IFB INDUSTRIES LIMITED

CIN : L51109WB1974PLC029637
Regd. Office : 14, Taratolla Road, Kolkata - 700088
Phone : 91 33 30489299, **Fax :** 91 33 30489230
Email : investors@ifbglobal.com; **Website :** www.ifbindustries.com

PUBLIC NOTICE OF 50TH ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCING ('VC')/ OTHER AUDIO-VISUAL MEANS ('OAVM')

1. Notice is hereby given that the **50th** AGM (Annual General Meeting) of the Company is scheduled to be held on **Wednesday, 29th July, 2026, at 10:30 A.M. (IST)** through Video Conferencing (**'VC'**)/ Other Audio Visual Means (**'OAVM'**) in compliance with applicable provisions of the Companies Act, 2013 read with General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020, 02/2022 dated May 5, 2022 and subsequent circulars issued in this regard, the latest being General Circular No. 03/2025 dated September 22, 2025 and all other applicable laws and circulars issued by the Ministry of Corporate Affairs (MCA), Government of India and Securities and Exchange Board of India (SEBI) permitting the holding of AGM through VC or OAVM, without the physical presence of the Members at a common venue, to transact the Ordinary and Special businesses as set out in the Notice.
2. In compliance with the above circulars, electronic copies of the Notice of the AGM alongwith the Annual Report for the Financial Year 2025-26 will be sent to all the shareholders whose email addresses are registered/ available with the Company/ Depository Participants.
   For all those shareholders who have not so registered, a letter providing the web-link, including the exact path, where complete details of the Annual Report are available will also be sent at their address registered with the Company or as available from the data downloaded from the depositories.
   However, the Shareholders of the Company may request physical copy of the Notice and Annual Report from the Company by sending a request at **investors@ifbglobal.com** in case they wish to obtain the same
3. The Copy of Annual Report 2025-26 alongwith Notice will be available on the website of Company at **www.ifbindustries.com**, on the websites of the Stock Exchanges where the securities of the Company are listed, i.e. BSE Limited and the National Stock Exchange of India Limited at **www.bseindia.com** and **www.nseindia.com** respectively and the website of NSDL at **www.evoting.nsdl.com**
4. Shareholders will have an opportunity to cast their vote on the businesses as set out in the Notice of AGM through remote e-voting or through the e-voting system during the Meeting. The manner of remote e-voting and the e-voting system during the Meeting for shareholders holding shares in dematerialized mode, physical mode and for shareholders who have not registered their email addresses will be available in the Notice of AGM. The details will also be made available on the website of the Company. Shareholders are requested to visit **www.ifbindustries.com** for such details.
5. The Notice of 50th AGM will be sent to the shareholders in accordance with the applicable laws on their email addresses shortly.
6. The Company has engaged the service of National Securities Depository Limited ('NSDL') for providing facility for voting through remote e-Voting and for participation in the 50th AGM through VC/OAVM Facility and for e-Voting during the 50th AGM. Members can cast their votes by following the instructions provided in the Note No.19 of the Notice convening the AGM. Members who need assistance before or during the AGM with use of technology, can: - Send a request at **evoting@nsdl.com** or contact at: 022 - 4886 7000; or - Contact Ms. Pallavi Mhatre, Senior Manager, NSDL at the designated email ID: **evoting@nsdl.com**
7. **Manner of registering and updating e-mail address:**
   Members holding shares in demat form are advised to register/update the particulars of their email address with their Depository Participants (DP).
   Members holding shares in physical form are advised to register/update the particulars of their email address by writing to the Registrar and Share Transfer Agent of the Company M/s. MUFG Intime India Private Limited with required details at registered office at C-101, 247 Park, LBS Marg, Vikhroli (West), Mumbai - 400083 and/or at Kolkata branch office at Rasoi Court, 5th Floor, 20, R. N. Mukherjee Road, Kolkata - 700001 or through sending email at **investor.helpdesk@in.mpms.mufg.com**

For **IFB Industries Limited**
Ritesh Agarwal
Company Secretary

Date : 06-07-2026
Place : Kolkata

Karnataka Bank Ltd.

