Herring Prospectus from the UDRHP - I.

The Equity Shares, when offered through the Red Herring Prospectus, are proposed to be listed on the main board of the Stock Exchanges.

For details of the main objects of our Company as contained in its memorandum of association, see ***"History and Certain Corporate Matters"*** on page 320 of the UDRHP - I.

The liability of the members of our Company is limited. For details of the share capital, capital structure of our Company and the names of the signatories to the memorandum of association and the number of shares subscribed by them see ***"Capital Structure"*** on page 101 of the UDRHP - I.

BOOK RUNNING LEAD MANAGER	REGISTRAR TO THE ISSUE
KHANDWALA SECURITIES LIMITED	
Khandwala Securities Limited G-II, Ground Floor, Dalamal House Nariman Point, Mumbai - 400 021 Maharashtra, India **Telephone:** +91 22 4076 7373; **E-mail:** ipo@kslindia.com **Website:** www.kslindia.com **Investor Grievance E-mail:** mbinvestorgrievances@kslindia.com **Contact Person:** Alok Desai; **SEBI Registration No.:** INM000001899	**Bigshare Services Private Limited** Office No. S6-2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri East, Mumbai – 400 093 Maharashtra, India **Telephone:** 022-62638200; **Email:** ipo@bigshareonline.com **Website:** www.bigshareonline.com **Investor Grievance Email:** investor@bigshareonline.com **Contact Person:** Babu Rapheal; **SEBI Registration Number:** INR000001385

COMPANY SECRETARY AND COMPLIANCE OFFICER

Madhvendra Prakash
Address: Plot No. 251, Udyog Vihar, Second Floor, Phase IV, Palam Road, Gurgaon, Haryana – 122 015, India,
Telephone: 0124-4202905; **Email:** compliance@avplinternational.com; **Website:** www.avplinternational.com

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the UDRHP - I.

For **AITMC Ventures Limited**
On behalf of the Board of Directors
Sd/-
Madhvendra Prakash
Company Secretary and Compliance Officer

Date : October 01, 2026
Place : Gurgaon, Haryana

AITMC Ventures Limited is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to undertake an initial public offer of its Equity Shares and has filed the UDRHP - I and Draft Abridged Prospectus of UDRHP- I each dated September 30, 2026 with SEBI and Stock Exchanges. The UDRHP - I and Draft Abridged Prospectus of UDRHP- I are available on the website of SEBI at www.sebi.gov.in, on the websites of the Stock Exchanges i.e., BSE at www.bseindia.com and NSE at www.nseindia.com, on the websites of the BRLM, i.e. Khandwala Securities Limited at www.kslindia.com and the website of our Company at www.avplinternational.com. Potential investors should note that investment in equity shares involves a high degree of risk and for details relating to such risk, see the section titled ***"Risk Factors"*** on page 25 of the UDRHP - I and the details set out in the RHP, when filed. Potential investors should not rely on the UDRHP - I for making any investment decision and should rely on the RHP, when filed, for making an investment decision.

This announcement does not constitute an invitation or offer of securities for sale in any jurisdiction, including India. This announcement has been prepared for publication in India only and is not for publication or distribution, directly or indirectly, in or into the United States. The Equity Shares offered in the Offer have not been and will not be registered under the United States Securities Act of 1933 ("**U.S. Securities Act**") or any state securities laws in the United States, and unless so registered, may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable U.S. state securities laws. Accordingly, the Equity Shares are being offered and sold outside the United States in 'offshore transactions' in reliance on Regulation S under the U.S. Securities Act and the applicable laws of the jurisdictions where such offers and sales are made. There will be no public offering of the Equity Shares in the United States.

KIRIN

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PUBLIC ANNOUNCEMENT

GRANDMAA INTERNATIONAL LIMITED

GRANDMAA INTERNATIONAL LIMITED

CIN: U17299PB2020PLC052529

Our Company was originally incorporated as a private limited Company under the name of "Grandmaa International Private Limited" on December 30, 2020 under the provisions of the Companies Act, 2013 with the Registrar of Companies, Central Registration Centre, bearing Corporate Identity Number as U17299PB2020PTC052529. Subsequently , pursuant to Special Resolution passed by the Shareholders at the Extra Ordinary General Meeting, held on July 24, 2023, our Company was converted into a Public Limited Company and consequently the name of our Company was changed from "Grandmaa International Private Limited" to "Grandmaa International Limited" vide a fresh certificate of incorporation consequent upon conversion from private company to public company dated August 11, 2023 issued by the Registrar of Companies, Central Registration Centre bearing CIN U17299PB2020PLC052529. For details pertaining to the changes of name of our company and change in the registered office, please refer to the chapter titled "History and Corporate Structure" beginning on 174 of this Draft Red Herring Prospectus.

Registered Office: HB No 65, Backside Govt. School, Rahon Road, Village Khwajke, Basti Jodhewal, Ludhiana-141007, Punjab, India;
Tel. No.: +91 98759 03327; **Email:** info@grandmaa.in; **Website:** www.grandmaa.in;
Contact Person: Ms. Nainika Goyal, Company Secretary & Compliance Officer

PROMOTERS OF OUR COMPANY: MR. JAIDEEP JAIN AND MRS. ESHA JAIN

THE ISSUE IS BEING MADE IN TERMS OF REGULATIONS 229 OF CHAPTER IX OF THE SEBI ICDR REGULATIONS (IPO OF SMALL AND MEDIUM ENTERPRISES). THE DRAFT RED HERRING PROSPECTUS ("DRHP") DATED SEPTEMBER 30, 2026 HAS BEEN FILED WITH SME PLATFORM OF BSE LIMITED ("BSE").

INITIAL PUBLIC ISSUE OF UP TO 41,46,000 EQUITY SHARES OF RS. 10.00 EACH ("EQUITY SHARES") OF GRANDMAA INTERNATIONAL LIMITED ("OVIL" OR THE "COMPANY") FOR CASH AT A PRICE OF RS. [•]/- PER EQUITY SHARE (INCLUDING A SHARE PREMUIM OF RS. [•]/- PER SHARE) (THE "ISSUE PRICE"), AGGREGATING TO RS. [•] LAKHS ("THE ISSUE"), OUT OF WHICH UP TO [•] EQUITY SHARES AGGREGATING TO RS. [•] LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY MARKET MAKER ("MARKET MAKER RESERVATION PORTION"). THE ISSUE LESS THE MARKET MAKER RESERVATION PORTION I.E. ISSUE OF UP TO [•] EQUITY SHARES OF FACE VALUE OF RS. 10.00 EACH AT AN ISSUE PRICE OF RS. [•]/- PER EQUITY SHARE AGGREGATING TO RS. [•] LAKHS IS HEREINAFTER REFERRED TO AS THE "NET ISSUE". THE ISSUE AND THE NET ISSUE WILL CONSTITUTE [•]% AND [•]%, RESPECTIVELY OF THE POST ISSUE PAID UP EQUITY SHARE CAPITAL OF OUR COMPANY. FOR FURTHER DETAILS, SEE "TERMS OF THE ISSUE" ON PAGE 267 OF THE DRAFT RED HERRING PROSPECTUS.

