

NIKKI GLOBAL FINANCE LTD.

Registered Office: 215, Delhi Chambers, Delhi Gate, Daryaganj, Central Delhi, New Delhi- 110002

CIN: L65999DL1986PLC024493 | GSTN:07AAACN0244LIZM

Web: www.nikkiglobal.com E-mail: ngfltd@rediffmail.com

Dated: 24 July 2026

To,
The Deputy General Manager,
Department of Corporate Services,
BSE LIMITED
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai- 400001

**SUB: NEWSPAPER PUBLICATION OF UNAUDITED FINANCIAL RESULTS OF THE
COMPANY FOR THE QUARTER ENDED ON JUNE 30, 2026**

Ref.: NIKKI GLOBAL FINANCE LTD. (SCRIP CODE-531272)

Dear Sir/Madam,

We herewith enclose copies of newspaper advertisements regarding the extract of the Un-Audited Financial Results of the Company for the quarter ended on 30th June, 2026, published in 'Financial Express' and 'Jansatta' on July 23, 2026 and July 24, 2026 respectively.

This Disclosure is made in terms of the requirements of Regulation 30 and 47(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The above information is also available on the website of the Company, www.nikkiglobal.com.

Thanking you.

FOR NIKKI GLOBAL FINANCE LTD.

**KAUSHAL SAXENA
(COMPANY SECRETARY AND
COMPLIANCE OFFICER)
(MEM. NO. F10423)**

CAN FIN HOMES LTD.
112-A, PART-B, 1ST FLOOR, NIT-5, RAILWAY ROAD,
NEAR NATION HUT, FARIDABAD, 121001 Ph.: 0129-2436596,
2436527 M.: 7625079140 Email: faridabad@canfinhomes.com
CIN: L8510KA189PLC008699

POSSESSION NOTICE [Rule 8 (1)] [For Immovable Property]
The undersigned being the Authorised Officer of Can Fin Homes Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of the powers under the said Act and Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 12.05.2026 calling upon the borrowers **Mr Ashok Kumar Slo Jai Ram and Mrs Rashu Rani Wo Ashok Kumar Chauhan** to repay the amount mentioned in the notice being **Rs.22,62,911/- (Rs Twenty Two Lakhs SixtyTwo Thousand Nine Hundred Eleven Only)** with further interest at contractual rates, till date of realization within 60 days from the date of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred under Section 13(4) of the said Act read with Rule 8 (f) of the Security Interest Enforcement Rules, 2002) on this the **21st day of July of the year 2026.**

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Can Fin Homes Ltd for an amount of **Rs. 22,62,911/- (Rs Twenty Two Lakhs Sixty Two Thousand Nine Hundred Eleven Only)** and interest thereon.

Description of immovable property

All part and parcel of property situated at MCF NO 500/52 Property ID 1BT32CM8, Plot No.20, Khalsa no.39/1/92, Mauza - Nagla Gujran, Teh Badkhal, Dist Faridabad, Haryana-121005 having area of 49 sq yds. Boundaries : East- Others Property, West-Rasta 14 Ft, North: Road 27Ft, South: Plot No.19 (As per visit), East-Rasta 14 Ft, West: Others Property, North: Plot No.19, South: Road 27Ft (As per Sale Deed)

Date: 22.07.2026
Place: Faridabad

Sd/-,
Authorised Officer,
Can Fin Homes Ltd.

MAYASHEEL VENTURES LIMITED
(Formerly known as Mayasheel Construction)
CIN: L4201UP2024PLC203681
Registered Office: Iltad B-2, Flat No. 8, Ind Road, Nehru Nagar,
Ghaziabad - 201001, Uttar Pradesh, Tel.: 0120-4265140
Email: cs@mayasheelventures.com
Website: www.mayasheelventures.com

NOTICE OF THE 2ND ANNUAL GENERAL MEETING, REMOTE E-VOTING AND OTHER RELATED INFORMATION

Notice is hereby given that the 2nd Annual General Meeting ("AGM") of the Members of Mayasheel Ventures Limited will be held on **Friday, 14th August, 2026 at 09:30 A.M. (IST)** at Hotel Tushar Elegant, KM-35, Kavi Nagar, J Block, Ghaziabad - 201002, Uttar Pradesh, to transact the businesses set out in the Notice convening the AGM.

