

# **Invigorated Business Consulting Limited**

## **(Formerly Escorts Finance Limited)**

Office: 15/5, Mathura Road, Faridabad - 121003 (HR)

Phone: 0129-2250222, 2564222; E-mail: escortsfinance@escortsfinance.com

Website : www.escortsfinance.com

CIN : L70200CH1987PLC033652

December 14, 2023

To,

**BSE Limited**

Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai – 400051

**BSE – 511716**

Dear Sir/ Ma'am,

**Sub: Newspaper Advertisements – Postal Ballot Notice/ Electronic Voting (E-voting)**

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of newspaper advertisements, regarding Postal Ballot Notice/ E-voting dated December 8, 2023 in the newspapers i.e. Financial Express (English) and Jansatta (Hindi) dated December 14, 2023.

The above is for your kind information and records.

Thanking You,  
Yours faithfully,  
For **Invigorated Business Consulting Limited**

**Vicky Chauhan**  
**Company Secretary**

Encl: As above

**Utkarsh Small Finance Bank**  
Aapki Ummeed Ka Khaata  
(A Scheduled Commercial Bank)

Zonal Office: S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazaar, Near Mahavir Mandir, Varanasi-221 002.  
Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmampur, Kazi Sarai, Harhua, Varanasi, UP-221 105.

**PUBLIC NOTICE**

Gold Ornaments pledged to the bank at its Ghaziabad, Gorakhpur, Varanasi & Prayagraj (Allahabad) Branches under the following gold loan accounts which are overdue and the ornaments were not redeemed by the borrowers despite our multiple notices will be auctioned on Wednesday 20/12/2023 at the branch premises of the Utkarsh Small Finance Bank.

Sr. No.	Loan No.	Name	Date	Loan Amount	Gross Weight (Gms)
1	152279000 0006014	Mehtab Alam	10-05-2023	₹ 1,53,250/-	43.8
2	152279000 0006017	Salman Qureshi	11-07-2023	₹ 1,25,825/-	41.4
3	135279000 0006024	Vishal Tripathi	20-02-2023	₹ 1,27,400/-	44.65
4	135479000 0006008	Vinay Pratap	22-08-2022	₹ 59,400/-	22.08
5	151379000 0006039	Arun Shah	20-12-2022	₹ 17,400/-	6.52

Address: D-17, Raj Nagar District Centre (RDC), Ghaziabad, Uttar Pradesh - Pin Code 201001.

Address: Utkarsh Small Finance Bank House No 4/2A, Ground Floor, Sardar Patel Marg, Civil Lines, PO-Allahabad, District - Allahabad (Prayagraj), Uttar Pradesh, Pin Code-211001.

Address: Utkarsh Small Finance Bank, Ground Floor, Lahiri Building, Bank Road, PD - Gorakhpur - HO, District - Gorakhpur, Uttar Pradesh Pin - 273001.

Address: Ground Floor, B/36/10, PJR Sheetal Complex, Durgakund, Dist. Varanasi, State- Uttar Pradesh, PIN - 221005.

Those desirous of participating in the auction will have to pay an amount of Rs. 13,954/- for S.N.1 & 2, Rs. 6,370/- for S.N.3, Rs.5000/- for S.N.4 and Rs.5000/- for S.N.5 as EMD by 19/12/2023. Bank reserves the right to withhold/cancel/postpone or vary the terms and conditions of the auctions without any reasons therefor.

Date: 14/12/2023  
Place: Uttar Pradesh

Sd/-  
Branch Manager  
Utkarsh Small Finance Bank Ltd.

**DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)**  
1st Floor SCO 33-34-35 Sector-17 A, Chandigarh (Additional space allotted on 3rd & 4th Floor also)

Case No.: OA/1776/2021

Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

UNION BANK OF INDIA  
VS  
MEJAR SINGH  
Exh. No.: 20040

To,  
(2) Sukhwinder Singh Son of Kastoor Singh Vpo Habri Tehsil Pundri Kaithal Haryana.

**SUMMONS**

WHEREAS, OA/1776/2021 was listed before Hon'ble Presiding Officer/ Registrar on 23/08/2023.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs.246855.62/- (application along with copies of documents etc. annexed).

In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted.

(ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application.

(iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties.

(iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal.

(v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file written statement with a copy thereof furnished to the applicant and to appear before Registrar on 15/12/2023 at 10:30 A.M. failing which the application shall be heard and decided in your absence.