Your Family Bank. Across India.

Asset Recovery Management Branch
8-B, First Floor, Rajendra Park
Pusa Road
New Delhi - 110060

Phone : 011-40591567 (Ext-231)
E-Mail : delhiarm@ktk.bank.in
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTY

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

Notice is hereby given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged /charged to the secured Creditor, the **Symbolic Possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **05.05.2025,** will be sold on "As is Where is ", "As is What is" and "Whatever there is" on **01.08.2026,** for recovery of **Rs.11,82,24,731.58 (Rupees Eleven Crore Eighty Two Lakhs Twenty Four Thousand Seven Hundred Thirty One and Paise Fifty Eight Only) i.e. (i) Rs.48,83,232.54** Under DPN A/c **No. 6117001000016101** along with future interest from **07.06.2026, (ii) Rs.1,13,27,946.80** Under Term Loan A/c **No. 6117001600025601** along with future interest from **20.06.2026, (iii) Rs.11,01,928.16** Under Term Loan A/c **No. 6117001600034301** along with future interest from **24.06.2026, (iv) Rs.8,06,26,522.59** Under Term Loan A/c **No. 6117001600034401** along with future interest from **24.06.2026, (v) Rs.5,13,252.85** Under Term Loan A/c **No. 6117001600034501** along with future interest from **24.06.2026, (vi) Rs.15,64,241.02** Under Term Loan A/c **No. 6117001600034801** along with future interest from **11.06.2026, (vii) Rs. 31,58,153.18** Under PS Term Loan A/c **No. 6117001800016101** along with future interest from **16.06.2026, (viii) Rs.59,33,106.86** Under PS Term Loan A/c **No. 6117001800019101** along with future interest from **11.06.2026 (ix) Rs.88,24,535.95** Under PS Term Loan A/c **No. 6117001800022201** along with future interest from **24.06.2026, (x) Rs.2,91,811.63** Under Term Loan A/c **No. 6117001800022301** along with future interest from **24.06.2026,** due to the **Karnataka Bank Ltd, Panipat Branch, Dayal Building, Near Sanjay Chowk, Panipat- 132103 (Haryana),** the Secured creditor from **(1) M/s. Aayna Agri Farms Pvt. Ltd., Represented by its Directors, (a) Mr. Anivesh Jaglan, (b) Mrs. Ashwani Jaglan, (c) Mr. Atul Jaglan, (d) Mr. Bijender Singh, Registered Address: Village Naultha, Tehsil Israna, Panipat, Haryana- 132103, (2) Mr. Anivesh Jaglan S/o Mr. Karam Vir Singh R/o House No.35, Adarsh Nagar, Panipat, Haryana-132103, (3) Mr, Ashwani Jaglan S/o Mr. Dharam Singh Jaglan R/o House No. 91-P, Huda Sector-11 Panipat, Haryana-132103, (4) Mr. Atul Jaglan S/o Mr. Balwan Singh R/o House No. F-2816, Ansal Sushant City, Panipat, Haryana-132103, (5) Mr. Bijender Singh S/o Mr. Jage Ram, (6) Mr. Balwan Singh S/o Mr. Jage Ram R/o House No. F-2806, Ansal Sushant City, Panipat, Haryana-132103, (7) Mr. Karam Vir Singh S/o Mr. Jage Ram R/o Village Naultha, Tehsil Israna, Panipat, Haryana- 132103, and (8) Mrs. Sudesh W/o Mr. Bijender Singh, Both No. (5) & (8) are residing at:** House No. 458-L, Near Bal Vidya Public School, Model Town, Panipat, Haryana- 132103, being borrowers/ guarantors/ co - obligants.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of Residential Property Situated at 458-L, Southern portion, Model Town, Panipat, ad-measuring 200.00 Sq Yards, and Building constructed thereon, belonging to Mrs. Sudesh. **Boundaries : East :** 22'- 6" Road **West :** 22'- 0" Irrigation Land **North :** 81'- 0" Plot No.459-L (Part) **South :** 81'- 0" Plot No.457-R

Reserve Price / Upset Price below which the property may not be sold: Rs.2,78,82,000.00 (Rupees Two Crore Seventy Eight Lakh Eighty Two Thousand Only) **Earnest money to be deposited /tendered :** Rs.27,88,200.00 (Rupees Twenty Seven Lakh Eighty Eight Thousand Two Hundred Only)

(The borrower's / mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset).