The Notice of the AGM together with the Annual Report for the Financial Year 2025-26 has been sent to the Members in accordance with the applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Notice of the AGM and the Annual Report are available on:

- Company's Website: www.mayasheelventures.com
- National Stock Exchange of India Limited: www.nseindia.com
- CDSL E-voting Website: www.evotingindia.com

Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, Secretarial Standard-2 and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is providing the facility of remote e-voting through Central Depository Services (India) Limited (CDSL).

The details of remote e-voting are as under:

Particulars	Details
Cut-off Date	Friday, 7 th August, 2026
Commencement of Remote E-voting	Tuesday, 11 th August, 2026 at 9:00 A.M. (IST)
End of Remote E-voting	Thursday, 13 th August, 2026 at 5:00 P.M. (IST)

The remote e-voting module shall be disabled by CDSL.

Members who have cast their vote through remote e-voting may attend the AGM but shall not be entitled to vote again at the Meeting. Members attending the AGM who have not cast their vote through remote e-voting shall be eligible to vote at the AGM through the e-voting facility provided at the Meeting.

Members who acquire shares of the Company after dispatch of the Notice and hold shares as on the Cut-off Date i.e. 07th August, 2026, may obtain the login credentials by following the procedure mentioned in the AGM Notice or by contacting the Registrar and Share Transfer Agent or CDSL.

Attention of Members

The Notice of the AGM also includes, inter alia, a Special Resolution under Item No. 5 seeking approval of the Members pursuant to Section 27 of the Companies Act, 2013 for variation in the utilisation of the unutilised proceeds of the Initial Public Offer (IPO) by reallocating the unutilised amount of ₹400.00 Lakhs, originally earmarked for Capital Expenditure, towards Meeting Working Capital Requirements of the Company. Members are requested to read the Explanatory Statement forming part of the AGM Notice before exercising their voting rights. In case of any queries or grievances relating to remote e-voting, Members may refer to the Frequently Asked Questions (FAQs) and e-voting manual available at www.evotingindia.com or contact:

Central Depository Services (India) Limited (CDSL)

Mr. Rakesh Dalvi, AVP, (CDSL)
A Wing, 25th Floor, Marathon Futrex, Malafati Mill Compound, N. M. Joshi Marg, Lower Parel (E), Mumbai - 400013, Email: helpdesk.evoting@cdslindia.com

Members may also contact the Company's Registrar and Share Transfer Agent:

MASASHITA SECURITIES PRIVATE LIMITED

Registered Office: 451, Krishna Agra Business Square, Netaji Subhash Place, Pitampura, New Delhi - 110034; Phone: 011-45121795, Email: riabcoffice@masashita.com

Company Secretary & Compliance Officer

Mayasheel Ventures Limited By Order of the Board
Email: cs@mayasheelventures.com For Mayasheel Ventures Limited

Sd/-
Neelam Rani
Company Secretary & Compliance Officer
Membership No.: A74136

Place : Ghaziabad, Uttar Pradesh
Date : 23rd July, 2026

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

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules") The undersigned being the **Authorized Officer of SMFG India Home Finance Co. Ltd.** (hereinafter referred to as SMHFC) under the Act and in exercise of the powers conferred under Section 13 (12) of the Act read with Rule 3 issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the Demand Notice(s), therefore the service of notice is being effected by affixation and publication as per Rules. The contents of Demand Notice(s) are extracted herein below :

