

E-AUCTION NOTICE

UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016

Sindhu Cargo Services Private Limited (In Liquidation)

Reg Off: Registered office: Block 3, No.34,Nellakunte, Near MVIT College Bettahalasuru,
Hunse Maranhalli-P O, Bengaluru North-Taluk, Bengaluru, Karnataka- 562157.

Sale of Assets of the Corporate Debtor

Under the provisions of Insolvency and Bankruptcy Code

Date and Time of Auction:

Thursday, 18.12.2025, at 12 Noon to 2:00 p.m.

(With unlimited extension of 5 minutes each)

NOTICE is hereby given to public in general under the Insolvency and Bankruptcy Code 2016 and Regulations thereunder inviting bids from interested bidders in connection with the e-Auction process for Sale of assets of “**M/s. Sindhu Cargo Services Private Limited– In Liquidation (Corporate Debtor)**” forming part of the Liquidation Estate formed by the Liquidator, appointed by the Hon’ble National Company Law Tribunal, Bengaluru Bench vide its Order dated 23.07.2025. The Corporate Debtor is a company registered with Government of India, Ministry of Micro, Small and Medium Enterprises with registration no UDYAM -KR-03-0087090 as a medium enterprise engaged in freight- air-transport services, storage & warehousing services, and cargo handling services.

Asset	Reserve Price	Earnest Money Deposit	Bid Incremental Amount
Lot No. 1 Computers and ancillary items	Rs. 14,50,000/- (Rupees Fourteen Lakhs Fifty Thousand Only)	Rs. 1,45,000/- (Rupees One Lakh Forty Five Thousand Only) (Payable on or before Tuesday, 16 December, 2025)	Rs.72,500/- (Rupees Seventy Two Thousand Five Hundred Only)
Lot No. 2 Apartment/ Unit No, 111, having a super built-up area of 1100 sq. ft., situated at first floor of the building known as 'CONNECTION POINT", HAL Airport Exit Road, Bangalore 560017;	Rs.70,40,000/- (Rupees Seventy Lakh Forty Thousand Only)	Rs. 7,04,000/- (Rupees Seven Lakh Four thousand Only) (Payable on or before Tuesday, 16 December, 2025)	Rs. 3,52,000/- (Rupees Three Lakhs Fifty Two Thousand Only)

<p>Lot No. 3 Apartment/Unit No, 114, having a super built-up area of 1300 sq. ft., situated at the First Floor of the building known as "CONNECTION POINT", HAL Airport Exit Road, Bangalore-560017.</p>	<p>Rs. 83,35,000/- (Rupees Eighty Three Lakhs Thirty Five thousand Only)</p>	<p>Rs. 8,33,500/- (Rupees Eight Lakhs Thirty three thousand five hundred Only) (Payable on or before Tuesday, 16 December, 2025)</p>	<p>Rs. 4,16,750/- (Rupees Four Lakhs Sixteen Thousand Seven Hundred fifty Only)</p>
<p>Lot No. 4 Apartment/ Unit No. B-1 at Block-A, having a super built-up area of 2007 sq. ft., situated in the basement of the building known as "CONNECTION POINT", HAL Airport Exit Road, Bangalore-560017;</p>	<p>Rs.1,02,55,000/- (Rupees One Crore Two Lakh Fifty five thousand Only)</p>	<p>Rs. 10,25,500/- (Rupees Ten Lakhs Twenty five thousand five hundred Only) (Payable on or before Tuesday, 16 December, 2025)</p>	<p>Rs. 5,12,750/- (Rupees Five Lakhs Twelve Thousand Seven hundred fifty Only)</p>
<p>Lot No. 5 Apartment / Unit No. B-2 at Block-A, having a super built-up area of 1673 sq. ft., situated in the Basement of the building known as "CONNECTION POINT", HAL Airport Exit Road, Bangalore-560017.</p>	<p>Rs. 86,40,000/- (Rupees Eighty Six Lakh Forty thousand Only)</p>	<p>Rs. 8,64,000/- (Rupees Eight Lakh Sixty four thousand Only) (Payable on or before Tuesday, 16 December, 2025)</p>	<p>Rs. 4,32,000/- (Rupees Four Lakh Thirty two thousand Only)</p>

Important Terms and Conditions of E-Auction:

1. It is clarified that this invitation purports to invite interested bidders and does not create any kind of binding or obligation on the part of the Liquidator or the Corporate Debtor to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and /

or not to accept and / or disqualify any bidder without assigning any reason and without any liability. The intending bidders should make their own independent inquiries regarding the items put on auction.