(This Notice shall also serve as Notice under Sub Rule (1) of Rule (9) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors)

For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website ie.,www.karnatakabank.com under the head "Mega E-Auction on 01.08.2026".

The E-auction will be conducted through portal **https://bankauctions.in/ on 01.08.2026 from 11:30 A.M to 12:30 P.M** with unlimited extension of 05 minutes. The intending bidder is required to register their name at https://bankauctions.in/ and get the user Id and password free of cost and get online training on E-auction (**tentatively on 31.07.2026**) from M/s.4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038,**Contact No. 040-23836405, Mobile: 8142000809, E-mail: info@bankauctions.in.**

Date : 03.07.2026
Place : Panipat

Sd/- For Karnataka Bank Ltd
Chief Manager & Authorised Officer.

EQUITAS SMALL FINANCE BANK LIMITED

Regd. Office: 4th Floor, Phase II, Spencer Plaza, 769, Mount Road, Anna Salai, Chennai - 600002. Ph: 044-4299 5000 Fax: 044-4299 5050 Email: cs@equitas.bank.in
www.equitas.bank.in | CIN: L65191TN1993PLC025280

NOTICE TO THE SHAREHOLDERS
TENTH ANNUAL GENERAL MEETING OF EQUITAS SMALL FINANCE BANK LIMITED ("THE BANK") AND INFORMATION ON RECEIVING NOTICE & ANNUAL REPORT

The Tenth Annual General Meeting (AGM) of the Bank will be held on Wednesday, September 09, 2026 at 11.00 A.M. (I.S.T), through Video Conferencing (VC) / Other Audio Visual Means (OAVM) in compliance with all the applicable provisions of the Companies Act, 2013 and the Rules made thereunder, the Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with General Circular No. 03/2025 dated September 22, 2025 and other relevant circulars and notifications issued by the Ministry of Corporate Affairs ("MCA") (hereinafter collectively referred to as "the Circulars") for holding of AGM through VC / OAVM, to transact the businesses as set out in the Notice of Tenth AGM.

In compliance with the above circulars, the electronic copies of Notice of the Tenth AGM along with the Annual report of 2025-26 will be sent only to the registered e-mail addresses of the Shareholders available with the Bank / Depository Participant(s) and will also be made available on the websites of the Bank **https://ir.equitas.bank.in/**, the stock exchanges viz., BSE Limited at **www.bseindia.com** and National Stock Exchange of India Limited at **www.nseindia.com** and on the NSDL's website, at **https://www.evoting.nsdl.com**. The requirement to send physical copies of the Notice of the AGM along with the Annual report for FY 2025-26 to Shareholders holding shares in physical form and those who have not registered their email addresses has been dispensed with for the ensuing Annual General Meeting in accordance with the aforesaid Circulars. A letter providing the web link for accessing the Annual Report for the Financial Year 2025-26 will be sent to those Shareholders who have not registered their email address with the Bank / Depositories.

Manner of registering / updating email addresses is as below:

1. **For shareholders holding shares in dematerialised form:** Shareholders who have not registered their email addresses and mobile numbers are requested to register / update the same with their relevant Depositories through their Depository Participants (DP).
2. **For shareholders holding shares in physical form:** Shareholders are requested to register / update their email addresses and other details by submitting the prescribed Form ISR 1 along with other relevant forms to the Bank's Registrar and Share Transfer Agent (RTA), KFin Technologies Limited, at: einward.ris@kfintech.com. ISR 1 Form can be obtained by visiting the link: **https://karisma.kfintech.com/downloads/2Form_ISR-1.pdf**
3. ISR form(s) & the supporting documents are to be forwarded to the Registrar and Share Transfer Agent (RTA) by sending hard copies which are self-attested, to the following address: KFIN Technologies Limited, Selenium Building, Tower-B, Plot No. 31 & 32, Financial District, Nanakramguda, Serilingampally, Hyderabad, Rangareddy, Telangana - 500 032.
   Detailed FAQs can be found on the link: **https://ris.kfintech.com/faq.html**
4. After verification, the Bank / RTA will forward the Annual report for FY 2025-26 along with the Notice of 10th AGM to the registered email addresses.
5. The Bank will be providing remote e-voting facility to all its Shareholders to cast their vote on the businesses as set forth in the Notice of the Tenth AGM. Additionally, during the AGM, the Bank will be providing the facility of e-voting through e-voting system. The elaborate instructions of the process of e-voting including the procedure for participation of Shareholders holding shares in physical form and Shareholders who have not registered their email addresses, through remote e-voting or e-voting system during the AGM will be provided as part of the Notice of the Tenth AGM.
6. Shareholders are requested to note the following contact details for addressing queries / grievances, if any:

Company Secretary
Equitas Small Finance Bank Limited, 4th Floor, Phase-II, Spencer Plaza, 769, Mount Road, Anna Salai, Chennai - 600 002. Phone: 044 42995000; Fax: 044 42995050, Email: **cs@equitas.bank.in**

KFIN Technologies Limited, (Registrar & Share Transfer Agent) Selenium Tower B, Plot No 31-32, Gachibowli Financial District Nanakramguda, Hyderabad–500032
Toll Free Number- 1800-309-4001
Email : einward.ris@kfintech.com

Place : Chennai
Date : July 04, 2026

For Equitas Small Finance Bank Limited
Sd/- Ramanathan N, Company Secretary

GRIHUM HOUSING FINANCE LIMITED

GRIHUM HOUSING FINANCE — Apna Ghar. Apni Pehchan.

REGISTERED OFFICE:6TH FLOOR,B BUILDING,GANGA TRUENO, LOHEGAON, PUNE,MAHARASHTRA 411014
BRANCH OFF UNIT:SCF 86, FIRST FLOOR, COMMERCIAL URBAN ESTATE 2, DELHI ROAD, HISAR, HARYANA - 125005.

E-AUCTION SALE NOTICE SALE OF SECURED IMMOVABLE ASSET UNDER SARFAESI ACT

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Mortgagor(s)/Guarantor(s) that the below described immovable properties mortgaged to Grihum Housing Finance Limited (hereinafter referred to as the **"Secured Creditor"** as per the Act) , the possession of which has been taken by the Authorised Officer of Secured Creditor **in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.**

The Secured Assets will be soldon"Asiswhereis","Asiswhatis",and"Whatevertheresis"basis on **06-08-2026** through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: https://www.bankeauctions.com.

For detailed T&Cs of sale, please refer to link provided in GHFL's/Secured Creditor's website i.e. www.grihumhousing.com

PROPOSAL NO. CUSTOMER NAME {A}	DEMAND NOTICE DATE AND OUTSTANDING AMOUNT {B}	NATURE OF POSSE-SSION {C}	DESCRIPTION OF PROPERTY {D}	RESERVE PRICE {E}	EMD (10% OF RP) {F}	EMD SUBMI-SSION DATE {G}	INCREME-NTAL BID {H}	PROPERTY INSPECTION DATE&TIME {I}	DATE AND TIME OF AUCTION {J}	KNOWN ENCUMB-BANCES/COURT CASES IF ANY {K}
LOAN NO. HL0035H14100019 SATBIR SINGH (BORROWER) SHAKUNTALA (CO BORROWER) HARI SINGH KAMLA DEVI HARI SINGH SATBIR SINGH	Notice date: 13-10-2022 Total Dues: Rs. 1310584.22/- (Rupees Thirteen Lacs Ten Thousand Five Hundred Eighty Four and Twenty Two Paisas) payable as on 13-10-2022 along with interest @16.55% p.a. till the realization.	Physical	All That Piece And Parcel Of Mortgaged Property Having Kewatt No. 648, Measuring Ok-17m, Vaka Mauja Chuli Bagriyan, Tehsil Adampur, Dist Hissar, Hissar Pin 125	Rs. 3500469.00/- (Rupees Thirty Five Lacs Four Hundred Sixty Nine Only)	Rs. 350046.90/- (Rupees Three Lacs Fifty Thousand Forty Six and Ninety Paisas Only)	05-08-2026 Before 5 PM	10,000/-	22-07-2026 (11 AM 4 PM)	06-08-2026 (11 AM 2 PM)	Borrower has filed Civil Suit bearing No. CS/2038/2023 Before CJSD Hisar Court but no Adverse Order passed till date

