

April 24, 2024

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400001

Ref: Scrip Code 526435

Sub: Submission of copies of Newspaper Advertisement - Notice of Postal Ballot by way of remote e-voting only

Dear Sirs,

Further to our letter dated April 23, 2024, regarding Notice of Postal Ballot. We enclose copies of the newspaper advertisements published on April 24, 2024, in compliance with Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, in "Financial Express" (English) and "Jansatta" (Hindi) with respect to completion of dispatch of Notice of Postal Ballot through electronic mode and other necessary information pursuant to the provisions of Sections 108 and 110 of the Companies Act, 2013 and the rules made thereunder.

The copies of newspaper advertisements are also being disseminated on the Company's website at www.perfectpac.com.

This is for your information and record.

Thanking you,

Yours faithfully,
For **Perfectpac Limited**

Nidhi
Company Secretary

Encl:- as above

CLIX HOUSING FINANCE LIMITED

POSSESSION NOTICE [Appendix IV] Rule 8(3)]

Whereas the Authorized Officer of Clix Housing Finance Limited (Clix), a Housing Finance Bank Company under the National Housing Bank Act, having its Registered Office at: Aggarwal Corporate Tower, Plot No. 23, 5th Floor, Govind Lal Sikka Marg, Rajendra Place, New Delhi-110008, under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) (hereinafter referred to as "Act") and in exercise of the powers conferred under Section 13(2) of the Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 09-Nov-2023, calling upon

- VINAY KUMAR S/O SHYORAJ SINGH, Property No. D-1A/154 No.5 Mahavir Enclave Part 1, Delhi - 110045. Also at: RZ D/A/149, Gali No.5, Mahavir Enclave, South West, Delhi-110045
- BEBY W/O VINAY KUMAR, No. D-1A/154 No.5 Mahavir Enclave Part 1, Delhi - 110045. Also at: RZ D/A/149, Gali No.5, Mahavir Enclave, South West, Delhi-110045
- RAM AVTAR S/O ATTAR SINGH, D-1A/109D, Gali No. 5, Mahavir Enclave-1, Palam, South Delhi-110045.

To repay the amount mentioned in the notice i.e. Rs.15,91,944/- (Rupees Fifteen Lakh Ninety One Thousand Nine Hundred Forty Four Only) as on 07-Nov-2023, along with the applicable interest and the other charges within Sixty (60) days from the date of the receipt of the said notice vide loan agreement No. HDEHL000000068.

The Borrower had 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 on him under sub-section(4) of the section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 20 day of April, 2024.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property and any dealings with the property will be subject to the charges of CLIX for an amount of Rs.15,91,944/- (Rupees Fifteen Lakh Ninety One Thousand Nine Hundred Forty Four Only) as on 07-Nov-2023 along with the applicable interest and other charges.

The attention of the Borrower is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured asset.

DESCRIPTION OF IMMOVABLE PROPERTY/SECURED ASSET IS AS UNDER:

ALL THAT PIECE AND PARCEL OF PROPERTY ENTIRE UPPER GROUND FLOOR WITHOUT ROOFTERRACE RIGHTS OUT OF BUILT UP PROPERTY NO. RZ-D-1A/154, LAND AREA MEASURING 47.5 SQ YDS. I.E. 39.714 SQ. MTR., OUT OF KHASRA NO. 892/92, 93 & 94, SITUATED IN THE REVENUE ESTATE OF VILLAGE NASIRPUR, DELHI STATE DELHI AND COLONY KNOWN AS MAHAVIR ENCLAVE, NEW DELHI-110045.