2. The bidders shall submit all the pre-qualification documents along with an undertaking confirming that they are not ineligible under Section 29A of the Insolvency and Bankruptcy Code, 2016, to the extent applicable on the E-auction portal of Baanknet <https://baanknet.com/eauction-psb/bidder-registration> by registering under the “Buyer Registration” tab. If a bidder is found ineligible at any stage, the **EMD shall be forfeited**.
3. Bidding will be allowed only if EMD prescribed is remitted as per the specified timeline.
4. The registration charges and other applicable taxes/charges if any shall be paid extra by the successful bidder to conclude the sale.
5. The Sale of aforementioned assets of the Corporate Debtor through E-Auction will be conducted strictly on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS” and “WITHOUT RECOURSE” BASIS as such sale is without any kind of warranties and indemnities through approved service provider M/s. PSB Alliances on Baanknet. <https://baanknet.com/>

6. Timelines under e-auction is as follows:

Last date for submission of request letter of participation/KYC/Undertakings:	15.12.2025
Last date for submission of EMD	16.12.2025
Date and Time of Inspection: (with prior intimation on email to the Liquidator)	From 19.11.2025 to 15.12.2025 From 11:00 AM to 06:00 PM
Date and Time of E-Auction:	18.12.2025, 12:00 noon to 2:00 PM (with unlimited extension of 5 minutes each)
E–Auction Portal:	https://baanknet.com/
Contact Person of Auction Agency	Baanknet- The eAuction Portal (PSB Alliance Pvt. Ltd.) Email id: support.baanknet@psballiance.com , Mob. No. +91 82912 20220 (9:00 AM to 7:00 PM)
Contact details of Liquidator	Ms. Shirley Mathew, Mob. No. 98455 10322

7. For information on process document and other details email your request to: sindhu.cirp@smathew.in

Date: 18.11.2025
Place: Bengaluru

Sd/- SHIRLEY MATHEW

Digitally signed by SHIRLEY
MATHEW
Date: 2025.11.18 12:27:04 +05'30'

Shirley Mathew
Liquidator
Sindhu Cargo Services Private Limited in Liquidation
IBBI Registration No: IBBI/IPA-001/IP-P01043/2017-2018/11716
AFA No. AA1/11716/02/311225/107948 valid upto 31.12.2025

FEDBANK FINANCIAL SERVICES LIMITED
 Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Paspoli, Mumbai - 400087

To,
 1. M/s. Fitness Ritz (Borrower), Rep. by its Authorized Officer, No. 38, Ground Floor, Sns Arcade Apartment, Hal Old Airport Road Konena Agrahar, Bangalore-560017, Karnataka.
 2. Mr. GOPI N (Co-Borrower), No. 9, 4th Cross, K R Garden Murugesh Palya, Bangalore-560017, Karnataka.
 Having Business at: M/s Fitness Ritz, No. 38, Ground Floor, Sns Arcade Apartment, Hal Old Airport Road Konena Agrahar, Bangalore-560017, Karnataka
 3. Mrs. RENUKA R (Co-Borrower), No. 9, 4th Cross, K R Garden Murugesh Palya, Bangalore-560017, Karnataka.
 4. Mrs. RAJAMMA R (Co-Borrower), No. 9, 4th Cross, K R Garden Murugesh Palya, Bangalore-560017, Karnataka.
SUBJECT: PRE-SALE NOTICE UNDER RULE 8 (6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 - 15 DAYS NOTICE FOR SALE OF SECURED ASSET PROPERTY MORTGAGED WITH M/S. FEDBANK FINANCIAL SERVICES LTD ("Secured Creditor").

Dear Sir/Madam,

Despite service of the demand notice dated 31/5/2022 under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act"), you, the above-named Borrowers and Guarantors, have failed to make the payment of the demanded amount within 60 days of the said notice. Consequently, the Authorized Officer of the Secured Creditor took possession of the secured asset property bearing All that piece and parcel of Vacant Land marked as:

SCHEDULE OF PROPERTY-A, (Description of Mortgaged Properties)

SCHEDULE 'A' PROPERTY
 All that piece and parcel of Immovable Property bearing Khatha No.221/1, Konena Agrahara, old Airport Road, Varthur Hobli, Bangalore East Taluk, earlier Bangalore South Taluk, BBMP Ward No.73, Bangalore, measuring in all 23,578.5 sq.ft., and bounded as: East by: Road, West by: Private Property, North by: Main Hal Airport Road, South by: Private Property

SCHEDULE 'B' PROPERTY
 Item no.1, 529.41sq.ft., Item No.2, 790 sq.ft., of undivided Share right title, interest, ownership in the Schedule 'A' Property.
 Item no. 1 and 2 jointly measuring 1319.41sq.ft. of undivided share, right, title, interest ownership in Schedule 'A' Property.