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder.

The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id Support@bankeauctions.com. Contact Person Dharni P, Email id- dharani.p@c1india.com Contact No- 9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank-ICICI BANK LTD. Account No-**091551000028** and IFSC Code- **ICIC0000915** , ICICI Bank Ltd, Panchshil Tech Park, Near Ganapathi Chowk, 43/44 Viman Nagar 411014 drawn on any nationalized or scheduled Bank on or before 05-08-2026 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. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at **Address:SCF 86, First Floor, Commercial Urban Estate 2, Delhi Road, Hisar, Haryana - 125005.Mobile no. +91 8281138143 e-mail ID p.adith@grihumhousing.com For further details on terms and conditions please visit https://www.bankeauctions.com&www.grihumhousing.comto take part in e-auction.**

This notice should also be considered as 30 DAYS (Thirty) notice to Borrower/Co-Borrower/Mortgagor(s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

PLACE:- HISSAR , HARYANA DATE: 06.07.2026

Authorised Officer Grihum Housing Finance Limited

TATA

TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Branch Address: Sco-20, 2nd Floor, Sector-26-A, Chandigarh 160012

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **11-08-2026 on"As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by **E- Auction at 2.00 P.M. on the said 11-08-2026.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **10-08-2026 till 5.00 PM** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** Sco-20, 2nd Floor, Sector-26-A, Chandigarh 160012

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

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Outstanding as on
1	TCHHF030700 0100389774	Mr. Sandeep Kumar S/o- Mr.Ranvir Singh Mrs. Lalita Kumari W/o- Mr. Sandeep Kumar	Rs. 10,61,024/- & 10-02-2026	Rs.20,59,000/- Earnest Money Deposit (EMD): - Rs.2,05,900 /- Type of possession: - Physical	Rs. 1122319/- & 25-06-2026

Description of the Immovable Property: All Piece & Parcels of Polt No. 43, area Measuring 04 Marla 56 Sq. Ft., Measuring 25'x 45'-9" Marla Measuring 272 Sq Ft., Comprised in Khasra No. 661/2/2, 662/2, 663, 664/1, 758/1, 759, 760, 763, 764/2, 772, 773, 774/1 situated in Santosh Enclave, Village Wadala, Tehsil & District Jalandhar, with all common amenities under sale deed. **Boundaries:** East- Plot No.42, West- Plot No. 44, North- Digre-, South- Road.

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

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

The E-auction of the properties will take place through portal https://auctionbazaar.comon 11-08-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: **Rs.10,000/- (Rupees Ten Thousand Only)**. **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL HOUSING FINANCE LTD."** Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7. Inspection of the Immovable Property can be done on 03-08-2026 between 11 AM to 5.00 PM. with prior appointment. 8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by **TATA CAPITAL HOUSING FINANCE LTD** and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances,Litigations known to the **TATA CAPITAL HOUSING FINANCE LTD,** to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. before submitting the bid. **12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082 Email Id : contact@auctionbazaar.com / support@auctionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.comAuthorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669. 13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's website **https://surl.li/ltjrrr** for the above details. **15.** Kindly also visit the link: **https://www.tatacapital.com/property-disposal.html**

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

Place: PUNJAB
Date: 06-07-2026

Sd/- Authorized Officer,
Tata Capital Housing Finance Ltd.