**Given under my hand and the seal of this Tribunal on this date: 28/08/2023.**

Signature of the Officer Authorised to issue summons

**Bank of Maharashtra**  
भारत सरकार का उद्यम एक परिवार एक बैंक

Zonal Office-Opposite LDA Office, Vipin Khand, Gomti Nagar, Lucknow-226010,  
E-Mail- legal\_luc@mahabank.co.in, Head Office: Lokmangal,1501, Shivajinagar, Pune-5

**PUBLIC NOTICE FOR SALE**  
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) & 9 (1) 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 properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" & "WITHOUT RECOURSE BASIS" on mentioned below date, for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower(s) and Guarantor(s), amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under-

Sr. No.	Name & Address of Borrower/Guarantor	Outstanding Dues for Recovery of which Property are being sold	Description of properties	Reserve Price	EMD Amount	Bid Increase Amount
<b>Branch-Asset Recovery Branch (ARB) (Date of E-Auction-30.12.2023)</b>						
1.	1) M/S Seos Agri World, (Through Proprietor- Shreepakash Narayan Dubey), Saroj Tower, Kasya Road, Teh Padrauna, Dist Kushinagar 274304 2) Mrs. Saroj Dubey, House No 66, Bedupur Tarayasojan, Teh Tamkuhiraj, Distt. Kushinagar-274304 3) Mr. Bholanath Dubey, House No 66, Bedupur Tarayasojan, Teh Tamkuhiraj, Dist. Kushinagar-274304 4) Mr. Avinash Dubey, House No 66, Bedupur Tarayasojan, Teh Tamkuhiraj, Dist. Kushinagar 274304 5) Mr. Shreepakash Narayan Dubey, House No 66, Bedupur Tarayasojan, Teh Tamkuhiraj, Dist. Kushinagar 274304	Rs. 53,44,340/- plus interest @ contractual rate, costs, charges and expenses thereon from 17.12.2019	Lot No.1) Mortgage of all parcel and pieces of land and building situated at Plot No. 53, Vill Jungwa Tappa Mainpur, Pargana Sidhua Jobna, Teh Kasya, Dist Kushinagar, Area 0.1616 Hec, (Owner Mrs Saroj Dubey), Boundaries-East-Plot of Arun Kumar, West- Chakroad, North-Plot of Giridhari, South- Plot of Bhola and Giridhari	Rs. 40,00,000/- Rs. 4,00,000/- Rs. 20,000/-		
2.	1) M/S Accord Hydroair (Pilkhuwa) Pvt. Ltd., 3/153, Vivek Khand, Gomti Nagar, Lucknow. Mr. Badri Narayan Tiwari (Director), 356/98/1, Alam Nagar, Ashok Nagar, Lucknow. 2) Mr. Badri. Narayan Tiwari, Add: 356/98/1, Alam Nagar, Ashok Nagar, Lucknow. 3) Mr. Manoj Tiwari, Add: 21/03/28 Baba Ramaiyaji Puram, Behind DGP Office, Dalibagh, Lucknow. 4) Mrs. Bhawna Srivastava, Add: House no -283, Sector-N, Ashiyana Colony, Lucknow. 5) Mr. Om Prakash Srivastava, Add: House no -283, Sector-N, Ashiyana Colony, Kanpur Road, Lucknow 6) M/s Amatyia Infra tech Pvt. Ltd. (Corporate Guarantee), Add: N-283, Sector-N, Ashiyana Colony, Kanpur Road, Lucknow	Rs. 4,81,87,832/- plus interest @ contractual rate, costs, charges and expenses thereon from 10.07.2022	Lot No.2) 1) Mortgage of Property- Mr Badri Narayan Tiwari, House No. 256/255 at plot No. 18-A, situated at part of Khasara No. 140,141,142 and 143 village shekhpur, Mohalla Ashok Nagar, Ward Saadat Ganj, Habibpur, Lucknow (total area 1515 sq. ft.), Boundaries-North-Plot No-18, South- Kabra, East-Colony of others Society, West - 25 Feet Road Lot No.3) 2) Mortgage Owner of Property-Mrs. Bhawna Srivastava W/o Ajay Kr. Srivastava Residential house on Plot No. K- 756, Sector-K, Ashiana Kanpur Road Yojna, Ward- Vidyawati Devi Nagar, Lucknow. Area