Sr. No.	Loan Account No. & Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description of Secured Assets / Mortgage Property	Date of Demand Notice U/s 13 (2) & Total O/s.
1.	LAN : 613939211734390 1. Deepak Kumar S/o Dhori Singh 2. Rani Devi Add. : 673, Azad Vihar Khora Colony, Uttar Pradesh-201 309.	Build up Flat No. 201, Second Floor, MIG without roof (LHS) Area Measuring 540 square ft. i.e. 50.16 Square meter, Plot No. 11, Kharsa No. 82, Sudampuri Colony, Krishna Vatika 1, Village Dhunderhara Pargana Loni, Tehsil and Dist. Ghaziabad, Boundaries - East : Flat No. SF -1 / Plot No. 12, West : Plot No. 10, North : Plot No. 18, South : Rasta 21 Feet Wide.	17.06.2026 Rs. 21,51,70.94 (Rs. Twenty One Lakh Fifty One Thousand One Hundred Seventy & Paise Ninety Four Only) as on 13.06.2026 NPA Date: 05.06.2026
2.	LAN : 62063801188764 1. Rohit Pandey (Through Legal Heir Of Deceased Borrower) Shikha Dubey (Co-Borrower & Legal Heir) Add. : W/o. Rohit Pandey, A 230 A Block Shanti, Nagar Indrapuri-Loni Dehat, Ghaziabad, Uttar Pradesh 201 102	Property Area Measuring 50 Square Yards i.e. 41.805 Square meter Situated at Plot No. 122 AA Kharsa No. 402, block A, Indrapuri Extn. Colony Harbast, Village Gharoti Khurd, Pargana and Tehsil : Loni, Dist. Ghaziabad.	17.06.2026 Rs. 16,24,992.58 (Rs. Sixteen Lakh Twenty Four Thousand Nine Hundred Ninety Two & Paise Fifty Eight Only) as on 13.06.2026 NPA Date : 05.06.2026
3.	LAN : 611639211739384 1. Aijaj Dishaad 2. Reshma Aijaj Add. : S/o. Dilshad, R/o. Mohit Vihar, New Madho Nagar, Saharanpur, Uttar Pradesh-247 001.	Property Bearing House No. 6/5870A, A Plot Area 57.74 Sq. Yard Or 48.28 Sq. Mtrs. Situated At Dara Mikana Bairon Pargana, Tehsil & District Saharanpur, Dar Abadi Nori Basti Saharanpur, East : House of Suraj Pal; West : Rasta 12 Fit; North : House of Gyan Chand; South : House of Vikram.	23.06.2026 Rs. 16,79,073.33 (Rs. Sixteen Lakh Seventy Nine Thousand Seventy Three & Paise Thirty Three Only) as on 16.06.2026 NPA Date: 05.06.2026
4.	LAN : 616539211790832 2. Navneet Yogi Add. : W/o. Navneet Yogi, Shri Dham Colony, Lohban Bagchi, Laxmi Nagar, Mathura, Uttar Pradesh-281 001.	Purani Abadi Mauza Lohvan Mahavan Plot on Kharsa No. 101, Mauza Lohvan, Tehsil : Lohvan, District Mathura. East : Land Kusai; West : Land of Vishnu; North : House W/o. Gangadhar; South : Rasta 7 Fit.	23.06.2026 Rs. 6,25,730.11 (Rs. Six Lakh Twenty Five Thousand Seven Hundred Thirty & Paise Eleven Only) as on 16.06.2026 NPA Date : 05.06.2026
5.	LAN : 610839511374647 2. Uma Naresh Kumar Add. : S/o. Yogadhyan, Naya Haripuram, Kukda 7, Kukra, Muzaffarnagar, Uttar Pradesh-251 001.	A Residential House Measuring 74.07 Sq. Yards Or 61.92 Sq. Mtrs. Consisting of Kharsa No. 365, Situated At Mohalla Vill. Kukda Bahar Hadood (Outer Boundary), Patgana Tehsil & District : Muzaffarnagar, Uttar Pradesh, East : Rasta 16 Fit Wide; West : Others Person Khet; North : Others Person; South : Plot First Party.	23.06.2026 Rs. 11,94,660.99 (Rs. Eleven Lakh Ninety Four Thousand Six Hundred Sixty & Paise Ninety Nine Only) as on 16.06.2026 NPA Date : 05.06.2026
6.	LAN : 613339211322049 1. Ikram Abulhasan 2. Sajin Ikram Add. : S/o. Abalu Hasan, House No. 28, Balyakheri Road, Saharanpur, Uttar Pradesh-247 001.	Residential House, Part of MPL No. 32/493, Having Area 43.17 Sq. Yards or 36.09 Sq. Meters, Situated At Kharsa No. 528 At Mohalla Khanalpuram, Dar Abadi Nagar, Saharanpur, East : House of Saty Pal; West : House of Prakash; North : House of Pape Lal; South : Rasta Gali 7 Fit Wide.	23.06.2026 Rs. 14,39,251.59 (Rs. Fourteen Lakh Thirty Nine Thousand Two Hundred Fifty One & Paise Fifty Nine Only) as on 16.06.2026 NPA Date : 05.06.2026