Place: Nasirpur, New Delhi
Date: 20/April/2024
Authorized Officer, Clix Housing Finance Limited

Chola

Cholamandalam Investment and Finance Company Limited

Corporate Office: "CHOLA CREST" C 54 & 55, Super B - 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600032, India. Branch Office: 1st & 2nd Floor, Plot No.6, Main Pusa Road, Karol Bagh, New Delhi - 110 005 Contact No: Mr. Vinay Kumar Gautam, Mob.No. 8287233717

PUBLIC NOTICE

It is hereby informed to 1.Pradeep Kumar 2.Pinky Sharma 3.M/s Raj Enterprises XHOEEDL00001426629 & XHOEEDT00001896495 that Cholamandalam Investment and Finance Company Limited has taken physical possession of its secured asset bearing Property, "All That Piece And Parcel Of Property Bearing Second Floor, property No. 4169 measuring 128.33 Sq.Yds. Main Road, Situated at Pahari Dheeraj , Delhi-110006 Which Is Bounded As Under - East - Gali Ahiran, West - Property of Devki Devi North - Property No. 4170, South - Property No. 4163 & 4168" " That the physical possession of above stated property was taken on 27.03.2024 vide sec-14 SARFAESI order passed by the Hon'ble CMM (Central) (Concerned) under Section 14 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002., Kindly remove all your movable articles within 15 days otherwise we will shift movable articles to our warehouse and we will put the movable articles on public auction.

Place: Delhi/NCR Date : 24-04-2024 Sd/- Authorised Officer Cholamandalam Investment and Finance Company Limited

MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: TC NO.14/2074-7, Muthoot Centre, Punne Road, Thiruvananthapuram - 695 034, PIN No - U65922K2101PLC025624, Corporate Office: 12A O1, 13th floor, Parinree Crescendo, Plot No. C38 & C39, Bandra Kuria Complex-G block (East), Mumbai-400051 TEL. NO: 022-62728517, Email Id: authorised.officer@muthoot.com

APPENDIX -IV (Rule 8(1)) Possession Notice (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the Muthoot Housing Finance Company Ltd., under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (ACT NO.54 OF 2002) and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to below mentioned Borrowers / Guarantors. After completion of 60 days from date of receipt of the said notice, The Borrowers / Guarantors/ having failed to repay the amount, notice is hereby given to the Borrowers / Guarantors/ and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said Rules on this.

Sr. No.	LAN / Name of Borrower / Co-Borrower / Guarantor	Date of Demand Notice	Total Ois Amount (Rs.) Future Interest Applicable	Date of Possession
1	LAN No. 15600089808 & 15600103404, 1. Ajay Kumar Jabar Singh, 2. Komal Rani 3. Dsh Deepak Nimbekar	28-August-2023	Rs.4,88,792/- & Rs.2,22,001. as on 08-August-2023	22-April-2024
2	LAN No. 15100076134, 1. Omkar Alias Omkar Raghav 2. Abhishek Raghav	22-January-2024	Rs.6,86,933.92/- as on 06-January-2024	20-April-2024
3	LAN No. 1510016671, 1. Nagendra Sharma 2. Nandan, 3. Rakesh Kumar Sharma	22-January-2024	Rs.71,292.70/- as on 06-January-2024	20-April-2024
4	LAN No. MHFLRCSZ80000504146 1. Ajeet Kumar, 2. Kalpana	22-January-2024	Rs.114,555.00/- as on 06-January-2024	19-April-2024
5	LAN No. MHFLPURZ80000504084 1. Deepak Sharma, 2. Balu Sharma	29-January-2024	Rs.92,723.35/- as on 06-January-2024	20-April-2024

Description of Secured Asset(s) Immovable Property (ies) ALL THAT PART AND PARCEL OF THE PROPERTY BEARING PART OF PLOT NUMBER E - 8, KHASRA NO 1633, VILLAGE - RAJPURA, PARGANA, TEHSIL & DISTRICT - MEERUT, MEERUT, UTTAR PRADESH - 201304, ADMEASURING 73.10 SQUARE YARDS, I.E. 61.12 SQUARE METER. BOUNDED BY: EAST - 24 FEET 9 INCH / RASTA 15 FEET, WEST - 24 FEET 9 INCH / RASTA 2 FEET WIDE ROAD, NORTH - 24 FEET 7 INCH / RASTA 25 FEET WIDE, SOUTH - 24 FEET 7 INCH / PLOT NO F-2/11