Admeasuring 179.40 Sq Mtr., Boundaries-North-House No-734, South-9 Meter Road, East- House No -757, West-House No-755 Lot No.4) 3) Mortgage of Owner of Property-M/s Amatyia Infra Tech Pvt. limited (Director Mr. Om prakash Srivastava) Plot part of khasara No. 3-Sa, (V Code 1139) Village Sarosa-Bharosa, Pargana Kakori, Tehsil and Dist. Lucknow, total area 1637.20 Sq. mt., Boundaries-East-Prop. of O P Srivastava, West-Road, North-Road there after Expressway, South- Property of Ramesh	Rs. 46,50,000/- Rs. 4,65,000/- Rs. 20,000/- Rs. 1,22,60,000/- Rs. 12,26,000/- Rs. 50,000/- Rs. 1,11,50,000/- Rs. 11,15,000/- Rs. 50,000/-		
3.	1) M/s Ganesh Cold Storage (Partnership Firm), 36/32-A Ram Mohal Ka Hata Kanpur U.P. 208001 2) Mr. Kailash Chandra Gupta (Guarantor) R/o F-23 Shanti Nagar C.antt Kanpur U.P.-208001 3) Mr. Shyam Sundar Gupta HUF (Guarantor), R/o 14/100 Anand Enclave Campus H.No. 10 Civil Lines Kanpur U.P. 208001 4) Mr. Anuj Kumar Gupta (Guarantor), R/o F-23 Shanti Nagar Cantt Kanpur U.P.-208001 5) Mr. Rajesh Kumar Gupta (Guarantor), R/o 7/156C Swarop Nagar Kanpur U.P. 208002 6) Mr. Anil Kumar Gupta (Guarantor), R/o 36/32-A Ram Mohal Ka Hata Kanpur U.P. 208001	Rs. 1,71,66,693.87 plus interest @ contractual rate, costs, charges and expenses thereon from 15.04.2023	Lot No.5) Mortgage of all those pieces and parcel of property with construction & fixture there being & lying at Cold Storage situated at Arazi No. 496, 497, 498 & 504 sited at Nasrapur Pargana tehsil & Dist Kannauj admeasuring 1.09 hectare in name of M/S Shree Ganesh Cold Storage, Boundaries-East: Property of Girish Bhanu, West: Road Kannauj Highway, North: Road, South: Mishra ji Preservation Works Pvt. Ltd	Rs. 7,50,00,000/- Rs. 75,00,000/- Rs. 50,000/-		
4.	M/s Pearl Computer (Prop. Mr. Abhishek Singh), C-178/25/GE 33 Kasya Sadar Gorakhpur, UP/273001	Rs. 1,02,29,520/- plus interest @ contractual rate, costs, charges and expenses thereon from 26.03.2021	Lot No. 6) All those pieces and parcels of Shop Number 238, Ground Floor, Baldev Plaza, Golghar, Gorakhpur, Boundaries-North- Shop No. G.F. 219, South-Passage/Corridor & thereafter open to Sky, East-Shop No. G.F. 237 (Shop Named H.P. Woris), West- Shop No. G.F. 239 (Shop Named Mamta Communication)	Rs. 70,00,000/- Rs. 7,00,000/- Rs. 20,000/-		
<b>Branch-Gomti Nagar (Date of E-Auction-30.12.2023)</b>						
5.	1) Smt Usha Gupta w/o Shri Mohan Gupta, House No. 2/362, Viram Khand, Gomti Nagar, Lucknow 226010 2) Mr Mohan Gupta s/o Avadh Bihari, House No. 2/362, Viram Khand, Gomti Nagar, Lucknow 226010	Rs. 20,63,918/- plus interest @ contractual rate, costs, charges and expenses thereon from 06.07.2018	Lot No. 7) All those pieces and parcel of property (Owner- Mr Mohan Gupta s/o Avadh Bihari) House No E 2/484, Rajivgandhi Ward, area 36.75 Sq Mtr., Bounded as North- House No 2/485, South- House No 2/483, East- House No 2/495, West- 6 Mtr Road	Rs. 30,00,000/- Rs. 3,00,000/- Rs. 20,000/-		

Last Date & Time for submission of Bid Application/KYC Documents/Proof of EMD etc.- AS PER IBAPI- E BIKRAY NORMS

Date & Time of E-Auction	30.12.2023 From 01:00 PM to 04:00 PM	with auto extension for 10 minutes
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NOTE: DETAILS OF INCUMBRANCE /CHARGES ON PROPERTY-NO INCUMBRANCE/CHARGES IN KNOWLEDGE OF AUTHORISED OFFICER.