Canara Bank

A Government of India Undertaking

Large Corporate Branch-I, Ramana Shree Arcade, 3rd Floor 18 MG Road, Bengaluru - 560001. Phone : 080- 25591884, e-Mail – cb2636@canarabank.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) of the Security Interest (Enforcement) Rules 2002)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 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 to the Secured Creditor, the Symbolic Possession of which has been taken by the **Authorised Officer will be sold "As is where is", "As is what is", and "Whatever there is" basis** for recovery of outstanding dues from below mentioned Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below.

The Reserve Price will be Rs 333.58 Crore and Earnest Money Deposits will be Rs 33.35 Crore.

Sl. No.	Name and address of the Borrower(s) / Guarantor(s	Total Liabilities	Description of Immovable Properties (Name of Owner / Mortgagor to be mentioned)	Auction Date & Time	Reserve Price & Earnest Money Deposit [EMD] Date & Time	Incremental Value at Bid
1.	**1. Rajesh Exports Ltd. Registered Office at** No. 4, Batavia Chambers, Kumara Krupa Road, Kumara Park East, Bengaluru - 560 001 **2. Mr. Rajesh Jasvantrai Mehta** No. 578, 5th Main, Behind Post Office, Sadashivanagar, Bengaluru North, Bengaluru- 560 080 **3. Mr. Prashant Jasvantrai Mehta** No. 555, Chandan, 9A Main, 1st Stage, Indiranagar, Bengaluru - 560 038.	**Rs. 197,94,86,439.83 (Rupees One Hundred and Ninety Seven Crores Ninety-Four Lakhs Eighty Six Thousand Four Hundred and Thirty-Nine and Paisa Eighty Three Only) with further interest and cost thereon from 30.06.2026 along with expenses, other charges, etc.**	**Property No. 1 :-** Land and Building situated in piece and parcel of 9 (nine) Shops in the Ground Floor (Marked as Shops No. 4, 5, 6, 7, 8, 9, 10, 11 & 12) in Batavia Chambers bearing present Municipal Nos. 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 8/10 & 8/11 and the basement floor bearing Present Municipal No. 8/31, at South End Street, Kumar Park West, Corporation Division No. 71, Bangalore – 560001. Total super builtup area Measuring 4,297 Sq.Ft. in the Ground Floor and 5,000 Sq.Ft. in the Basement, aggregating 9,297 Sq.Ft. of super built-up area including proportionate share of common area at No. 4, Batavia Chambers, Kumara Krupa Road, Kumara Park East, Bangalore – 560001, Standing in the name of the Company. Boundaries : **East :** Kumara Krupa Road, **West :** Tejus Apartments, **North :** Building of M.T. Punjabi, **South :** South End Road. **Property No. 2 :-** Land and Building comprising the Commercial Complex bearing Present Municipal Nos. 1 and 1/1 (Old No. 10/1), situated at Kalidasa Marga (1st Main Road), Gandhinagar, Bangalore City, Bangalore Mahanagara Palike Ward No. 27, together with the Building constructed thereon bearing Municipal Nos. 1/3, 1/2 (Basement), 1/4-1 (Ground Floor), 1/4-2 (First Floor), 1/4-3 (Second Floor) and 1/4-4 (Third Floor). Boundaries : **East :** 1st Main Road, Gandhinagar, Kalidasa Marg, **West :** Jangamappa Reddy's Building, **North :** Property belonging to Smt. Prema, **South :** Commercial Tax Office Building. Land measuring about 11,803.44 Sq.Ft. and built-up area 22,560.00 Sq.Ft. at No. 1, 1st Main Road, Kalidasa Marg, Gandhinagar, Bangalore – 560001. Standing in the name of the Company. **Property No. 3 :-** Industrial Land and Building known as Plot No. 2, EPIP (Whitefield) Industrial Area, Situated in Survey Nos. 212 & 213 of Hoodi Village, Krishnarajapuram Hobli, Bangalore South Taluk, Bangalore District, Measuring 18,394 Square Metres, standing in the name of the Company. Boundaries : **East :** KIADB C.A. Plot, **West :** Plot No. 3, **North :** 42.00 metres wide KIADB Road, **South :** KIADB Land **Property No. 4 :-** Land and commercial complex known as "Mohan Building", bearing present Municipal Nos. 775 to 809 (Old Nos. 253 to 272), OTC Road, Chickpet, Bangalore City, Bangalore Mahanagara Palike Ward No. 25, Standing in the name of the Company, measuring 17,160 Sq.Ft. Boundaries : **East :** Rajatha Complex, **West :** Armuga Mudaliar Lane Cross, **North :** Armuga Mudaliar Lane, **South :** Chickpet Main Road.	**10.08.2026 – 10:30 AM to 11.30 AM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)**	**Property No. 1 Reserve Price: Rs. 23.58 Crores EMD : Rs. 2.35 Crores** **Property No. 2 Reserve Price: Rs. 41.50 Crores EMD : Rs. 4.15 Crores** **Property No. 3 Reserve Price: Rs. 175.00 Crores EMD : Rs. 17.50 Crores** **Property No. 4 Reserve Price: Rs. 93.50 Crores EMD : Rs. 9.35 Crores** **on or before 07.08.2026.**	**Multiples of Rs. 2500000/-** **Encumbrance (s):** Not Known to the Bank