Description of Secured Asset(s) Immovable Property (ies) ALL THAT PART AND PARCEL OF THE FREEHOLD RESIDENTIAL PLOT ADMEASURING AREA 60 SQUARE, YARDS I.E. 50.16 SQUARE METERS FALLING UNDER KHASRA NO 647 SITUATED AT MOHALLA BRAHAMPURI PARGANA & TEHSIL DADRI DISTRICT GAUTAM BUDDH NAGAR UTTAR PRADESH - 203207 MEASURING EAST SIDE 33 FEET, WEST SIDE 36 FEET NORTH SIDE 15 FEET SOUTH SIDE 15 FEET BOUNDED BY: EAST- PLOT OF RAJU, WEST- PLOT OF RAMKISHAN, NORTH: ROAD, SOUTH: ROAD

Description of Secured Asset(s) Immovable Property (ies) ALL THAT PART AND PARCEL OF PART OF ONE KITAHOUSE, NO. B-22 / TOTAL AREA 40 SQ YARDS I.E. 33.44 SQ MTRS KHASRA NO 1406, BANIMAHAJA, SITUATED AT 'SHIVA GLOBAL CITY' IN VILLAGE ACCHAJA PARGANA & TEHSIL DADRI DISTRICT GAUTAM BUDDH NAGAR UTTAR PRADESH - 203207 BOUNDED BY: EAST- PLOT NO B-21, WEST- PART OF PLOT NO B-22, NORTH: ROAD 17 FEET WIDE, SOUTH: PLOT NO B-17

Description of Secured Asset(s) Immovable Property (ies) ALL THAT PART AND PARCEL OF THE FLAT NO N-443-A, FIRST FLOOR, HAVING COVERED AREA 33.07 SQ MTRS SITUATED AT RESIDENTIAL COLONY BLOCK - N, SECTOR 23, SANJAY NAGAR, TEHSIL & DISTRICT GHAZIABAD UTTAR PRADESH - 201002 BOUNDED BY: EAST- 25 F WIDE ROAD ON HOUSE NO N-441-A, WEST- HOUSE NO N-428-A, NORTH- HOUSE NO N-444-A, SOUTH- HOUSE NO N-440-A

Description of Secured Asset(s) Immovable Property (ies) ALL THAT PART AND PARCEL OF THE PLOT NO. 41, KHASRA NO 265, REET VIHAR, VILLAGE GULAOHTI DEHAT, SITUATED AT KARANPURI, KALESHAR, GULAWATHI, DISTRICT BULANDSHAHR - UTTAR PRADESH, AREA 50 SQ. YARDS. BOUNDED BY: EAST- PLOT NO. 56, WEST- 18 FEET WIDE ROAD, NORTH: PLOT NO. 40, SOUTH: PLOT NO. 42

The Borrowers / Guarantors 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 the Muthoot Housing Finance Company Limited, for an above mentioned demand and further interest thereon.

Place: UTTAR PRADESH
Date: 24 April, 2024
Sd/- Authorised Officer - For Muthoot Housing Finance Company Limited

SYMBOLIC POSSESSION NOTICE

ICICI Bank Branch Office: ICICI Bank Ltd, 3rd Floor, Plot No- 23, New Rohtak Road, Karol Bagh, Delhi- 110005

Whereas The undersigned being the Authorized Officer of ICICI Bank Limited under the Securitisation, 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 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Symbolic 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 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 ICICI Bank Limited.

Sr. No.	Name of the Borrower/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1	M/s. Kailash Chand Jagdish Chand/ Ram Sharan/ Ram Sharan As Alias As Ram Sharan Gupta/ Nisha Kumari As Alias As Nisha Gupta/ 157605500345 & 157650000004	Address 1: Kasba Jasarana (Bus Stand) Paragana District Firozabad/ April 19, 2024	November 22, 2023 65,72,168.00/-	Firozabad

The above-mentioned borrower(s)/ guarantor(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: April 24, 2024
Place: Firozabad
Authorized Officer
ICICI Bank Limited

Karnataka Bank Ltd.