THE FACE VALUE OF THE EQUITY SHARES IS ₹ 10/- EACH. THE PRICE BAND WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGER ("BRLM") AND WILL BE ADVERTISED IN ALL EDITIONS OF THE ENGLISH NATIONAL NEWSPAPER, ALL EDITIONS OF THE HINDI NATIONAL NEWSPAPER AND REGIONAL LANGUAGE NEWSPAPER, EACH WITH WIDE CIRCULATION, AT LEAST 2 (TWO) WORKING DAYS PRIOR TO THE BID/ ISSUE OPENING DATE WITH THE RELEVANT FINANCIAL RATIOS CALCULATED AT THE FLOOR PRICE AND THE CAP PRICE AND SHALL BE MADE AVAILABLE TO THE SME PLATFORM OF BSE LIMITED ("BSE SME"), REFERRED TO AS THE "STOCK EXCHANGE") FOR THE PURPOSE OF UPLOADING ON THEIR WEBSITE FOR FURTHER DETAILS KINDLY REFER TO CHAPTER TITLED "TERMS OF THE ISSUE" ON PAGE 267 OF THE DRAFT RED HERRING PROSPECTUS

In case of any revision in the Price Band, the Bid/Issue Period will be extended by at least three additional working days after such revision in the Price Band, subject to the Bid/Issue Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar circumstances, our Company may, for reasons to be recorded in writing, extend the Bid /Issue Period for a minimum of three Working Days, subject to the Bid/Issue Period not exceeding 10 Working Days. Any revision in the Price Band and the revised Bid/Issue Period, if applicable, shall be widely disseminated by notification to the Stock Exchanges, by issuing a press release, and also by indicating the change on the respective websites of the BRLM and at the terminals of the members of the Syndicate and by intimation to Designated Intermediaries and the Sponsor Bank, as applicable.

This Issue is being made through the Book Building Process, in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957, as amended ("SCRR") read with Regulation 229 of the SEBI ICDR Regulations and in compliance with Regulation 253 of the SEBI ICDR Regulations wherein not more than 50% of the Net Issue shall be available for allocation on a proportionate basis to Qualified Institutional Buyers ("QIBs") (the "QIB Portion"), provided that our Company in consultation with the BRLM may allocate up to 60% of the QIB Portion to Anchor Investors on a discretionary basis ("Anchor Investor Portion"). One-third of the Anchor Investor Portion shall be reserved for domestic Mutual Funds, subject to valid Bids being received from the domestic Mutual Funds at or above the Anchor Investor Allocation Price in accordance with the SEBI ICDR Regulations. In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the QIB Portion (other than the Anchor Investor Portion) ("Net QIB Portion"). Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders, including Mutual Funds, subject to valid Bids being received at or above the Issue Price. However, if the aggregate demand from Mutual Funds is less than 5% of the Net QIB Portion, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining Net QIB Portion for proportionate allocation to QIBs. Further, not less than 15% of the Net Issue shall be available for allocation on a proportionate basis to Non-Institutional Investors of which (a) one third of the Non-Institutional Portion shall be reserved for Bidders with an application size of more than two lots and upto such lots equivalent to not more than ` 10 lakhs and (b) two-thirds of the Non Institutional Portion shall be reserved for Bidders with an application size exceeding ` 10 lakhs provided under-subscription in either of these two sub-categories of Non Institutional Portion may be allocated to Bidders in the other subcategory of Non-Institutional Portion, and not less than 35% of the Net Issue shall be available for allocation to Individual Investors who applies for minimum application size, in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Issue Price. All Potential Bidders, other than Anchor Investors, are required to participate in the Issue by mandatorily utilizing the Application Supported by Blocked Amount ("ASBA") process by providing details of their respective ASBA Account (as defined hereinafter) in which the corresponding Bid Amounts will be blocked by the Self Certified Syndicate Banks ("SCSBs") or under the UPI Mechanism, as the case may be, to the extent of respective Bid Amounts. Anchor Investors are not permitted to participate in the Issue through the ASBA process. For details, please refer to the chapter titled "Issue Procedure" on page 286 of this Draft Red Herring Prospectus

This public announcement is being made in compliance with the provisions of Regulation 247(2) of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (**"SEBI ICDR Regulations"**) to inform the public that the Company is proposing, subject to requisite approvals, market conditions and other considerations, a public issue of its Equity Shares and has filed a Draft Red Herring Prospectus (**"DRHP"**) dated September 30, 2026 with the SME Exchange, in this case being SME Platform of BSE Limited (**"BSE"**) on September 30, 2026. Pursuant to Regulation 247(1) of SEBI ICDR Regulations, the DRHP filed with BSE shall be made public for comments, if any, for a period of at least 21 days from the date of filing, by hosting it on the websites of BSE at www.bseindia.com the website of the Company at www.grandmaa.in and the Book Running Lead Manager at www.wealthminenetworks.com. Our Company hereby invites the public to give their comments on the DRHP to BSE in respect of disclosures made in the DRHP. The members of the public are requested to send a copy of the comments sent to BSE, to our Company and the Book Running Lead Manager at their respective addresses mentioned below. All comments must be received by BSE and/or our Company and/or the Book Running Lead Manager on or before 5 p.m. on the 21st day from the aforementioned date of filing of the DRHP with SME Platform of BSE Limited. Comments by post and email shall be accepted.

Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Issue unless they can afford to take the risk of losing their investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Issue. For taking an investment decision, investors must rely on their own examination of our Company and the Issue, including the risks involved. The Issue have not been recommended or approved by the SEBI, nor does SEBI guarantee the accuracy or adequacy of the contents of the DRHP. Specific attention of the investors is invited to "Risk Factors" on page no. 27 of the DRHP.

Any decision to invest in the Equity Shares described in the DRHP may only be taken after a **Red Herring Prospectus ("RHP")** has been filed with the ROC and must be made solely on the basis of such RHP as there may be material changes in the RHP from the DRHP. The Equity Shares, when issued through the RHP, are proposed to be listed on SME Platform of BSE.

For details of the share capital and capital structure and the names of the signatories to the Memorandum of Association and the number of shares subscribed by them of the Company, please refer to the chapter *"Capital Structure"* beginning on page no. 68 of the DRHP. The liability of the members of our Company is limited. For details of the main objects of our Company as contained in the Memorandum of Association, please refer to the chapter *"History and Certain Corporate Matters"* beginning on page no. 174 of the DRHP.