SALE IS SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED IN THE PRESCRIBED TENDER FORM and in "As is where is", "As is what is", and "Whatever there is" & "WITHOUT RECOURSE BASIS"

1. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 on the following specific terms and conditions.

2. The auction sale will be On-line E-Auction / Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on above mentioned date for mentioned property between 01:00 PM to 04:00 PM, with unlimited extension of 10 minutes time in case of receipt of bid in last 10 minutes. Bidders shall improve their offers in multiple of Rs. 20000/- (Rs. Twenty Thousand Only) during online bidding of the property.

3. Last date for on-Line Bid submission of KYC documents with EMD amount by the Bidder for the above properties AS PER IBAPI- E BIKRAY NORMS.

4. The intending participants of e-auction may download free of cost, copies of Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-Auction from e-Bikray-I BAPI portal (<https://www.ibapi.in>).

5. The intending Bidders/Purchasers are requested to register on portal (<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) using their mobile number and e-mail id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2-3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.

6. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through only one mode i.e. NEFT (After generation of Challan from <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders not depositing the required EMD online, will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

7. Bidders may give offers either for one or for all the properties, as the case may be. In case of offers for more than one property, bidders will have to deposit the EMD for each property. Bidder's Global Wallet should have sufficient balance (>= EMD amount) at the time of bidding.

8. It is the responsibility of intending bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.

9. In case of any difficulty or need of assistance before or during the e-auction process may contact authorized representative of our e-auction service provider (<https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>). Details of which are available on the e-auction portal.

10. After finalization of e-auction by the Authorised Officer, only successful bidder will be informed by our above referred service provider through SMS/email. (On mobile no/email address given by them/registered with the service provider).

11. The secured asset will not be sold below reserve price.

12. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited on the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of auction in the account of the Authorised Officer, Bank of Maharashtra, through RTGS/NEFT in Account Name: Account No. 60441918056, Name of the A/c SARFAESI AUCTION ACCOUNT, IFSC CODE: MAHB0001281, Bank of Maharashtra, Vikas Nagar Branch, Lucknow Main Branch. In case of failure to deposit the amounts as per above within the stipulated time, the amount deposited by successful bidder will be forfeited to Bank and Authorised Officer shall have the liberty to conduct fresh auction/sale of the property & the defaulting bidder shall not have claim over the forfeited amount and property as per provision SARFAESI Act, 2002

13. Caution to bidders:

a. To the best of knowledge and information of the Authorised Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part 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 claims/ rights / dues.

b. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/ service charges, transfer fees, electricity dues, dues to the Municipal Corporation/ local authority/Co-operative Housing Society any other dues, taxes, levies, fees, transfer fees if any in respect of land/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

c. Bidders are advised / cautioned to verify the concerned Revenue Records/other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.

d. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.

e. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser.

f. The notice for sale is also being published in vernacular. The English version shall be final if any question of interpretation arises. The Authorised Officer reserve the right to Cancel/Withdraw the E-Auction at any stage without assigning any reason.

14. The bidders are advised to go through the detailed terms and conditions of the sale, please refer to the link <https://bankofmaharashtra.in/proposal.asp>, provided in the Bank's website and also on [www.ibapi.in](https://www.ibapi.in), <https://mstcecommerce.com/auctionhome/ibapi/index.jsp> OR Contact us at Chief Manager, Recovery, Bank of Maharashtra, Zonal Office, 1st Floor, Uttar Pradesh Sugar Corporation Limited, Vipin Khand, Gomti Nagar, Lucknow-226010, Dharendra Kumar (Mob.-7738340176), Mr. Manish Singh (Mob.-9873894606).

\* By this Public Notice the Borrower and Guarantor are being served with 30/16 days (as applicable) statutory notice under Sarfaesi Act, 2002 read with SARFAESI Rules 8(6).

Date : 14.12.2023 Place : Lucknow Authorised Officer, Bank of Maharashtra, Lucknow Zone

**Phoenix ARC Private Limited**  
Regd. Office: Dan Corporate Park, 5th Floor, 158, C.S.I. Road, Kalyani, Santacruz (E), Mumbai - 400 098, Tel: 022-68492450, Fax: 022-6741 2313. CIN: U67190MH2007PTC168303. Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in