Asset Recovery Management Branch
8-B, First Floor, Rajender Park, Pusa Road, New Delhi-110 060

Phone : 011-40591567(Ext-240)
E-Mail : delhiarm@kbank.com
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 Authorized Officer of Karnataka Bank Ltd, the Secured Creditor on 04.01.2024, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 14.05.2024, for recovery of Rs.3,66,31,626.78 (Rupees Three Crore Sixty Six Lakhs Thirty One Thousand Six Hundred Twenty Six and Paise Seventy Eight only) under PS Overdraft A/C No.537700630510601 with future interest from 01.04.2024, plus cost, due to the Karnataka Bank Ltd, Corporate Finance Branch-Delhi, G-12, Marina Arcade, (Near Radisson Blu, Marina Hotel), Connaught Place, New Delhi, the Secured Creditor, in (I) M/s Globus Electronics Private Limited, Represented by its Directors, (II) Mr. Anupam Gulati (I) Mr. Madan Gopal Banga, Registered Office: Flat No.2052, Fifth Floor, Gaji Apartments, Plot No.2, Sector-2, Dwarka, New Delhi-110075 (2) Mr. Anupam Gulati S/o Mr. Charan Dass Gulati, 701, Patrons Tower, Omiah Heights, Sector-86, Faridabad, Haryana-121007 (3) Mr. Madan Gopal Banga S/o Mr. Moti Lal Banga, House No.1105, Sector-4 Huda, Gurgaon, Haryana-122001, being borrowers/guarantors/co-obligants.

DESCRIPTION OF THE IMMOVABLE PROPERTY:

All that part and parcel of Residential Vacant Plot, bearing plot No.5, Khasra No.1788, Khata No.204, measuring 2,411.47 square meters (2,920.07 square yards) situated at Mauja Chhata, Tehsil-Chhata, Mathura District- Uttar Pradesh, belonging to Mr. Anupam Gulati. Bounded: East : Plot No.04, West: National Highway 02, North : Other's property, South: Road 27 ft. Wide

Reserve Price / Usset Price below which the property may not be sold: Rs.3,17,50,000.00 (Rupees Three Crores Seventeen Lakhs Fifty Thousand only)

Earnest money to be deposited/tendered: Rs.31,75,000.00 (Rupees Thirty One Lakhs Seventy Five Thousand 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 i.e. www.karnatakabank.com under the head "Mortgage Assets For Sale".

The E-auction will be conducted through portal https://bankauctions.in/ on 14.05.2024 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 13.05.2024) from M/s.4closure, 605A, 6th Floor, Malviyamam, Ameerpet, Hyderabad-500038, Contact No. 040-23836405, Mobile 8142000809, E-mail: info@bankauctions.in.

Date: 23.04.2024
For Karnataka Bank Ltd
Place: Mathura, Uttar Pradesh
Chief Manager & Authorised Officer

Piramal Capital & Housing Finance Limited

(Formerly Known as Dewan Housing Finance Corporation Ltd.)
CIN:L65910MH1984PLC032639

Registered Office: Unit No.-601, 6th Floor, Piramal Amit Building, Piramal Agastya Corporate Park, Kaman Junction, Opp. Fire Station, LBS Marg, Kuria (west), Mumbai-400070 -T +91 22 38020000

Branch Office: Unit No. 01 & 09, Ground Floor, GD-ITL North Ex Tower, Plot No. A-9, Netaji Subhash Place, New Delhi - 110034 & Plot no-6, Block-A 2nd Floor, Sector 2, Noida - 201301

POSSESSION NOTICE

For Immovable Property as per Rule 8-(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix- IV

Whereas, the undersigned being the Authorized Officer of Piramal Capital & Housing Finance Ltd. (Formerly Known as Dewan Housing Finance Corporation Ltd) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. 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 Piramal Capital & Housing Finance Ltd. (Formerly Known as Dewan Housing Finance Corporation Ltd) for an amount as mentioned herein under with interest thereon.