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and here in above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that SMHFC is a secured creditor and the loan facility available by the Borrower(s) is a secured debt against the immovable property/properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, SMHFC shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. SMHFC is also empowered to ATTACH AND/OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured asset(s), SMHFC also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the SMHFC. This remedy is in addition and independent of all the other remedies available to SMHFC under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing of or dealing with the secured assets or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of SMHFC and non-compliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.
Place : Ghaziabad / Saharanpur / Mathura / Muzaffarnagar
Date : 17.06.2023 / 23.06.2026

Sd/-
Authorized Officer, SMFG INDIA HOME FINANCE CO. LTD.

U GRO Capital Limited
B-17, Fourth Floor, Art Guild House, Phoenix Market City,
Kurla (West), Mumbai- 400070

DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("THE ACT") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002, ("THE RULES")

The undersigned being the authorised officer of **UGRO Capital Limited** under the Act and in exercise of the powers conferred under Section 13(2) of the Act, read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that the borrower(s) are avoiding the service of the demand notice(s), therefore the service of the demand notice is being effected by affixation and publication as per the Rules. The contents of the demand notice(s) are extracted herein below:

Sl.No.	Name of the Borrower(s)	Demand Notice Date and Amount
1.	1) MIS THE DOABA INDUSTRIES 2) ISLAMUDDIN ISLAMUDDIN 3) MOHD GUFRAN SAIFI 4) MOHD SUHAIL SAIFI LAN - UGDELMC000078677	Demand Notice date: 02/06/2026 Notice Amount: Rs.23,20,613/- (Rupees Twenty Three Lakh Twenty Thousand Six Hundred Thirteen Only) As on 29/05/2026

Description Of Secured Asset(S):- Model No: PIPE BENDING MACHINE SNE 115 NC, Invoice No: SNE/24-25/975, Make: S.N ENTERPRISES.

The borrower(s) are hereby advised to comply with the demand notice(s) and pay the demand amount mentioned therein and hereinafter within 60 days from the date of this publication together with applicable interest, late payment penalty, bounce charges, cost and expenses etc. till the date of realization of the payment. The borrower(s) may note that UGRO Capital Limited is a Secured Creditor and the loan facility available by the borrower(s) is a secured debt against the immovable property(ies) being the secured asset(s) mortgaged by the borrower(s) with **UGRO Capital Limited**. In the event, the borrower(s) are failed to discharge their liabilities in full within the stipulated time, **UGRO Capital Limited** shall be entitled to exercise all the rights under Section 13(4) of the Act to take possession of the Secured Asset(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder in order to realize the dues in the loan account of the borrower(s). UGRO Capital Limited is also empowered to ATTACH AND/OR SEAL the Secured Asset(s) before enforcing the right to sale or transfer. Subsequent to the sale of the Secured Asset(s), UGRO Capital Limited also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the Secured Asset(s) is insufficient to cover the dues payable by the borrower(s) to **UGRO Capital Limited**. This remedy is in addition and independent of all other remedies available to UGRO Capital Limited under any other law. The attention of the borrower(s) is invited to Section 13(8) of the Act in respect of time available, to redeem the Secured Asset(s) and further to Section 13(13) of the Act, whereby the borrower(s) are restrained/prohibited from disposing or dealing with the Secured Asset(s) or transferring the same by way of sale, lease or otherwise (other than in ordinary course of business) any of the Secured Asset(s) without prior written consent from **UGRO Capital Limited** and non-compliance of the above is an offence punishable under Section 29 of the Act. The copy of the demand notice(s) is available with the undersigned and the borrower(s) may, if they so desire, collect the same from the undersigned.