LEAD MANAGER TO THE ISSUE	REGISTRAR TO THE ISSUE
WMN	Skyline Financial

कार्यालय अधिशाषी अभियन्ता,

सार्वजनिक निर्माण विभाग, खण्ड अकलेरा जिला झालावाड

(pwdaklera@rediffmail.com)

क्रमांक:- 616 दिनांक :- 20/09/2026

ई-निविदा सूचना संख्या 14/2026-27

राजस्थान के राज्यपाल महोदय की ओर से सडक/भवन कार्यों के लिये उपयुक्त श्रेणी में सार्वजनिक निर्माण विभाग राजस्थान में पंजीकृत संवेदकों एवं राज्य सरकार/केन्द्र सरकार के अधिकृत संगठनों / केन्द्रीय लोक निर्माण विभाग/डाक एवं दूर संचार विभाग / रेल्वे इत्यादि में पंजीकृत संवेदकों, जो कि राजस्थान सरकार के एए, ए, बी, सी, डी श्रेणी के संवेदकों के समकक्ष हो, से कार्यों हेतु ई-टेण्डरिंग के माध्यम से निर्धारित प्रपत्र में प्राप्त की जावेगी।

निविदा से सम्बन्धित विवरण वेबसाईट **http://dipr.rajasthan.gov.in/tenders.asp** व **http://www.pwd.rajasthan.gov.in** व **http://eproc.rajasthan.gov.in** एवं **http://sppp.raj.nic.in** पर देखा जा सकता है।

S.No	UBN NO.	S.No	UBN NO.
1	PWD2627WSOB12745	2	PWD2627WSOB12746
3	PWD2627WSOB12747	4	PWD2627WSOB12748
5	PWD2627WSOB12749	6	PWD2627WSOB12750
7	PWD2627WSOB12751	8	PWD2627WSOB12752
9	PWD2627WSOB12753	10	PWD2627WSOB12754
11	PWD2627WSOB12755	12	PWD2627WSOB12756
13	PWD2627WSOB12757	14	PWD2627WSOB12758
15	PWD2627WSOB12759	16	PWD2627WSOB12760
17	PWD2627WSOB12761	18	PWD2627WSOB12762
19	PWD2627WSOB12763	20	PWD2627WSOB12764
21	PWD2627WSOB12765	22	PWD2627WSOB12766
23	PWD2627WSOB12767	24	PWD2627WSOB12768
25	PWD2627WSOB12769	26	PWD2627WSOB12770

हस्ता./-
(डी.एस.मीणा)
अधिशाषी अभियन्ता
सा०नि०वि० खण्ड अकलेरा

DIPR/C/16762/2026

संपत्तियों की ऑनलाइन ई-नीलामी बिक्री

फीनिक्स ए आर सी लिमिटेड

पंजीकृत कार्यालय: तीसरी मंजिल, वालेस टावर्स 139/140/बी/1, क्रॉसिंग ऑफ शहर और वेस्टर्न एक्सप्रेस हाईवे, विले पार्ले (पूर्व), मुंबई – 400057,
फोन: 022-68492450, फैक्स: 022-67412313 सीआईएन: U67190MH2007PTC168303
ईमेल: info@phoenixarc.co.in, वेबसाईट: www.phoenixarc.co.in

अचल संपत्तियों की बिक्री हेतु बिक्री सूचना

प्रतिभूतिकरण और वित्तीय आस्तियों के पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के अंतर्गत प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8(5) को नियम 8(6) के परंतुक के साथ पठित के अंतर्गत अचल परिसंपत्तियों की बिक्री हेतु ई-नीलामी बिक्री सूचना

एतद्वारा आम जनता और विशेष रूप से उधारकर्ता (ओं) तथा गारंटर (ओं) को सूचित किया जाता है कि नीचे वर्णित अचल संपत्ति, जो सुरक्षित लेनदार के पक्ष में बंधक / प्रभारित है, जिसका भौतिक कब्जा फीनिक्स एआरसी लिमिटेड, पूर्व में फीनिक्स एआरसी प्राइवेट लिमिटेड के नाम से ज्ञात (फीनिक्स ट्रस्ट – एफवाई 19–10 के न्यासी के रूप में कार्यरत) (फीनिक्स) के अधिकृत अधिकारी द्वारा गार्डी फाइनेंशियल सर्विसेज से इसके पक्ष में ऋण के समनुदेशन के अनुसरण में 23.03.2022 को ले लिया गया है, के श्री रघविंदर सिंह (जिन्हें श्री रघविंदर सिंह / रगविंदर सिंह के नाम से भी जाना जाता है) पुत्र श्री अवतार सिंह और श्रीमती डिम्पी पत्नी श्री रघविंदर सिंह (जिन्हें श्री रघविंदर सिंह / रगविंदर सिंह के नाम से भी जाना जाता है) से फीनिक्स, सुरक्षित लेनदार की ऋण खाता संख्या PR00387924 के अंतर्गत बकाया राशि रु. रुपये 2,11,13,110/– (रुपये दो करोड़ ग्यारह लाख तेरह हजार एक सौ दस मात्र) 22.06.2026 तक और 23.06.2026 से आगे के ब्याज सहित तथा पूर्ण भुगतान तक सभी लागत, प्रभार एवं व्यय सहित की वसूली हेतु "जहां है जैसी है", "जो है जैसी है" और "जो कुछ भी है" के आधार पर दिनांक 22.10.2026 को (दोपहर 12:00 बजे से दोपहर 01:00 बजे के बीच तथा 5 मिनट के असीमित विस्तार के साथ) बेचा जाएगा।

आरक्षित मूल्य रुपये 1,08,00,000/– (रुपये एक करोड़ आठ लाख मात्र) होगा और बयाना राशि जमा रुपये 10,80,000/– (रुपये दस लाख अस्सी हजार मात्र) होगी तथा पहचान एवं ग्राहक पहचान संबंधी दस्तावेजों सहित बयाना राशि जमा करने की अंतिम तिथि 21.10.2026 को या उससे पूर्व बैंकिंग कार्य घंटों की समाप्ति तक है।

संपत्ति का विवरण: संपूर्ण भूतल (उक्त तल) का समस्त भाग एवं अंश जोकि संपत्ति संख्या 226 पर निर्मित, क्षेत्रफल 221.269 वर्ग गज खसरा नं. 3996/2496/1929 और 3984/2500/1934 में से ग्राम बसई दारापुर के क्षेत्र में, राजा गार्डन के नाम से ज्ञात कॉलोनी, नई दिल्ली–110015