Sr. No.	Name of the Borrower(s) / Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1	(Loan Code No-2550001316), (Netaji Subhash Place-Branch), Sanjay (Borrower) /Sushma (Co-Borrower)	All the Part & Parcel of Property - T-64 Ground Floor, Tuscany Floors Td Tuscany Td/ Sonipat, Haryana Sonipat Sonipat Haryana-131001	25/09/2023 for Rs. 5221763/- (Rupees Fifty Two Lakh Twenty One Thousand Seven Hundred Sixty Three Only)	18/04/2024 (Symbolic)
2	(Loan Code No-2340001220), (Agra-Branch), Ali Ahmed (Borrower) /Rshad Ahmed (Co-Borrower)	All the Part & Parcel of Property - 1) Situated At Satyam Multiplex Third Floor Plot No-104 Sector 12a, pandini Dera Dayal Upadhyaypuram, avas Vikas Col Sikandra, vojiana, Agra Agra Uttar Pradesh - 282007 2) Third Floor Flat No-10 Plot No. 104 Sec. 12a Satyam Multiplex Dera Dayal Upadhyay Puram Avas Vikas Colony Sikandra Agra Uttar Pradesh - 282007	27/10/2023 for Rs. 806067/- (Rupees Eight Lakh Six Thousand Sixty Seven Only)	18/04/2024 (Symbolic)
3	(Loan Code No-0920001351), (Rohini-Branch), Anurag Nagpal (Borrower) /Moneet Nagpal, Kvm Steel Pvt Ltd (Co-Borrower)	All the Part & Parcel of Property - 1) Unit No 02 5th Floor Tower P06 Sector-92 Crescent Park Sare Home Gurgaon Gurgaon Haryana - 122001 2) Unit No 1, 7th Floor Tower -115, Crescent Park Green Parc-II Sare Home, Sector-92, Gurgaon Gurgaon Haryana - 122001 3) Unit No 02 19th Floor Tower P04 Sector-92 Crescent Park Sare Home Gurgaon Gurgaon Haryana - 122001	27/10/2023 for Rs. 17649500/- (Rupees One Crore Seventy Six Lakh Forty Nine Thousand Five Hundred Only)	18/04/2024 (Symbolic)
4	(Loan Code No-0920001352), (Rohini-Branch), Anurag Nagpal (Borrower) /Moneet Nagpal, Kvm Steel Pvt Ltd (Co-Borrower)	All the Part & Parcel of Property - 1) Unit No 02 5th Floor Tower P06 Sector-92 Crescent Park Sare Home Gurgaon Gurgaon Haryana - 122001 2) Unit No 1, 7th Floor Tower -115, Crescent Park Green Parc-II Sare Home, Sector-92, Gurgaon Gurgaon Haryana - 122001 3) Unit No 02 19th Floor Tower P04 Sector-92 Crescent Park Sare Home Gurgaon Gurgaon Haryana - 122001	27/10/2023 for Rs. 17825134/- (Rupees One Crore Seventy Eight Lakh Twenty Five Thousand One Hundred Thirty Four Only)	18/04/2024 (Symbolic)
5	(Loan Code No-0920001353), (Rohini-Branch), Moneet Nagpal (Borrower) /Anurag Nagpal, Kvm Steel Pvt Ltd (Co-Borrower)	All the Part & Parcel of Property - 1) Unit No 02 5th Floor Tower P06 Sector-92 Crescent Park Sare Home Gurgaon Gurgaon Haryana - 122001 2) Unit No 1, 7th Floor Tower -115, Crescent Park Green Parc-II Sare Home, Sector-92, Gurgaon Gurgaon Haryana - 122001 3) Unit No 02 19th Floor Tower P04 Sector-92 Crescent Park Sare Home Gurgaon Gurgaon Haryana - 122001	27/10/2023 for Rs. 17649500/- (Rupees One Crore Seventy Six Lakh Forty Nine Thousand Five Hundred Only)	18/04/2024 (Symbolic)
6	(Loan Code No-19800041325), (Delhi-Branch), Manju Aggarwal (Co-Borrower)	All the Part & Parcel of Property - Unit No 12/604, 6th Floor Eminent Heights, 11 Bahir Road Dehralaun, Dehradun Dehradun Uttarakhand India - 248001	25/09/2023 for Rs. 22556244/- (Rupees Two Crore Twenty Five Lakh Fifty Six Thousand Two Hundred Forty Four Only)	18/04/2024 (Symbolic)