Other Terms and Conditions :- (a.) The property/ies will be sold in **"As is where is", "As is what is", and "Whatever there is" "Without Recourse"** condition, including encumbrances, if any, mentioned in above table. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained. **(b)** The property/ies will be sold above the Reserve Price. **(c)** The property can be inspected **on 22.07.2026 between 11.00 AM and 2.00 P.M. (d)** Prospective bidders are advised to visit website https://baanknet.com/ and register yourself on the eauction platform and further ensure having valid KYC documents like operative PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from **Baanknet.com portal (M/s PSB Alliance Pvt. Ltd),** you may contact the helpdesk support of **Baanknet (Contact details 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email : support.BAANKNET@psballiance.com. (e)** The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 33.35 crore being of 10% of the Reserve Price through RTGS/NEFT in the **Account No 209272434, IFSC Code CNRB0002636, Canara Bank Large Corporate Branch-I Bengaluru on or before 07.08.2026 at 5.00 PM. (f)** Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **Multiples of Rs. 25,00,000/- (Incremental amount/price).** The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor. **(g)** The incremental amount/price during the time of each extension shall be **Rs. 25.00 Lakhs (Incremental Price)** and time shall be extended to 10 (minutes) when valid bid received in last minutes. **(h)** Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. **(I)** The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again. **(j)** No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose. **(K)** The above-mentioned balance sale price (other than EMD amount) should be **remitted by** the **Successful Bidder** through RTGS/NEFT to **Account No. 209272434 of Canara Bank, Large Corporate Branch-I Bengaluru, IFSC Code CNRB0002636. (l)** It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity , water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through **RTGS / NEFT to Account No. 209272434 of Canara Bank,Large Corporate Branch, Bengaluru, IFSC Code-CNRB0002636. (M)** All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only. **(N)** For sale proceeds above **Rs. 50.00 Lakh (Rupees Fifty lakh),** TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines. **(o)** To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S.No. 1 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale **(P)** It shall be the responsibility of Bidder to make do diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site **on 22.07.2026 from 11.00 a.m. to 2.00 p.m. (Q)** 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. **(R)** At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.

(S) For further details contact Canara Bank, Large Corporate Branch-I Ramanashree Arcade ,3rd Floor NO 18,M.G Road, Bengaluru- 560001 (Phone No 08025591884, S Dharani Baskar (CM)-9677021979 and Amit Kumar (Manager) 9955527399), email Id cb2636@canarabank.com may be contacted during office hours on any working day. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), Contact No. 7046612345 / 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com.

Special Instruction / Caution :

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date : 03.07.2026
Place : Bangalore

Sd/- Authorised Officer
Canara Bank