उधारकर्ता का ध्यान अधिनियम की धारा 13 की उपधारा 8 के प्रावधानों की ओर आकर्षित किया जाता है, जो सुरक्षित परिसंपत्ति के विनोवन हेतु उपलब्ध समय के संबंध में है। आम जनता और विशेष रूप से उधारकर्ताओं को एतद्वारा सूचित किया जाता है कि यदि यहां निर्धारित नीलामी किसी भी कारण से विफल हो जाती है, तो सुरक्षित ऋणदाता निजी समझौते के माध्यम से बिक्री द्वारा प्रतिभूति हित प्रवर्तित कर सकता है। बिक्री हेतु परिसंपत्तियों के संबंध में किसी स्पष्टीकरण/आवश्यकता के मामले में, बोलीदाता श्री कुलदीप गुप्ता (मो. नं. 8655943688 / 8588870051) / श्री महेश मालुजकर (मो. नं. 09920381684 / 7506994818) से संपर्क कर सकता है।

बिक्री के विस्तृत नियम एवं शर्तों के लिए, फीनिक्स एआरसी प्राइवेट लिमिटेड की वेबसाइट अर्थात www.phoenixarc.co.in पर उपलब्ध https://phoenixarc.co.in?p=7653 और / या www.bankeauctions.com देखें।

टिप्पणी: पंजाब एंड सिंध बैंक ने भी उपर्युक्त सुरक्षित परिसंपत्ति पर प्रभार का दावा किया है और माननीय डीआरटी–।।, दिल्ली के समक्ष प्रतिभूतिकरण आवेदन संख्या टीएसए/323/2022 दायर किया है।

प्राधिकृत अधिकारी,
फीनिक्स ए आर सी लिमिटेड
(पूर्व में फीनिक्स ए आर सी प्रा. लि.)
(फीनिक्स ट्रस्ट-FY 19-10 के ट्रस्टी के रूप में)

स्थान: दिल्ली
तिथि: 01.10.2026

Arcil एसेट रिकंस्ट्रक्शन कंपनी (इंडिया) लिमिटेड
CIN: U65999MH2002PLC134884 वेबसाइट: www.arcil.co.in;
पंजीकृत कार्यालय: द स्क्वे, 10वीं मंजिल, 29, सेनापति बापट मार्ग, दादर (पश्चिम) मुंबई-400028, फोन : 022-66581300

शुद्धिपत्र

प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 2 के साथ पठित प्रतिभूतिकरण और वित्तीय आस्तियों का प्रतिभूतिकरण और पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम के धारा 13(2) के अंतर्गत मांग नोटिस के संदर्भ में है, निम्नलिखित ऋण खाता सं. हेतु, जो 25–सितंबर–2026 को "फाइनेंशियल एक्सप्रेस" और "जनसत्ता" दिल्ली संस्करण में प्रकाशित किया गया था। कृपया मांग नोटिस की तारीख 19.05.2026 के स्थान पर **27.05.2026** पढ़ा जाए। अन्य सभी विवरण समान रहेंगे।

HL25AGR000091625 – रवीन्द्र गिरी
HL25FZD000107886 – प्रेमबन्द्र राम
HL29BLY000088648 – पप्पू पप्पू
LAP1AGR000096769 – नरेंद्र पाल
LAP1FZD000105968 – राम किशोर
LAP1SAH000110559 – जॉनी कुमार
LAP3MAT000116237 – दीपक चौधरी

दिनांक: 02.10.2026
स्थान: दिल्ली – वूके और वेस्टर्न यू.पी

हस्ता/- प्राधिकृत अधिकारी एसेट रिकंस्ट्रक्शन कंपनी (इंडिया) लिमिटेड (ट्रस्टी के रूप में)

"IMPORTANT"

Whilst care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.

हीरो हाउसिंग फाइनेंस लिमिटेड

संपर्क पता : द्वितीय तल, ए–6, सेक्टर–4, नोएडा, गौतम बुद्ध नगर, उत्तर प्रदेश – 201301 पंजीकृत कार्यालय : 09, सामुदायिक केंद्र, बसंत लोक, वसंत विहार, नई दिल्ली– 110057, दूरभाष : 011–49267000, टोल फ्री नंबर : 1800 212 8800, ईमेल : customer.care@herohfl.com
वेबसाइट : www.herohousingfinance.com| सीआईएन : U65192DL2016PLC30148

अधिग्रहण सूचना (अचल संपत्तियों हेतु)
(प्रतिभूति हित प्रवर्तन नियमावली 2002 के नियम 8(1) के साथ पठित परिशिष्ट IV के अनुसार)

जबकि, अधोहस्ताक्षरकर्ता ने हीरो हाउसिंग फाइनेंस लिमिटेड के प्राधिकृत अधिकारी के रूप में वित्तीय परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम 2002 के अंतर्गत और प्रतिभूति हित (प्रवर्तन) नियमावली 2002 के नियम 3 के साथ पठित धारा 13(12) के अंतर्गत प्रदत्त शक्तियों के प्रयोगान्तर्गत, निम्न अंकितानुसार एक मांग सूचना निर्गत की थी, जिसमें उधारकर्ताओं को सूचना में अंकित राशि का उक्त सूचना की तिथि से 60 दिवसों के अंदर प्रतिभुगतान करने को कहा गया था।

उधारकर्ता निर्धारित बकाया राशि का प्रतिभुगतान करने में विफल हो चुके हैं, अतएव एतद्द्वारा उधारकर्ता को विशेष रूप में तथा जनसाधारण को सामान्य रूप में सूचित किया जाता है कि अधोहस्ताक्षरकर्ता ने यहां इसमें निम्न विवरणित सम्पत्ति का, उक्त नियमावली के नियम 8 के साथ पठित उक्त अधिनियम की धारा 13(4) के अंतर्गत उन्हें प्रदत्त शक्तियों के प्रयोगान्तर्गत, अधिग्रहण कर लिया है।

उधारकर्ता को विशेष रूप में तथा जनसाधारण को एतद्द्वारा सामान्य रूप में सावधान किया जाता है कि संपत्ति का लेन–देन न करें तथा संपत्ति का कोई व किसी भी प्रकार का लेन–देन, निम्न संदर्भित एक राशि तथा निम्न अंकित तिथि से इस राशि पर आकलित ब्याज और दांडिक ब्याज, शुल्कों, लागतों, इत्यादि हेतु हीरो हाउसिंग फाइनेंस लिमिटेड के प्रभाराधीन होगा।

उधारकर्ता का ध्यान, प्रतिभूत परिसंपत्तियों के मोचनार्थ उपलब्ध समय के संदर्भ में अधिनियम की धारा 13 की उप–धारा (8) के प्रावधानों की ओर आकृष्ट किया जाता है।

ऋण खाता सं.	दायित्वधारक(कों)/विधिक उत्तराधिकारी(रियों)/विधिक प्रतिनिधि(यों) के नाम	माँग सूचना की तिथि / माँग सूचना के अनुसार राशि	अधिग्रहण की तिथि (रचनात्मक / भौतिक)
HHFLUCLAP 22000029810	वनीता, साधना व्यास	17–जुलाई–2026, रु. 16,10,035/– तिथि 14–जुलाई–2026 के अनुसार देय	29.09.2026 (सांकेतिक)