SCHEDULE 'C' PROPERTY
 Commercial premises Nos.26, 27 measuring 1796 sq.ft., Commercial premises No.28, measuring 1135 sq.ft., commercial premises No.29, Measuring 830 sq.ft., Commercial Premises No.30, measuring 530 sq.ft., and Commercial Premises No.38, measuring 185sq.ft., in all measuring 4476 sq.ft., in the building known as SNS Arcade, in Block 'A' Constructed in the schedule 'A' property, and one car parking Space No. A- 101, in the Block 'B' of the said apartment building, Now bearing **BBMP Khatha No.75/5, PID No.73-74-75/5**, the building is constructed with brick and cement wall, RCC roofing, Steel framed windows iron shutter door, Mosaic tiles flooring with Civic amenities.

Five public e-auctions were conducted to sell the secured asset; however, all auctions failed as no bids were received. Therefore, we intend to sell the secured asset by way of private treaty.

In consultation with the Secured Creditor, the reserve price for the sale of the above-mentioned secured asset property has been fixed at Rs. 2,00,00,000/- (Rupees Two Crores Only). The property is free from any encumbrances to the best knowledge of the Secured Creditor.

You, all borrowers are hereby called upon to pay a sum of **Rs. 45,008,886/-** as on 17.11.2025, as per the provisions of sub-section (8) of Section 13 of the SARFAESI Act, 2002 regarding the time available to redeem the secured assets within 15 days.

This notice is issued to you at your address(es) in compliance with Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. You are hereby informed and notified that the aforesaid secured asset shall be sold after 15 clear days from this notice by way of Private Treaty on 05/12/2025 at Fedbank Financial Services Limited, 4/1, 2nd Floor, Zenith Chambers, Hombergowda Nagara, Anjaneya Temple Road, behind Shell Petrol Bunk, Wilson Garden, Bangalore - 560027, or thereafter on some other day through Private Treaty.

Yours truly,
 FEDBANK FINANCIAL SERVICES LIMITED
 Authorized Officer

Altum Credo HOME FINANCE PRIVATE LTD
 Regd. Office: Floor No. 7, Kalpataru Infnia, Wakdewadi, Shivajinagar, Pune - 411005, Maharashtra (India)

APPENDIX IV POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

The undersigned being the authorized officer of Altum Credo Home Finance Pvt. Ltd., (ACHFL), Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002") and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Enforcement Rules"). Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) Co-Borrower(s) and Guarantor(s) (collectively referred to as the "Borrowers") mention herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to Borrowers and the public in general that the under signed has taken symbolic / physical possession of the property described herein below in superzise of powers conferred upon him under Sub-section(4) of Section 13 of the said act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in receipt of time available, to redeem the secured assets. The borrowers in particular and the public in general are hereby caution not to deal with the property and any dealings with the property will be subject to the charge of ACHFL for an amount mention herein under with the interest thereon.

Name of Borrower(s)/ Co-Borrower(s) and Guarantor(s) Loan A/c No.
 1. Mahesha (Borrower) 2. Rajamma (Co-Borrower) Lan No: 1182020100187

Description of Secured Asset
 All that piece and parcel of the property No. 121, G. L. Assel No. 152200531037000686, Situated at Deveramannahalli Grama, Deveramannahalli Grampanchayat the property is coming under the limits of Nanjangu Taluk, Mysore District, Measuring East to West 5.79 Mtr and North to South 6.40 Mtr and Bounded on the: East: Property of Puttabovi, West: Road, North: Property of Manju, South: Vacant Property.

Date of Demand Notice and Amount
 09.07.2025 / Rs. 4,75,057/- (Rupees Four Lakhs Seventy Five Thousand Fifty Seven Only)

NPA Date - 29.06.2025 **Date of Possession : 12.11.2025**

Name of Borrower(s)/ Co-Borrower(s) and Guarantor(s) Loan A/c No.
 1. Bharath Acharya (Borrower) 2. Vasu Acharya (Co-Borrower)
 3. Lalithamma V (Co-Borrower) Lan No: S152202000006

Description of Secured Asset
 All that piece and parcel of site property at Anughatta Village, Anughatta Grama Panchayat, Belur Taluk, Hassan District within the limits of Anughatta Grama Panchayat, Belur within the Jurisdiction of Sub-Registrar, Belur having the Property I D No. 151600402800720004, Grama Panchayath Khata No. 114 Site measuring East to West 10.0609 Meters and North to South 7.6219 Meters (Total Plot 76.64 Sq. Mtrs- and property Bounded on: East: Property of Sadashiva, West: Road, North: Property of Nagesh Gowda, South: Property of Nagamma.