Place: DELHI
Date: 23/07/2026

Sd/-
Authorized Officer)

For UGRO Capital Limited, authorised.officer@ugrocapital.com

KEI INDUSTRIES LIMITED
(CIN: L74899DL1992PLC051327)
Regd. Office: D-90, Okhla Industrial Area, Phase I, New Delhi-110 020
Phone: 91-11-26818840/26818642, Website: www.kei-ind.com
E-mail Id: cs@kei-ind.com

NOTICE FOR COMPULSORY TRANSFER OF UNPAID/UNCLAIMED DIVIDEND & EQUITY SHARES OF THE COMPANY TO INVESTOR EDUCATION AND PROTECTION FUND (IEPF)

Dear Shareholder(s),
We wish to inform you that pursuant to Section 124(5) and (6) of the Companies Act, 2013 (the "Act"), read with Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 as amended from time to time (including any statutory modification(s), enactments(s) thereof for the time being in force) (hereinafter referred to as "IEPF Rules") available on the website of Ministry of Corporate Affairs at www.iepf.gov.in has inter-alia, specified the manner for transfer of Unpaid/ Unclaimed Dividend along with the equity shares in respect of which dividend is unpaid or unclaimed for a period of seven years to Investor Education and Protection Fund (IEPF) established by the Central Government.

Shareholders who have not claimed their dividend for a period of seven years i.e., from the Financial Year 2018-19 and equity shares on which dividend has not been claimed for seven consecutive years i.e., from the Financial Year 2018-19 is/are liable to be transferred to IEPF as provided under the Companies Act, 2013 read with IEPF Rules.

In compliance with the provisions of IEPF Rules read with Secretarial Standard on Dividend (SS-3), the Company has uploaded details i.e. Name and Folio No./DPID-CLID of such shareholders whose dividend and equity shares are due for transfer to IEPF on its website www.kei-ind.com under Investor Relations Section. The Company shall initiate the transfer of unpaid/unclaimed dividends to the Investor Education and Protection Fund (IEPF) in respect of dividends remaining unpaid or unclaimed up to **10th October, 2026**. Further, equity shares corresponding to such dividends shall also be transferred to the IEPF, where dividends have remained unpaid/unclaimed for a continuous period of seven years as on **10th October, 2026**.

We would further like to state that future dividend/benefits, if any, in respect of equity shares so transferred shall also be credited to the IEPF.

Upon transfer of equity shares and unpaid/unclaimed dividend to the IEPF, the claimant can claim those equity shares and unpaid/unclaimed dividend in accordance with the procedure and on submission of necessary forms and documents to the IEPF Authority. You are also hereby informed that upon transfer of equity shares and unpaid/unclaimed dividend to IEPF, no claim shall lie against the Company/RTA, (IEPF Rules and web-form IEPF-5 for claiming Refund of equity shares and dividend are available on the website of Ministry of Corporate Affairs at www.iepf.gov.in).

In view of the above, you are once again requested to claim your Unpaid/ Unclaimed dividend, if any immediately on or before **10th October, 2026**.

Procedure for claim of unpaid/unclaimed dividend:

In case shareholders holding equity shares in physical form, please send Form ISR-1, copy of PAN/PAN(s) (in case of joint holders), original cancelled cheque (name of 1st holder printed on it) or copy of bank passbook having MICR Code, IFSC and A/c No., duly attested by the Bank Manager, Form ISR-2 (in case of signature mismatch with our records/or missing) and Form SH-13 or Form ISR-3 (which can be download from our website i.e. www.kei-ind.com from download tap under Investor Relation letter to RTA.

In case you have any queries on the subject matter, you may contact our Registrar and Share Transfer Agent:

M/s. MAS Securities Limited,

T-34 2nd Floor, Okhla Industrial Area, Phase-II, New Delhi-110020

Tel.: 011-26387281-83, FAX: -011-26387384,41320335,

E-mail: - investor@massvc.com

Thanking you
Yours truly,
For KEI INDUSTRIES LIMITED

Sd/-

Kishore Kunal

Date: 22nd July, 2026

Place: New Delhi

Sr.VP (Corporate Finance) & Company Secretary

"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.



Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd, Dept For Special Operations, 2nd Floor, Capital One, Near Jayprakash Nagar Metro Station, Somalwada, Nagpur- 440025

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTY LAST DATE OF SUBMISSION OF EMD AND DOCUMENTS: 10th August 2026

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

Notice is hereby given to the public in general and in particular to the Borrower that the Authorized Officer of HDFC BANK LTD. Had taken physical possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "as is where is, as is what is, whatever there is and without recourse basis" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

Name of the Branch & Account	Name of the Mortgagor of the property	Details of security	Amount as per Demand Notice Date	Inspection Date & Time	Reserve Price (EMD) Bid Increase Amount	Date/ Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./Email id
HDFC Bank Ltd., Nagpur, A/c- M/s Cosmic Grace Auto (India) Private Limited	Mortgagors: (1) Mr. Prashant Chhabra (2) Mr. Pradeep Chhabra	All that piece and parcel of Mouje-Shivani, NH No. 06, Murtizapur Road. Tq and Dist. Akola-444001, within the limits of GP Shivani Akola land from F.S. No 125/2 out of which southern side portion admeasuring 4000SQ Mt., with construction, owned by Mr. Prashant Chhabra and Mr. Pradeep Chhabra alongwith available stock on as is where is basis lying therein as more particularly set out in detailed Terms and Conditions.	Rs 12,74,35,720.43 (Rupees Twelve Crore Seventy-Four Lakh Thirty Five Thousand Seven Hundred Twenty and paise Four Three Only) as on 31/05/2023 with future interest and penal interest in case of default charges, costs etc thereon from 01/06/2023 along with the costs and expenses till the date of full and final payment under the facilities.	06/08/2026 01.00 PM To 4.00 PM	Rs. 7.20 Crore (Rupees Seven Crore Twenty Lakh Only) Rs. 12,00,000/-	10/08/2026 10.30 AM to 11.30 AM With Unlimited extension of 5 Minutes each.	07-08-2026 up to 4.00 PM.	Amit Sengar Mobile-9518344952 Amit.sengar@hdfc.bank.in Mr. Sunil Bhanushali 9323176985

TERMS & CONDITIONS:

1. The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"

2. The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable EITHER by NEFT, RTGS to the following Account: 5750000904261, Name of the Beneficiary : HDFC BANK LTD., Name of the Account: DFSD TRANSITORY ACCOUNT, IFSC Code : HDFC0000240 or by handing over of original Demand Draft favouring HDFC BANK LTD to the Authorised Officer. Please note that Cheques shall not be accepted as EMD amount.

3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property i.e. statutory dues like property taxes, society dues etc as per Bank's record on the property except the ones mentioned in the detailed terms and conditions. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues/litigations. The Bank shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears/litigations, if any. **Properties can be inspected strictly on the above-mentioned dates and time.**

4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon, Haryana. Helpline Nos: 0124-4302020/21/22/23/24, Mr. Mithalesh Kumar on Mobile- 7080804466, Help Line e-mail ID: support@bankauctions.com, and for any property related query may contact the Authorised Officer - Amit Sengar, Mobile-9518344952, E mail ID- Amit.sengar@hdfc.bank.in at address as mentioned above in office hours during the working days. (10 AM to 5 PM)**

5. The highest bid shall be subject to approval of HDFC Bank Limited, Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.

For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankauctions.com.

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

This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/mortgagor of the above said loan about the holding of E-Auction Sale on the above mentioned date.

Date : 21.07.2026

Place : Nagpur

"FORM NO. INC-26"

[Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014]

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

In the matter of sub-section (4) of section 13 of the companies act, 2013 and clause (a) of sub-rule (5) of rule 30 of the companies (Incorporation) rules, 2014

And
In the matter of G.B. Enterprises Private Limited (CIN: U74890DL1990PTC038855) a company registered under the companies act, 1956 and having its registered office at A-3/276, 1st Floor, Near Java Nursing Home, Paschim Vihar, Delhi-110063
.....Applicant/Petitioner

NOTICE