7	(Loan Code No-0140003177), (New Delhi-Branch), Sandeep Kumar (Borrower) /Sujata Sankhwar (Co-Borrower)	All the Part & Parcel of Property - Kh. NO-21/71, Flat No. S-204 Hind Floor Village Kandoli, Pargana Pachwadoun, Dehradun Dehradun Uttaranchal - 248001	27/10/2023 for Rs. 1911321/- (Rupees Nineteen Lakh Eight Thousand Three Hundred Twenty One Only)	18/04/2024 (Symbolic)
8	(Loan Code No-2550001189), (Netaji Subhash Place-Branch), Ashish Gupta (Borrower) /Indu (Co-Borrower)	All the Part & Parcel of Property - Flat no 908 9th Floor Tower E. (As per market plan tower F) Star Rameshwararam Rai nagar Ext Ghaziabad Ghaziabad Uttar Pradesh - 201010	27/10/2023 for Rs. 2359683/- (Rupees Twenty Three Lakh Fifty Nine Thousand Six Hundred Eighty Three Only)	18/04/2024 (Symbolic)
9	(Loan Code No-200ND32133), (Noida-Sector 2-Branch), Gaurav Arora (Borrower) /Co-Borrower)	All the Part & Parcel of Property - FLAT NO. 205, SECOND FLOOR, JAIPURIA APARTMENT CROSSING REPUBLIC NH-24, GHAZIABAD GHAZIABAD Uttar Pradesh - 201010	27/03/2023 for Rs. 4807589/- (Rupees Forty Eight Lakh Eight Thousand Five Hundred Eighty Nine Only)	18/04/2024 (Symbolic)
10	(Loan Code No-196DEL32056), (Delhi/Safdarjung-Branch), Narender Kumar Goyal (Borrower) /Co-Borrower)	All the Part & Parcel of Property - B-1103 JAI PURIYA APPTS GHAZIABAD GHAZIABAD Uttar Pradesh - 201010	27/03/2023 for Rs. 4316375/- (Rupees Forty Three Lakh Sixteen Thousand Three Hundred Seventy Five Only)	18/04/2024 (Symbolic)
11	(Loan Code No-200ND32256), (Noida-Sector 2-Branch), Gaurav Arora (Borrower) /Co-Borrower)	All the Part & Parcel of Property - FLAT NO. B-206, SECOND FLOOR JAIPURIA APARTMENT, CROSSING REPUBLIC NH-24, GHAZIABAD GHAZIABAD Uttar Pradesh - 201010	27/03/2023 for Rs. 4798719/- (Rupees Forty Seven Lakh Ninety Eight Thousand Seven Hundred Ninety Nine Only)	18/04/2024 (Symbolic)
12	(Loan Code No-200ND32473), (Noida-Sector 2-Branch), Amar Kumar (Borrower) /Co-Borrower)	All the Part & Parcel of Property - FLAT NO. B-803, 8TH FLOOR, JAIPURIA APARTMENT, CROSSING REPUBLIC NH-24, GHAZIABAD GHAZIABAD Uttar Pradesh - 201010	27/03/2023 for Rs. 4643307/- (Rupees Forty Six Lakh Forty Three Thousand Three Hundred Seventy Seven Only)	18/04/2024 (Symbolic)
13	(Loan Code No-200ND32719), (Noida-Sector 2-Branch), Dinesh Kumar Tiwari (Borrower) /Co-Borrower)	All the Part & Parcel of Property - FLAT NO. 606, TOWER-B JAIPURIA APARTMENT GHAZIABAD Uttar Pradesh - 201010	27/03/2023 for Rs. 5105927/- (Rupees Fifty One Lakh Five Thousand Nine Hundred Twenty Seven Only)	18/04/2024 (Symbolic)
14	(Loan Code No-200ND32839), (Noida-Sector 2-Branch), Kuldeep Arya (Borrower) /Co-Borrower)	All the Part & Parcel of Property - UNIT NO. 402, 4TH FLOOR BLOCK-B, JAIPURIA APARTMENT CROSSING REPUBLIC NH-24 GHAZIABAD Uttar Pradesh - 201010	27/03/2023 for Rs. 4836793/- (Rupees Forty Eight Lakh Thirty Six Thousand Seven Hundred Ninety Three Only)	18/04/2024 (Symbolic)