Date of Demand Notice and Amount
 09.07.2025 / Rs. 4,83,384/- (Rupees Four Lakhs Eighty Three Thousand Three Hundred Eighty Four Only)

NPA Date - 29.06.2025 **Date of Possession : 12.11.2025**

Name of Borrower(s)/ Co-Borrower(s) and Guarantor(s) Loan A/c No.
 1. Raghu H B (Borrower) 2. Bogappa (Co-Borrower) 3. Honnamma (Co-Borrower) Lan No: 1522020100047

Description of Secured Asset
 All that piece and parcel in respect of house property situated at Harohalli Village, Kathmalienahalli Grama Panchayat, Arakalagudu Taluk, Hassan, within the limits of Kathmalienahalli, Gramapanchayat, within the jurisdiction of Sub-Registrar, Arakalagudu, having & property ID No. 15160030020000049, Gramapanchayath Khata No. 50 site measuring East to West 16.154400000000002 meters and North to South 11.277600000000001 Meters, 182.18 Meters (Building Plinth area 182.18 Sq. Meters) consisting of building Property and Bounded by:- East: Road, West: House Property of Mallesh, North: House Property of Mallesh, South: House Property of Lokesh.

Date of Demand Notice and Amount
 09.07.2025 / Rs. 8,46,145/- (Rupees Eight Lakhs Forty Six Thousand One Hundred Forty Five Only)

NPA Date - 29.06.2025 **Date of Possession : 13.11.2025**

Name of Borrower(s)/ Co-Borrower(s) and Guarantor(s) Loan A/c No.
 1. Jagadeesha L (Borrower) 2. Poornima J (Co-Borrower)
 3. Puttemma L (Co-Borrower) Lan No: S152202000057

Description of Secured Asset
 All that piece and parcel of Site property situated in Bobbagalale Village and Mallipattana Grama Panchayat, Arakalagudu Taluk, Hassan District within the limits of Mallipattana Grama Panchayat, Hassan within the jurisdiction of Sub-Registrar, Hassan having the property I D No. 151600301801300025 situated at Bobbagalale Village, Mallipattana 15.24 Meters and North to South 8.2296 meters, total 125.42 Sq. Meters were in a residential building constructed at 125.42 Sq. Mtrs and Bounded:- East: Road and Vacant Place, West: Own Land, North: Own Land, South: Own Land.

Date of Demand Notice and Amount
 09.07.2025 / Rs. 4,52,082/- (Rupees Four Lakhs Fifty Two Thousand Eighty Two Only)

NPA Date - 29.06.2025 **Date of Possession : 13.11.2025**

STATUTORY NOTICE TO BORROWERS/ CO-BORROWERS AND GUARANTORS
 Borrower(s)/ Co-Borrower(s) and Guarantor(s) are hereby put to caution that the property may be sold at any time hereinafter by way of public auction/tenders and as such this may also be treated as a notice under Rule 6,8 & 9 of Security (Interest) Enforcement Rules,2002.

Sd/
 Place : Mysore / Hassan, Karnataka Authorized Officer
 Date : 18.11.2025 Altum Credo Home Finance Pvt. Ltd. (ACHFL)

SYMBOLIC POSSESSION NOTICE

ICICI Home Finance Registered Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai- 400051

Corporate Office: ICICI HFC Tower, JB Nagar, Andheri Kurla Road, Andheri East, Mumbai- 400059
 Branch Office: Ground Floor, Sri Raghavendra Mansion, No. 2767/B, New No. 83/B, Kantharaj Urs Road, 1 Main, Saroswathipuram, Mysore- 570009, Branch Office: 1st floor, No.165 & 166, Marjunatha Chambers, Shankar Nagar, Main Road, Mahalakshmpuram, Bangalore- 560096

Whereas
 The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 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 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 Home Finance Company Limited.
 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.