प्रतिभूत परिसंपत्तियों / अचल संपत्तियों का विवरण : मकान नगर निगम सं. 529डी/1/939 जिसका क्षेत्र मापन 55.76 वर्ग मीटर, भूखंड सं. 2 पर निर्मित, वार्ड शंकरपुरवा, शिवानी विहार कल्याणपुर लखनऊ में स्थित। सीमाएँ :– पूर्व : मकान सं. ई–3, सालिग प्रसाद, पश्चिम : मकान सं. ई–1, शिवकुमार गुप्ता उत्तर : सड़क 20 फुट चौड़ी, दक्षिण : अन्य की संपत्ति।

हस्ता./– प्राधिकृत अधिकारी
कृते हीरो हाउसिंग फाइनेंस लिमिटेड

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GORANTLA GEOSYNTHETICS LIMITED

(Please scan this QR Code to view the DRHP and DAP)

Corporate Identification Number: U43122TN2006PLC060276

Our Company was originally incorporated as a Private Limited Company under the name "Gorantla Geosynthetics Private Limited" on June 20, 2006, bearing CIN U51909TN2006PTC060276 under the provisions of the Companies Act, 1956 with the Registrar of Companies, Tamil Nadu. Subsequently, pursuant to Special Resolution passed by the shareholders at the Extra Ordinary General Meeting held on September 02, 2024 our company was converted into a Public Limited Company and consequently the name of our Company was changed from "Gorantla Geosynthetics Private Limited" to "Gorantla Geosynthetics Limited" vide a fresh Certificate of Incorporation dated September 23, 2024 issued by the Registrar of Companies, Central Processing Centre, bearing CIN U51909TN2006PLC060276. Further, pursuant to a special resolution passed by the shareholders of our Company at the Extra-Ordinary General Meeting held on August 17, 2026, the Object Clause of the Memorandum of Association of our Company was altered. Consequently, the Central Processing Centre issued a Certificate of Registration of the Special Resolution confirming the alteration of the Object Clause(s), dated September 12, 2026. The Corporate Identification Number (CIN) of our Company is U43122TN2006PLC060276.

Registered Office: No. 3, 1st Floor, Saraswathi Street Mahalingapuram, Chennai, Tamil Nadu, India, 600034.
Website: www.gorantlageos.com; **E-Mail:** alagarsamy@gorantlageos.com ; **Telephone No:** 044 28170855
Contact Person: Mr. Gurusamy Alagarsamy, Company Secretary and Compliance Officer
Corporate Identification Number: U43122TN2006PLC060276

THE PROMOTER OF OUR COMPANY IS MR. PRAVEENKUMAR GORANTLA

THE ISSUE IS BEING MADE IN ACCORDANCE WITH CHAPTER IX OF THE SEBI ICDR REGULATIONS (IPO OF SMALL AND MEDIUM ENTERPRISES) AND THE DRAFT RED HERRING PROSPECTUS ("DRHP") DATED SEPTEMBER 30, 2026 HAS BEEN FILED WITH SME PLATFORM OF BSE LIMITED (BSE SME).

INITIAL PUBLIC ISSUE OF UP TO 40,00,000 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH OF GORANTLA GEOSYTHETICS LIMITED ("GGL" OR THE "COMPANY" OR THE "ISSUER") FOR CASH AT A PRICE OF ₹ [•] PER EQUITY SHARE INCLUDING A SHARE PREMIUM OF ₹ [•]/- PER EQUITY SHARE (THE "ISSUE PRICE") AGGREGATING TO ₹ [•] LAKHS ("THE ISSUE"), OF WHICH [•] EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH FOR CASH AT A PRICE OF ₹ [•]/- PER EQUITY SHARE INCLUDING A SHARE PREMIUM OF ₹ [•]/- PER EQUITY SHARE AGGREGATING TO ₹ [•] LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY MARKET MAKER TO THE ISSUE (THE "MARKET MAKER RESERVATION PORTION"). THE ISSUE LESS THE MARKET MAKER RESERVATION PORTION i.e. NET ISSUE OF [•] EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH AT A PRICE OF ₹ [•]/- PER EQUITY SHARE INCLUDING A SHARE PREMIUM OF ₹ [•]/- PER EQUITY SHARE AGGREGATING TO ₹ [•] LAKHS IS HEREIN AFTER REFERRED TO AS THE "NET ISSUE". THE ISSUE AND THE NET ISSUE WILL CONSTITUTE [•]% AND [•]%, RESPECTIVELY, OF THE POST ISSUE PAID UP EQUITY SHARE CAPITAL OF OUR COMPANY. THE FACE VALUE OF THE EQUITY SHARES IS ₹ 10/- EACH.

THE PRICE BAND AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BRLM AND ADVERTISED IN [•] EDITION OF [•] (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER) AND [•] EDITION OF [•] (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER) AND [•] EDITION OF [•] TAMIL NEWSPAPER (REGIONAL LANGUAGE OF TAMIL NADU WHERE OUR REGISTERED OFFICE IS LOCATED) AT LEAST TWO WORKING DAYS PRIOR TO THE ISSUE OPENING DATE AND SHALL BE MADE AVAILABLE TO THE SME PLATFORM OF BSE LIMITED ("BSE SME") FOR THE PURPOSE OF UPLOADING ON THEIR WEBSITE. FOR FURTHER DETAILS KINDLY REFER TO CHAPTER TITLED "TERMS OF ISSUE" BEGINNING ON PAGE 352 OF THIS DRAFT RED HERRING PROSPECTUS.

In case of any revision in the Price Band, the Bid/Issue Period will be extended by at least three additional Working Days after such revision in the Price Band, subject to the Bid/Issue Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar circumstances, our Company may, for reasons to be recorded in writing, extend the Bid /Issue Period for a minimum of three Working Days, subject to the Bid/Issue Period not exceeding 10 Working Days. Any revision in the Price Band and the revised Bid/Issue Period, if applicable, shall be widely disseminated by notification to the Stock Exchanges, by issuing a press release, and also by indicating the change on the respective websites of the BRLM and at the terminals of the members of the Syndicate and by intimation to Designated Intermediaries and the Sponsor Bank, as applicable.