Place: Delhi-NCR Date : 24.04.2024

KOTAK MAHINDRA BANK LTD.

Corporate Identity No. L65110MH1985PLC038137

Registered Office: 27 BKC, C 27, G Block, Bandra Kuria Complex, Bandra (E), Mumbai - 400 051, Corporate Identity No. L65110MH1985PLC038137, Regional Office, Kotak Mahindra Bank Ltd., 7th Floor, Ambadeep Building, 14 K.G.Marg, New Delhi-110001

Notice is hereby given to the public in general and in particular to the Borrower/Co-Borrower/Guarantor/Mortgagor that the below described immovable property mortgaged to Kotak Mahindra Bank Ltd. and the Physical Possession of which has been taken over by the Authorized Officer of Kotak Mahindra Bank Ltd. will be sold on "AS IS WHERE IS" "WHATSOEVER THERE IS" AND "AS IS WHAT IS" basis. Offerors are invited to take part in e-auction through the Web Portal of our e-auction Service Partner, M/s. C1 India Pvt Ltd. (www.c1india.com). (www.c1india.com). (www.c1india.com). For the undersigned for sale of the immovable property of which particulars are given below -

Name of the Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable Property	Reserve Price (EMD)	Earnest Money Deposit (EMD)	Date of Inspection of Immovable Property	Deal Time of Auction
1. M/s Libra Sales Enterprises Through its Proprietor Mr. Atul Luthra (Borrower) 2. Mrs. Rachna Luthra (Guarantor) 3. Two Lacs Forty Eight Thousand Two Hundred Forty Seven and Paise Three (Only)	09/08/2021 Rs. 1,026,247,30/- (Rupees One Crore Two Lacs Forty Eight Thousand Two Hundred Forty Seven and Paise Three Only)	All The Parts And Parcel Of The Property Bearing Address : Property No. 29-A, Second Floor Without Roof Lights, Out Of Recd. No. 52, Killa No. 17, Situated At Abadi Of Gurgaon, Andar Nagar Extension, Laxmi Nagar, In The Area Of Village Khurji Khas, Ilaka Shahdara, Delhi - 110092 Under M/s. Rachna Luthra, Area Measuring 100 Sq. Yds. Type of Possession-Physical	Rs. 64,80,000/- (Rupees Sixty Four Lacs Eighty Thousand only)	10% of Bid Amount	24/05/2024 1100 hrs - 1400 hrs	14/06/2024 from 1100 hrs to 1200 hrs

Important Terms & Conditions of Sale:

- The Auction is conducted as per the further Terms and Conditions of the Bid document as per the procedure set out thereon. Bidders may go through the website of our e-Auction Service Provider, M/s C1 India Pvt Ltd. i.e. https://www.bankauctions.com, documents, the details of the secured asset put up for e-auction and the Bid Form which will be submitted to the authorized officer at the branch office/regional office as provided herein above.
- All the intending purchasers/bidders are required to register their name in the Web Portal mentioned above as https://www.bankauctions.com and generate their User ID and Password in free of cost of their own to participate in the e-Auction on the date and time aforesaid.
- For any enquiry, information, support, procedure and online training on e-Auction, the prospective bidders may contact the M/s C1 India Pvt Ltd. Department of our e-Auction Service Partner, M. P. Dharam Krishna, through Tel. No.: +91 72991124.25.26., Mobile No.: 9948182222 & E-mail id: andy@agc1india.com or support@bankauctions.com
- To the best of knowledge and information of the Authorized officer, there is no encumbrance in the properties. However, the intending bidders may inspect the property and its documents as mentioned above or any other date & time with prior appointment and they should make their own independent inquiries regarding the encumbrance, title of properties put up on e-auction and claim rights/dues/affecting the property prior to submitting their bid. The e-auction advertisement does not constitute any commitment or any representation of KMBL. The property is being sold with all the existing and future encumbrances whether known or unknown to KMBL. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- For participating in the e-auction, intending purchasers/bidders will have to submit/bid in the Web Portal (https://www.bankauctions.com) the details of payment of interest-free refundable Earnest Money Deposit (EMD) of the secured asset as mentioned above by way of Demand Draft in favour of 'Kotak Mahindra Bank Limited' payable at Delhi along with self-attested copies of the PAN Card, Aadhar Card, Residence Address Proof, Bank Resolutions in case of company and Address Proof as specified above along with the requisite bid tender form in this regard.