**APPENDIX IV Rule 8 (1)**  
**POSSESSION NOTICE (For Immovable Property)**

Whereas, the undersigned being the "Authorised Officer" of Phoenix ARC Private Limited acting as Trustee of Phoenix Trust-FY21-3 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 issued a Demand Notice dated 28.02.2022 calling upon the Borrower and Guarantors, Satya Ahinsa Balvidyalaya Samiti (Borrower), Tulsu Devi Balika High Secondary School (Borrower), Bhavareshwar Verma s/o. Arjun Verma (Co - Borrower) and Smti. Katiyar, w/o. Jitender Kumar Verma (Co - Borrower) to repay the amount mentioned in the Demand Notice aggregating to Rs. 40,46,532/- (Rupees Forty Lakhs Forty Six Thousand Five Hundred Thirty Two Only) as on 31.01.2022 with future interest, costs, charges and other expenses from 01.02.2022 till payment and/or realisation within 60 days from the date of the receipt of Demand Notice.

And whereas subsequently, Thirumeni Finance Pvt. Ltd. (formerly known as "Varthana Finance Pvt. Ltd.") (Assignor) has vide Assignment Agreement dated 31.12.2022 assigned all its rights, title, interests and benefits in respect of the debts due and payable by the Borrowers arising out of the facilities advanced by Assignor to Borrowers along with the underlying securities to Phoenix ARC Private Limited, acting in capacity as Trustee of Phoenix Trust-FY21-3 (Phoenix ARC) for the benefit of the holders of Security Receipts. Therefore, in view of the said assignment, Phoenix now stands subrogated in the place of Assignor and Phoenix shall be entitled to institute/continue all and all proceedings against the Borrowers and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the Borrowers for the financial facilities availed by them.

The Borrower/Guarantor having failed to repay the amount, Notice is hereby given to the Borrower/Guarantor and the public in general that the undersigned being the Authorised Officer of Phoenix ARC Private Limited has taken Possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 09th day of December, 2023.

The Borrower/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 Phoenix ARC Private Limited, for an amount of Rs. 40,46,532/- (Rupees Forty Lakhs Forty Six Thousand Five Hundred Thirty Two Rupees Only) and interest thereon w.e.f. 31.01.2022 plus accrued interest/unrealized interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of final payment is made to the Bank.

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.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

All that piece and parcel of Property Tulsu Devi Uchchar Madhyamak Balika Vidhyaya Gaziypur Majree Sheshpur Samodha Pargana Bahrawan Tehsil Mehraiganj District Raibareli through its Manager Bhavareshwar Verma, s/o Arjun Verma bearing Property Khasra No. 496 min, admeasuring 0.361 Hectare situated at Village Sheshpur Samodha pargana Bahrawan Tehsil Mehraiganj and District Raibareli UP and Registered Sale deed Dated 01.06.1999 Duly Registered in the Office of Sub Registrar Maharajganj-Distt Rai barely Vide book No 1 Zid No.77 On pages 263 to 280 As serial No 555.

Date: 09.12.2023  
Place: Raibareli, Uttar Pradesh

Sd/- Authorised Officer  
Phoenix ARC Private Limited  
Phoenix Trust-FY21-3

**HERO HOUSING FINANCE LIMITED**  
Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057  
Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com  
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148  
Contact Address: Building No. 27, 2nd Floor, Community Center, Basant Lok, Vasant Vihar, New Delhi - 110057.

**DEMAND NOTICE**

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to as "Obligors"/Legal Heir(s)/Legal Representative(s)) listed hereunder, to pay the amounts mentioned in the respective Demand Notice(s), within 60 days from the date of the respective Notice(s), as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In compliance with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice(s), the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice
HHFPANHOU22000021417	The Legal Heir of SURAT SINGH, KRISHNA DEVI	Rs. 3,09,505/- as on 07-Dec-2023	11-Dec-2023 04-Nov-2023

Description of the Secured Assets/Immovable Properties/ Mortgaged Properties: House of 168, EWS, measuring 50 Sq. Yards, Waka Weavers Colony, Housing Board Colony, Panipat under Municipal Corporation Panipat, Haryana. Bounded By: North: House no. 181, East: House no. 169, South: Road, West: House no. 167

\*with further interest, additional interest at the rate as more particularly stated in respective Demand Notice date mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization, if the said Obligor(s) shall fail to make payment to HHFL, as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) is prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Date: 14-Dec-2023  
Place: Panipat

Sd/- Authorised Officer,  
For Hero Housing Finance Limited

**INVIGORATED BUSINESS CONSULTING LIMITED**  
(Formerly Escorts Finance Limited)

Regd. Office: Plot No. 19, Industrial Area, Phase-2, Chandigarh - 160002  
Office: 15/5, Mathura Road, Faridabad - 121003, Haryana  
Phone: 0129-2250222, 2564222; E-mail: [escortsfinance@escortsfinance.com](mailto:escortsfinance@escortsfinance.com)  
Website: [www.escortsfinance.com](http://www.escortsfinance.com) CIN: L70200CH1987PLC033652