This Issue is being made through the Book Building Process, in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957, as amended ("SCRR") read with Regulation 229(2) of the SEBI ICDR Regulations and in compliance with Regulation 253(1) and 253(2) of the SEBI ICDR Regulations wherein not more than 50% of the Net Issue shall be available for allocation on a proportionate basis to Qualified Institutional Buyers ("QIBs") (the "QIB Portion"), provided that our Company in consultation with the BRLM may allocate up to 60% of the QIB Portion to Anchor Investors on a discretionary basis ("Anchor Investor Port ion"). 33.33% of the Anchor Investor Portion shall be reserved for domestic Mutual Funds and 6.67% for Life Insurance Companies and Pension Funds (aggregating to 40%) subject to valid Bids being received from the domestic Mutual Funds at or above the Anchor Investor Allocation Price in accordance with the SEBI ICDR Regulations. In the event of under-subscription in the Life Insurance Companies and Pension Funds portion, the same may be allocated to domestic Mutual Funds. In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the QIB Portion (other than the Anchor Investor Portion) ("Net QIB Portion"). Further, 5% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders, including Mutual Funds, subject to valid Bids being received at or above the Issue Price. However, if the aggregate demand from Mutual Funds is less than 5% of the Net QIB Portion, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining Net QIB Portion for proportionate allocation to QIBs. Further, not less than 15% of the Net Issue shall be available for allocation on a proportionate basis to Non- Institutional Investors of which (a) one third of the Non-Institutional Portion shall be reserved for Bidders with an application size of more than two lots and upto such lots equivalent to not more than ₹ 10 lakhs and (b) two- thirds of the Non-Institutional Portion shall be reserved for Bidders with an application size exceeding ₹ 10 lakhs, provided under-subscription in either of these two sub-categories of Non-Institutional Portion may be allocated to Bidders in the other subcategory of Non-Institutional Portion, and not less than 35% of the Net Issue shall be available for allocation to Individual Investors who applies for minimum application size, in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Issue Price.

All potential Bidders (except Anchor Investors) are required to mandatorily utilize the Application Supported by Blocked Amount ("ASBA") process providing details of their respective Bank accounts, and UPI ID in case of Individual Bidders using the UPI Mechanism, if applicable, in which the corresponding Bid Amounts will be blocked by the SCSBs or by the Sponsor Bank under the UPI Mechanism, as the case may be, to the extent of respective Bid Amounts. Anchor Investors are not permitted to participate in the Issue through the ASBA process. For details, see "Issue Procedure" beginning on page 368 of this Draft Red Herring Prospectus. A copy of Red Herring Prospectus will be delivered to the Registrar of Companies for filing in accordance with Section 32 of the Companies Act, 2013.

This public announcement is being made in compliance with the provisions of Regulation 247(2) of the SEBI ICDR Regulations to inform the public that our Company is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to undertake an initial public offering of its Equity Shares pursuant to the Issue and has filed the Draft Red Herring Prospectus on September 30, 2026 with SME Platform of BSE Limited (BSE SME or BSE).

The DRHP filed with the SME Platform of BSE Limited ("BSE SME") shall be made available to the public for comments, if any, for a period of at least 21 days, from the date of such filing by hosting it on the website of the BSE at https://www.bseindia.com and the website of the Company at www.gorantlageos.com and at the website of BRLM i.e. Rarever Financial Advisors Private Limited at www.rarever.in. Our Company hereby invites the members of the public to give their comments to Stock Exchange, to Company Secretary and Compliance Officer of our Company and /or the BRLM at their respective addresses mentioned below. All comments must be received by BSE SME and/or our Company and/or BRLM in relation to the issue on or before 5 p.m. on the 21st day from the aforesaid date of filing the DRHP with BSE SME.

Investments in Equity and Equity-related securities involve a degree of risk and investors should not invest any funds in this Issue unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Issue. For taking an investment decision, investors must rely on their own examination of our Company and the Issue including the risks involved. The Equity Shares issued in the Issue have not been recommended or approved by the Securities and Exchange Board of India ("SEBI"), nor does SEBI guarantee the accuracy or adequacy of the Draft Red Herring Prospectus. Specific attention of the investors is invited to the section titled "Risk Factors" beginning on Page No. 26 of the Draft Red Herring Prospectus.

Any decision to invest in the Equity Shares described in the DRHP may only be made after the Red Herring Prospectus (**"Red Herring Prospectus"**) has been filed with the RoC and must be made solely on the basis of such Red Herring Prospectus as there may be material changes in the Red Herring Prospectus from the DRHP.

The Equity Shares, when offered, through the Red Herring Prospectus, are proposed to be listed on the SME Platform of BSE Limited ("BSE SME").

For details of the main objects of the Company as contained in its Memorandum of Association, see *"History and Corporate Structure"* on page 244 of the DRHP. The liability of the members of the Company is limited. For details of the share capital and capital structure of the Company and the names of the signatories to the Memorandum of Association and the number of shares subscribed by them see *"Capital Structure"* on page 94 of the DRHP.

BOOK RUNNING LEAD MANAGER TO THE ISSUE	REGISTRAR TO THE ISSUE
RAREVER FINANCIAL ADVISORS PRIVATE LIMITED **SEBI Registration Number:** INM000013217 **Address:** 807, Iconic Shyamal, Shyamal Cross Road, 132 Ring Road, Satellite, Manekbag, Ahmedabad, Gujarat, India, 380015. **Telephone Number:** +91 99981 23745 **Email Id:** ipo.gorantla@rarever.in **Investors Grievance Id:** ig@rarever.in **Website:** www.rarever.in **Contact Person:** Mr. Richi M. Shah/ Mr. Prerak Thakkar **CIN:** U70200GJ2023PTC144374	**CAMEO CORPORATE SERVICES LIMITED** **SEBI Registration Number:** INR000003753 **Address:** "Subramanian Building", No. 1 Club House Road, Chennai, Tamil Nadu, India 600002 **Telephone Number:** +91-44-4002 0700 / 2846 0390 **Email:** priya@cameoindia.com **Website:** www.cameoindia.com **Contact Person:** Ms. K. Sreepriya **Investors Grievance Id:** investor@cameoindia.com CIN: U67120TN1998PLC041613

COMPANY SECRETARY AND COMPLIANCE OFFICER

Name: Mr. Gurusamy Alagarsamy
Gorantla Geosynthetics Limited
Address: No.3, 1st Floor, Saraswathi Street Mahalingapuram, Chennai, Tamil Nadu, India, 600034
Telephone No.: 044 28170855
E-Mail: alagarsamy@gorantlageos.com

Investors can contact our Company Secretary and Compliance Officer, Book Running Lead Manager or Registrar to the Issue, in case of any pre issue or post issue related problems, such as non- receipt of letter of allotment, non- credit of allotted Equity shares in the respective beneficiary account, non-receipt of refund orders and non-receipt of funds by electronic mode etc.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the DRHP.