The Borrower(s) / Mortgagor(s) / Guarantor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 6(2), 8(6) & 9(1) OF THE SARFAESI ACT to discharge the liability in full and pay the dues as mentioned above along with up to date interest and expenses within thirty days from the date of this notice failing which the Secured Asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/guarantors/mortgagors pays the amount due to Bank, in full before the date of sale, auction is liable to be stopped.

For detailed terms and conditions of the sale, kindly visit our official website https://www.kotak.com/en/bank-auctions.html or contact the Authorized Officer Mr. Sudhir Yadav @9997652337 and bank officer Mr. Ashok Motwani @987373351 at above mentioned regional office or bank.

Special Instruction: e-auction shall be conducted by our Service Provider, M/s C1 India Pvt Ltd on behalf of Kotak Mahindra Bank Limited (KMBL), on pre-specified date, while the bidders shall be quoting from their own home/ offices place of their bid as per their choice above the Reserve Price. Internet connectivity and other peripheral requirements shall have to be ensured by bidders themselves. Please note that failure of internet connectivity (due to any reason) during the e-auction will be solely responsibility of bidder and neither KMBL, nor C1 India Pvt Ltd shall be responsible for the same under any circumstances. In order to work-off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives wherever required so that they are able to circumvent such situation and still be able to participate in the e-auction successfully. However, it is requested to the Bidder(s) not to wait till the last moment to quote/improve his/ her bid to avoid any such complex situations.

Place: Delhi Date: 24-04-2024
Sd/- Authorised Officer, Kotak Mahindra Bank Ltd

perfectpac limited

CIN: L72100DL1972PLC0005971
Regd. Off.: 910, Chiranjiv Tower-43, Nehru Place, New Delhi-110019
Phone No.: 011-26441015-18, Website: www.perfectpac.com
E-mail id: compliance@perfectpac.com

POSTAL BALLOT NOTICE AND REMOTE E-VOTING INFORMATION

Members are hereby informed that pursuant to the provisions of Section 108 and Section 110 of the Companies Act, 2013 (the 'Act'), read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 as amended from time to time read with the Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 20/2021 dated December 8, 2021, 3/2022 dated May 5, 2022, 11/2022 dated December 28, 2022 and 09/2023 dated September 25, 2023 issued by the Ministry of Corporate Affairs (MCA) (hereinafter collectively referred to as 'MCA Circulars') and SEBI Circular Nos. SEBI/HO/CFD/CMD1/CIR/P/2020/79, SEBI/HO/CFD/CMD2/CIR/P/2021/11, SEBI/HO/CFD/CMD2/CIR/P/2022/62, SEBI/HO/CFD/POD-2/P/CIR/2023/4 and SEBI/HO/CFD/POD-2/P/CIR/2023/167 dated May 12, 2020, January 15, 2021, May 13, 2022, January 5, 2023 and October 7, 2023, respectively, (hereinafter collectively referred to as 'SEBI Circulars') and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') and other applicable provisions of the Act and the Listing Regulations, circulars and notifications issued thereunder (including any statutory modification or re-enactment thereof for the time being in force), the Company has sent an E-mail along with the Postal Ballot Notice dated March 28, 2024 through National Securities Depository Limited (NSDL) and Skyline Financial Services Private Limited, Registrar and Share Transfer Agent of the Company on April 23, 2024, and the Login ID and password to the Members for e-voting who have registered their E-mail IDs with the Depository Participants or with the Company/Registrar and Share Transfer Agent (RTA), for seeking approval of members of the Company for the Appointment of Shri Ajay Rajgarhia (DIN: 01665833) as Non-Executive, Non Independent Director and Shri Ravindra Nath Chaturvedi (DIN:00006300) as an Independent Director of the Company.

The Board of Directors has appointed Mr. Ravi Sharma (FCS No.: 4468, C.P. No.: 3666), Partner of M/s RSM & Co., Practicing Company Secretaries