Sr. No.	Name of the Borrower/ Co-Borrower/ Loan Account Number	Description of property/ Date of Possession	Date of Demand Notice/ Amount in Demand Notice (Rs.)	Name of Branch
1.	S R Nagaraju (Borrower), Rakesh S N (Co-Borrower), LHMYS00001347406	0 Property No. 464 Bittagowdanahalli Village Thattakere Grama Panchayat Hassan- 573212 Hassan 0 Hassan- 573212 (Ref. LAN No. LHMYS00001347406). Bounded By- North: Road, South: 16.4596 Mtr, East: Remaining Property, West: 8.2296 Mtr./ Date of Possession- 12/11/2025	08-09-2022 Rs. 13,40,630/-	Mysore
2.	Keerthi T D (Borrower), Manikanta T D (Co-Borrower), Sarojamma (Co-Borrower), Dore Raju (Co-Borrower), LHTUM00001022292.	Site No 43 Niravana Layout Saradadevi Nagar Municipal Khata No 189/900 Tumkur Tumkur-572103 (Ref. LAN No. LHTUM00001022292). Bounded By- North: Site No 44, South: Site No. 22, East: Private Property, West: Road/ Date of Possession- 13/11/2025	23-10-2021 Rs. 9,82,604/-	Bengaluru-Yeshwantpur
3.	Keerthi T D (Borrower), Manikanta T D (Co-Borrower), Sarojamma (Co-Borrower), Dore Raju (Co-Borrower), LHTUM00001022297.	Site No 43 Ward No 19 Sarda Devi Nagar Niravana Layout Municipal Khata 189 900 Pid No 40825 Tumkur Site No 43 Tumkur-572103. Bounded By- North: Site No 44, south: Site No 22, East: Private Property, West: Road/ Date of Possession- 13/11/2025	23-10-2021 Rs. 9,05,160/-	Bengaluru-Yeshwantpur
4.	Kumar G H (Borrower), H L Savitha (Co-Borrower), NHTUM00001269564.	Siddarthanagar, Gollahalli Kasaba Hobli, Khatha No 270/12 Site No 12 Karnataka- 572101. Bounded By- North: Remaining Same Land, South: Vacant Space, East: Remaining Vacant Space, West: Road/ Date of Possession- 12-11-2025	15-06-2021 Rs. 14,76,823/-	Bengaluru-Yeshwantpur

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: November 18, 2025, Place: Hassan, Tumkur, Hobli Authorized Office, ICICI Home Finance Company Limited

E-AUCTION NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016 SINDHU CARGO SERVICES PRIVATE LIMITED (IN LIQUIDATION)
 Registered office: Block 3, No.34,Nellakunte, Near MVIT College Bettahalasuru, Hunshe Maranahalli-Po.,Bir North-Tik, Bangalore, Karnataka-562157.

Sale of Assets of the Corporate Debtor
 Under the provisions of Insolvency and Bankruptcy Code.

Date and Time of Auction:
Thursday, 18.12.2025, at 12 Noon to 2:00 p.m.
 (With unlimited extension of 5 minutes each)

NOTICE is hereby given to public in general under the Insolvency and Bankruptcy Code 2016 and Regulations thereunder inviting bids from interested bidders in connection with the e-Auction process for Sale of assets of "M/s. Sindhu Cargo Services Private Limited- in Liquidation (Corporate Debtor)" forming part of the Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Bangalore Bench vide its Order dated 23.07.2025. The Corporate Debtor is a company registered with Government of India, Ministry of Micro, Small and Medium Enterprises with registration no UDYAM-KR-03-0087090 as a medium enterprise engaged in freight- air-transport services, storage & warehousing services, and cargo handling services.

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- The bidders shall submit all the pre-qualification documents along with an undertaking confirming that they are not ineligible under Section 23A of the Insolvency and Bankruptcy Code, 2016, to the extent applicable on the E-auction portal of Baanknet <https://baanknet.com/eauction-psb/bidder-registration> by registering under the "Buyer Registration" tab. If a bidder is found ineligible at any stage, the EMD shall be forfeited.
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Date and Time of E-Auction:	18.12.2025, 12:00 noon to 2:00 PM (with unlimited extension of 5 minutes each)
E-Auction Portal:	https://baanknet.com/
Contact Person of Auction Agency	Baanknet- The eAuction Portal (PSB Alliance Pvt. Ltd.) Email id: support.baanknet@psballiance.com, Mob. No. +91 82912 20220 (9:00 AM to 7:00 PM)
Contact details of Liquidator	Ms. Shirley Mathew, Mob. No. 98455 10322

7. For information on process document and other details email your request to: sindhu.ciro@mathew.in
 Date: 18.11.2025 Sd/
 Place: Bengaluru Shirley Mathew
 Liquidator
 Sindhu Cargo Services Private Limited in Liquidation
 IIBBI Registration No: IIBBI/PA-001/IP-P01043/2017-2018/11716
 AFA No. AA1/11716/02/311225/107948 valid upto 31.12.2025

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