**POSTAL BALLOT NOTICE AND E-VOTING INFORMATION**

Notice is hereby given pursuant to the provisions of Sections 108, 110 and other applicable provisions, if any, of the Companies Act, 2013, read with the Companies (Management and Administration) Rules, 2014, as amended, ("Rules") (hereinafter cumulatively referred to as "Act"), read with General Circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, and 9/2023 dated September 25, 2023, issued by the Ministry of Corporate Affairs ("MCA") (together referred as "MCA Circulars") and Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India ("SS-2"), as amended, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and other applicable laws and regulations, if any, including any statutory modification(s) or re-enactment(s) thereof for the time being in force, the approval of Shareholders vide Postal Ballot Notice ("Notice") dated December 8, 2023, is being sought through e-voting process ("e-voting") only to transact the business as set forth in this Notice. Thus, the hard copy of Notice along with postal ballot form and pre-paid business reply has not been sent to the shareholders for this Postal Ballot. The shareholders, who have not received the Notice shall apply to the Company at [escortsfinance@escortsfinance.com](mailto:escortsfinance@escortsfinance.com) to obtain a copy thereof.

Pursuant to the MCA Circulars and the provision of the Act, the Notice along with the details of User IDs and passwords have been dispatched by e-mails on Wednesday, December 13, 2023, through the Central Depository Services (India) Limited ("CDSL") only to the members who have registered their e-mail IDs as on the cut-off date i.e. Friday, December 8, 2023, with their Depository Participants (in case of electronic shareholding)/ the RTA (in case of physical shareholding). A person who is not a member as on the cut-off date is requested to treat this Notice for information purpose only.

In Compliance with Regulation 44 of SEBI Listing Regulations as amended and pursuant to Section 108 and other applicable provisions of the Act read with the related Rules and MCA Circulars, members holding shares as on cut-off date are entitled to vote only through e-voting and voting rights shall be in proportion to the number of shares held, i.e. one share has one vote.

The Company has appointed CDSL for facilitating "E-voting" system to enable the Members to cast their votes electronically. The manner of voting by members holding shares in dematerialized mode or physical mode is provided in the Notice. The manner for the members to register/ update their e-mail IDs is also provided in the Notice.

The Board of Directors of the Company has appointed Mr. Jayant Gupta, Practicing Company Secretary (Membership No. FCS - 7288 and Certificate of Practice No. 9738) as Scrutinizer for conducting the Postal Ballot Process in a fair and transparent manner.

The results of the Postal Ballot shall be declared on or before Tuesday, January 16, 2024, and the same will be communicated to the Stock Exchange, and shall be placed on the Company's website [www.escortsfinance.com](http://www.escortsfinance.com) and on the website of CDSL at [www.evotingindia.com](http://www.evotingindia.com).

- All the members are informed that:
- Once the vote on the resolution is casted by the member, the member shall not be allowed to change it subsequently.
  - After the end of the e-voting period, the e-voting facility shall be blocked by the Scrutinizer.
  - A person whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off date only shall be entitled to avail the facility of e-voting.
  - If you have any queries or issues regarding the Notice or E-voting on the CDSL e-Voting System, you can write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or contact at toll free no. 1800.22.55.33.
- All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or call at toll free no. 1800.22.55.33.
- e. The Postal Ballot Notice can also be downloaded from the website of the Company [www.escortsfinance.com](http://www.escortsfinance.com) or the website of the E-voting agency, viz. [www.evotingindia.com](http://www.evotingindia.com)

Members are requested to refer to the Notice for e-voting procedures and take note of the following information:

S. No.	Particulars	Schedule
(a)	Date of Completion of dispatch of Postal Ballot Notice	Wednesday, December 13, 2023
(b)	E-Voting: • Date and time of commencement of voting through electronic means • Date and time of end of voting through electronic means Voting shall be not allowed beyond the date and time mentioned above.	Thursday, December 14, 2023 (09:00 A.M. IST) Friday, January 12, 2024 (05:00 P.M. IST)

By the order of the Board of Directors  
For Invigorated Business Consulting Limited  
Sd/-  
Vicky Chauhan  
Company Secretary

Place: Faridabad  
Date: December 13, 2023