For Gorantla Geosynthetics Limited
On behalf of the Board of Directors
Sd/-
Mr. Praveenkumar Gorantla
Chairman and Managing Director

Place: Chennai, Tamil Nadu
Date: October 02, 2026

GORANTLA GEOSYNTHETICS LIMITED is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to undertake an initial public offer of its Equity Shares and has filed the DRHP dated September 30, 2026 with BSE SME. The DRHP is available on the website of BSE at www.bseindia.com and on the website of the BRLM, i.e. Rarever Financial Advisors Private Limited at www.rarever.in and the website of our Company at www.gorantlageos.com Potential investors should note that investment in equity shares involves a high degree of risk and for details relating to such risk, see the section titled "Risk Factors" beginning on page 26 of the DRHP. Potential investors should not rely on the DRHP filed with BSE SME for making any investment decision. The Equity Shares offered in the Issue have not been and will not be registered under the U.S. Securities Act of 1933 (the **"U.S. Securities Act"**) or any state securities laws in the United States, and unless so registered, and may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable U.S. state securities laws. Accordingly, the Equity Shares are being offered and sold only outside the United States in offshore transactions in reliance on Regulation S and the applicable laws of the jurisdictions where those offers and sales are made. There will be no public offering of the Equity Shares in the United States.

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PUBLIC ANNOUNCEMENT

Please scan this QR Code to view the DRHP

ITWINGS INFOSYSTEM LIMITED

(FORMERLY KNOWN AS "ITWINGS INFOSYSTEM PRIVATE LIMITED")
CIN: U72300UP2013PLC059548

Our Company was originally incorporated as "ITWings Infosystem Private Limited" at Noida, Uttar Pradesh as a private limited company under the provision of companies Act 1956 and received a Certificate of Incorporation issued by the RoC, Uttar Pradesh dated September 12, 2013. Our Company got converted into a public limited company pursuant to a special resolution passed by the shareholders at the Extraordinary General Meeting held on May 01, 2026 and the name of our Company was changed to its present name ITWings Infosystem Limited pursuant to a fresh certificate of incorporation issued by the Central Processing Centre, Manesar, Haryana on May 20, 2026 .As on the date of this Draft Red Herring Prospectus, the Corporate Identification Number (CIN) of our Company is U72300UP2013PLC059548

Registered Office: Property No. B-20, 1st Floor, Block-B, Sector-2, Noida, Gautam Buddha Nagar, Noida, Uttar Pradesh, 201301 India.
Corporate Office: Second Floor, Plot No. H-7, Block-B-1, Mohan Cooperative Industrial Estate, Badarpur, South Delhi, 110044, India
Tel: 01141474162; **Fax:** N.A.; **Website:** https://itwingsinfosystem.com/; **E-mail:** compliance@itwingsinfosystem.com
Company Secretary and Compliance Officer: Ms. Tanya Kapoor

OUR PROMOTERS: MR. KUSHAGRA SHARMA, MR. KUMAR BACHCHAN, MR. ROHTAS JANGHU AND MS. MAMTA SINGH

"THE ISSUE IS BEING MADE IN ACCORDANCE WITH CHAPTER IX OF THE SEBI ICDR REGULATIONS (IPO OF SMALL AND MEDIUM ENTERPRISES) AND THE EQUITY SHARES ARE PROPOSED TO BE LISTED ON EMERGE PLATFORM OF NSE."

THE ISSUE

INITIAL PUBLIC OFFERING UP TO 42,92,000 EQUITY SHARES OF RS. 10/- EACH ("EQUITY SHARES") OF ITWINGS INFOSYSTEM LIMITED ("ITWL" OR THE "COMPANY" OR THE "ISSUER") FOR CASH AT A PRICE OF RS. [•]/- PER EQUITY SHARE INCLUDING A SHARE PREMIUM OF ₹ [•] PER EQUITY SHARE (THE "ISSUE PRICE") AGGREGATING TO ₹ [•] LAKHS ("THE ISSUE"). THE ISSUE INCLUDES A RESERVATION OF UPTO 2,16,000 EQUITY SHARES AGGREGATING TO ₹ [•] LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY MARKET MAKER TO THE ISSUE (THE "MARKET MAKER RESERVATION PORTION") AND 2,14,000 EQUITY SHARES AGGREGATING TO ₹ [•] LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY THE ELIGIBLE EMPLOYEES (THE "EMPLOYEES RESERVATION PORTION"). THE ISSUE LESS THE MARKET MAKER RESERVATION PORTION AND EMPLOYEES RESERVATION PORTION I.E. NET ISSUE OF UPTO 38,62,000 EQUITY SHARES AGGREGATING TO ₹ [•] LAKHS (THE "NET ISSUE"). THE PUBLIC ISSUE AND NET ISSUE WILL CONSTITUTE 26.52% AND 23.86% RESPECTIVELY OF THE POST- ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE PRICE BAND AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGER AND WILL BE ADVERTISED IN [•] EDITION OF [•] (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER) AND [•] EDITION OF [•] (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER, A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER) AND HINDI EDITION OF [•], (HINDI BEING THE REGIONAL LANGUAGE OF UTTAR PRADESH WHERE OUR REGISTERED OFFICE IS LOCATED), AT LEAST TWO WORKING DAYS PRIOR TO THE BID/ISSUE OPENING DATE AND SHALL BE MADE AVAILABLE TO THE EMERGE PLATFORM OF NATIONAL STOCK EXCHANGE OF INDIA LIMITED ("NSE EMERGE") FOR THE PURPOSES OF UPLOADING ON THEIR WEBSITE.

In case of any revision in the Price Band, the Bid/Issue Period shall be extended for at least three additional Working Days after such revision of the Price Band, subject to the total Bid/Issue Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar unforeseen circumstances, our Company, for reasons to be recorded in writing extend the Bid/Issue Period for a minimum of one Working Day, subject to the Bid/Issue Period not exceeding 10 Working Days. Any revision in the Price Band, and the revised Bid/Issue Period, if applicable, shall be widely disseminated by notification to the Stock Exchanges by issuing a press release and also by indicating the change on the website of the BRLM and at the terminals of the Members of the Syndicate and by intimation to Designated Intermediaries and Sponsor Bank.

This Offer is being made through the Book Building Process, in terms of Rule 19(2)(b)(i) of the Securities Contracts (Regulation) Rules, 1957, as amended ("SCRR") read with Regulation 229(2) of the SEBI ICDR Regulations and in compliance with Regulation 253 of the SEBI ICDR Regulations, wherein not more than 50% of the Net Offer shall be available for allocation on a proportionate basis to Qualified Institutional Buyers ("QIBs") (the "QIB Portion"), provided that our Company in consultation with the Book Running Lead Manager may allocate up to 60% of the QIB Portion to Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations ("Anchor Investor Portion"), out of which 40% shall be reserved in the following manner, (i) 33.33% of the Anchor investor Portion shall be reserved for domestic Mutual Funds, and (ii) 6.67% of the Anchor Investor Portion shall be reserved for Life Insurance Companies and Pension Funds registered with the Insurance Regulatory and Development Authority of India under the provisions of the Insurance Act, 1938 and pension funds registered with the Pension Fund Regulatory and Development Authority under the provisions of the Pension Fund Regulatory and Development Authority Act, 2013, subject to valid Bids being received from domestic Mutual Funds and life insurance companies and pension funds at or above the Anchor Investor Allocation Price. In the event of under-subscription, or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the Net QIB Portion. Further, 5.00% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders, including Mutual Funds, subject to valid Bids being received at or above the Offer Price. However, if the aggregate demand from Mutual Funds

ANNEXURE-II

DETAILS OF BIDDER

(*Read carefully the terms and conditions of sale before filling-up and submitting the bid)*

SR. NO.	**PARTICULARS**	**TO BE FILLED BY BIDDER/(S)**
1.	Name(s) of Bidder (in Capital) (In case the bidder is an entity, constitution of such entity and representative capacity supported with authorization to be submitted)	
2.	Father's/Husband's Name	
3.	Postal Address of Bidder(s)	
4.	Phone/Cell Number	
5.	E-mail ID	
6.	Event ID	
7.	Bank Account details to which EMD amount to be returned:	
	Bank Name	
	Beneficiary Name	
	Bank A/c. No.	
	IFSC Code No.	

