

NCL BUILDTEK LIMITED
(Formerly NCL Alitek & Seccolor Limited)
CIN: U7220TC1986PLC006601
Reg. Office: #103-162, 5th Floor, NCL Pearl, Opp. Hyderabadi Bhawan, Sarojini Devi Road, Secunderabad, Hyderabad - 500026, Telangana, India. Email: companysecretary@nclbuildtek.com; Website: www.nclbuildtek.com

NOTICE

(For the attention of Equity Shareholders of the Company)
Sub: Transfer of unpaid/ unclaimed Dividend and Equity Shares to the Investor Education and Protection Fund Authority (IEPF)

Dear Shareholder,

We wish to bring to the notice of our esteemed shareholders that pursuant to the provisions of Section 124 and 125 of the Companies Act, 2013 ("the Act") read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 as amended from time to time ("the Rules"), any amount of dividend which remains unpaid or unclaimed for a period of seven consecutive years shall be transferred to IEPF. The corresponding equity shares in respect of which the dividends have remained unpaid or unclaimed for seven (7) consecutive years shall also be transferred by the Company to the Investor Education and Protection Fund (IEPF) as per the procedure set out in the Rules.

Accordingly, dividend declared by the Company during the Financial Year 2018-19 and the corresponding equity shares in respect of which the dividend has remained unpaid/ unclaimed for a period of seven consecutive years has become due for transfer to the IEPF.

The Company shall not transfer such shares to the IEPF in cases where there is a specific order of court/tribunal restraining the transfer of shares or where the shares are hypothecated/ pledged under the depositories Act 1996.

Adhering to the various requirements set out in the Rules, the Company has communicated individually, the concerned shareholders whose equity shares are liable to be transferred to IEPF under the Rules (at their latest available addresses as per the records of the Company) for taking appropriate action(s). The details of the shareholders whose unpaid/ unclaimed dividends and their respective equity shares which are liable to be transferred to IEPF have been uploaded on the Company website at: www.nclbuildtek.com. The Shareholders are requested to verify the details available on the Company's website.

The concerned shareholders are hereby requested to claim their unclaimed/unpaid dividend amount(s) along with submission of valid bank account details on or before 30th March, 2026 for enabling the Company to process the payment of such unpaid/ unclaimed dividends. In case the Company does not receive any communication from the concerned shareholders on or before 30th March, 2026, the Company shall, pursuant to the provisions of the Rules, transfer the unpaid/ unclaimed dividend amounts and the corresponding equity shares to the IEPF Authority within the prescribed timelines.

The unpaid/ unclaimed dividend amounts and equity shares transferred to the IEPF may thereafter be claimed by the respective shareholders only from the IEPF Authority by filing an application in the prescribed Form IEPF-5 available on the IEPF website at: www.iepf.gov.in and by following the procedure prescribed under the IEPF Rules.

We also request the shareholders to update their KYC details, including PAN, Email Id, Postal Address, Mobile Number and Bank Account details with the Company. Shareholders holding shares in Demat mode are requested to update the same with their respective Depository Participants (DP) to ensure effective communication and smooth credit of benefits.

Please send your claim/ any investor queries/ correspondence to the Registered Office of the Company at the following address or through Email:

To
The Company Secretary
M/s. NCL Buildtek Limited
(Formerly NCL Alitek & Seccolor Ltd)
#103-162, 5th Floor, NCL Pearl,
Opp. Hyderabadi Bhawan,
Sarojini Devi Road, Secunderabad, Telangana - 500026.
Telephone: 040-68313333/346.

For NCL Buildtek Limited
(Formerly NCL Alitek & Seccolor Ltd)
Sd/-
M. Ravindra
Company Secretary

Date : 30th December, 2025

Place: Hyderabad

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)				
Sr. No.	Name of Borrower(s) (A)	Particulars of Mortgaged property / properties (B)	Date Of NPA (C)	Outstanding amount (Rs.) (D)
1.	LOAN ACCOUNT NO. HLAPLUK00265641	ALL THAT SEMIFINISHED FLAT NO. 102, FIRST FLOOR, WITH BUILT - UP AREA OF 1200 SQ. FT, INCLUDING COMMON AREA ALONG WITH AN UNDIVIDED SHARE OF LAND ADMEASURING 46.42 SQ. YARDS (OUT OF 325.00 SQ. YARDS) IN HOUSE NO. 5-3-26/1, ON PLOT NO. 27, IN PART OF SY. NOS. 1 TO 4, 7 TO 9, 53 AND 1096 OF 'R. R. CLASSIC' SITUATED AT SHANTHINAGAR, KUKATPALLY VILLAGE, BALANAGAR MANDAL, UNDER GHMC KUKATPALLY CIRCLE, RANGA REDDY DISTRICT: HYDERABAD - 500072.	03.10.2025	Rs. 27,81,885.34/- (Rupees Twenty Seven Lakh Eighty One Thousand Eight Hundred Eighty Five and Paise Thirty Four Only) as on 28.11.2025
2.	T SREEDEVI ALIAS TALLURI SREEDEVI			

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount.

Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) with the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, expenses within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

For SAMMAAN CAPITAL LIMITED

(Formerly known as Indiabulls Housing Finance Ltd.) Authorized Officer

Place : RANGA REDDY

ARKA FINCAP LIMITED

Regd. Office: 2504, 25th Floor, One Lohda Place, Senapati Bapat Marg, Lower Panel, Mumbai-400013, Maharashtra. Email: customercare@arkaholdings.com.

POSSESSION NOTICE

(As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of ARKA FINCAP LIMITED under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The Borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers and the public in general that the undersigned has taken Physical possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates.

The Borrower/Co-borrowers 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 ARKA FINCAP LIMITED.

The Borrower/Co-borrowers/Mortgagor(s) attention is invited to the provision of Section 13(8) of the SARFAESI Act, in respect of time available, to redeem the secured assets.

Name of Borrower/ Co-borrower	Date of Demand Notice	Date of Possession	Amount mentioned in Possession Notice (Rs.)
1. Ether Agri Exports Private Limited (Borrower)	July 07, 2025	December 29th, 2025	Rs.3,04,28,364.23/- (Rupees Three Crore Four Lac Twenty Eight Thousand Three Hundred and Sixty Four and Paise Twenty Three only)
2. Mr. Gyere Meher Shashank Reddy (Co-Borrower)			
3. Mr. Shiva Shankar Reddy Dhandi (Co-Borrower)			
4. Mrs. Perumalai Swarnalatha (Co-Borrower)			
5. M/s. Shashank Reddy Enterprises (Co-Borrower)			
6. Mr. Gyar Ramesh (Co-Borrower)			

Description of Property:
All that piece and parcel of House property bearing No. 4-278/39/10, Plot No. 39, in Survey Nos. 68 to 75, of "Balaji Enclave", admeasuring 222 Sq.Yds., or 185.59 Sq. Mtrs., situated at Bharatnagar, Uppal Khalsa Village, Uppal Mandal and Municipality, Ranga Reddy District and Bounded by North:- Plot No.40, South:- 25' Wide Road, East:- Plot No.43, West:- 30' Wide Road

*In case of discrepancy in translation, the English version shall prevail.

Place: Telangana

Date: December 31st, 2025

Sd/- (Authorized Officer)

ARKA FINCAP LIMITED.

Kirloskar Group Company
The mark 'Kirloskar' in the status line is owned by Kirloskar Proprietary Limited and Arka Fincap Limited is the permitted user.

PIRAMAL FINANCE LIMITED.			
CIN: L65910MH1984PLC032635			
Registered Office: Unit No. 601, 6th Floor, Piramal Amrit Building, Piramal Agreya Corporate Park, Kamani Junction, Opp. First Station, LBS Marg, Kurla (west), Mumbai - 400070 T-91 22 38204000			
Branch Office: D.No.7-1615, 616 & 617, Imperial Towers, 4th Floor, Ameerpur Main Road, Hyderabad - 500016, Telangana			
Contact Person: 1. Akshay Kumar - 630136361, 2. Chandan Sakkalakar - 9820407168			
E-Auction Sale Notice - Fresh Sale			
Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Piramal Finance Ltd (Formerly Piramal Capital & Housing Finance Ltd.) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the possession, on 'AS IS WHERE IS', 'AS IS WHAT IS BASIS' and 'WHATSOEVER THERE IS' basis for recovery of outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the Authorized Officer of the Hero Housing Finance Ltd on or before 17-January-2026 (E-Auction Date) on 30th PM at Branch Office: Office No: 407, 408 & 409, 4th Floor, Ashoka My Home Chamber, Commercial Complex, Sindi Colony, Hyderabad, Telangana - 500003.			
NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED FOR RECOVERY OF DUE AMOUNT UNDER THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002			
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