	Branch Name	
8.	Date of submission of bid	
9.	**FOR INDIVIDUALS:** PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.	
10.	**FOR COMPANY / PARTNERSHIP FIRM:** PAN Card **/** Registered Partnership Deed	
11.	Whether EMD remitted (Yes / No)	
12.	EMD remittance details*	
	Date of Remittance	
	Name of Bank	
	Branch	
	Account No.	
	IFSC Code No	

13.	Bid Amount Quoted (To be mentioned in numerical and words)	

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper and the tender document which are also available in the website **https://www.bankeauctions.com** and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful bidder.

.....

(Name & Signature of the Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-III

DECLARATION BY BIDDER (S)

To: **Date:**

The Authorised Officer,

Phoenix ARC Limited

Trustee of PHOENIX TRUST - FY 19-10 ("Phoenix"),

Dear Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Electronic Auction being fully aware that the Sale is on "AS IS WHERE IS" basis and "AS IS WHAT IS" and "WITHOUT RECOURSE" condition.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Phoenix within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. I/We declare and agree that the bid is submitted after physical inspection of the property at site and after being fully satisfied by the area/extent of the property at site. B. That the bidder has inspected all title documents of the property and has no objection relating to the title documents available with the bank with respect to the property. C. That the bidder shall have no recourse against the bank/sale/auction in case of any acquisition and/or requisition of the property by any Government and/or any other authority under any law for the time being in force
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.
9. The Bidder hereby undertakes that he/she/it are not disqualified as per provisions of Section 29(A) of Insolvency and Bankruptcy Code, 2016.

Signature of Bidder / (s)	

Name of Bidder / (s)	
Address of Bidder / (s)	
E-mail of Bidder / (s)	

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://www.bankeauctions.com during the time of submission of the bid.

ANNEXURE-IV

DECLARATION FROM BIDDER*

Date:

To,
The Authorised Officer,
Phoenix ARC Limited,
Trustee of PHOENIX TRUST - FY 19-10 ("Phoenix")

Dear Sir/Madam,

Subject: Payment under Auction / Event ID no _____ dated _____

Ref: Deposit of Rs _____ made by me on ____/____/_____ being highest bidder / buyer for auction of _____ held on _____ vide cash/cheque/DD/RTGS/NEFT no _____

I / We hereby declare:

- I have participated in the bidding process of _____ (property details) and have been declared Highest Bidder vide letter dated _____
- The source of the amount being paid by me is _____
- My PAN No. is_____ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents. (Strike out whichever is not applicable)
- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person.
- I have not violated any provision of Foreign Exchange Management Act
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors /security receipt investors) appearing in the lists of individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC). The details of the two lists are as under:
    - The "ISIL (Da'esh) &Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (https://scsanctions.un.org/ohz5jen-alqaida.html)
    - The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (https://scsanctions.un.org/3ppp1en-taliban.html)

I / We hereby further declare:

I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) mortgaged in favour of Phoenix ARC Limited (Trustee of Phoenix Trust-FY19-10) ("Phoenix") in the loan account of Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) S/o Mr. Avtar Singh & 2). Mrs. Dimpy W/o Mr. Raghvinder Singh (Also known as Mr. Raghvindar Singh/Ragvinder Singh) BOTH AT : House No.226, Ground Floor, Raja Garden, New Delhi- 110015 BOTH ALSO AT : RZ-376, Ground Floor, Vishnu Garden, New Delhi- 110018

1. (Collectively referred as "Borrower" "Co-Borrower"), pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 ("IBC") and/or otherwise.

2. I hereby state, submit and declare that none of: (a) the Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder / Buyer:
    a) is an undischarged insolvent.

b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("**RBI**") issued under the Banking Regulation Act, 1949 (the "**BR Act**");

c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;

d) has been convicted for any offence punishable with imprisonment:
   (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
   (ii) for 7 (seven) years or more under any law for the time being in force.

e) is disqualified to act as a director under the Companies Act, 2013;

f) is prohibited by the Securities and Exchange Board of India ("**SEBI**") from trading in securities or accessing the securities markets;

g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;

h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;

i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;

j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in Annexure hereto.

3. I, hereby state and confirm that the Bidder / Buyer and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.

4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Bidder / Buyer or any of its Affiliates qualify to be Related Parties of the Borrower at any time.

5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Annexure I hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.

6. I submit to Phoenix that the Bidder / Buyer unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.

7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Bidder / Buyer ineligible.

8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this declaration for the purpose of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.

9. I, unconditionally and irrevocably, undertake, undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this declaration, to the satisfaction of Phoenix.

10. I agree that in the event that any of the above statements are found to be untrue or incorrect, then the Bidder / Buyer unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Bidder / Buyer.

Signature:

Name of the Bidder / Buyer / Depositor:

*If the Source of fund is through some Third Party other than the Bidder / Buyer, this declaration has to be obtained from such third party as well.

Annexure – V

Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Phoenix ARC Limited,
Trustee of PHOENIX TRUST - FY 19-10 ("Phoenix")

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website **https://www.bankeauctions.com**

I/We confirm that:

a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website **https://www.bankeauctions.com** and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
d. We hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of Bidder / (s)	
Name of Bidder / (s)	
Address of Bidder / (s)	
Date	

Copy to: M/S. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Limited, acting in capacity of Trustee for Phoenix Trust FY 19-10 mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

Annexure – VI

Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Limited,
Trustee of PHOENIX TRUST - FY 19-10,

(1) Sub.: Auction Sale of Property mortgaged in loan account of MR. RAGHVINDER SINGH - Final bid quoted during e- Auction - Sale of Property by Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs._____/- (In Words _____) for the purchase of the property mentioned in the Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised Officer of Phoenix ARC Limited, through the website of M/S C1 India Pvt. Ltd. on _____.

Yours sincerely,

Signature of Bidder / (s)	
Name of Bidder / (s)	
Date	

Copy to: M/s. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Phoenix ARC Limited mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.