

Parivartan Buildtech Private Limited (In Liquidation)

Liquidator: Mrs. Deepika Bhugra Prasad

Address: AAA House, 64, Okhla Estate, Phase III (Behind Modi Mills), New Delhi-110020

Email: assetsale1@aaainsolvency.in, parivartan@aaainsolvency.com

Mob. - 8800865284 (Mohd. Wasim and Adv. Harsh Gupta)

E-Auction- Sale of Assets under Insolvency and Bankruptcy Code, 2016

Date and Time of E-Auction: 26th December, 2025 at 3.00 pm to 5.00 pm (With unlimited extension of 5 minutes each)

Last Date of EMD Submission: 24th December, 2025 till 06.00 p.m.

Sale of Assets and Properties owned by Parivartan Buildtech Private Limited (in Liquidation) forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Bench-II, and New Delhi vide order dated 17th August, 2020. The sale will be done by the undersigned through the E-Auction platform <https://ibbi.baanknet.com/eauction-ibbi/home>

Asset	Block	Reserve Price (INR)	Initial EMD Amount (INR)	Incremental Value (INR)
Equipment's and other assets including Civil Contractor Construction Equipment's - Power Pavers SF 1700 (Qty-2) at Village Bhagwanpur, Isagarh, Distt. Ashok Nagar, Madhya Pradesh	A	44.33 Lacs	4.43 Lacs	20 Thousand

Important Note:

1. E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS" AND "WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities through approved service providers at IBBI eAuction Portal by BAANKNET at (<https://ibbi.baanknet.com/eauction-ibbi/home>).
2. As per Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, Schedule I "Mode of sale" Clause 1(5A), bidders must declare they aren't disqualified under Section 29A or not fulfilling conditions of eligibility; any EMD will be forfeited if ineligibility is later established.

Terms and Condition of the E-auction are as under

1. All applicants are mandatorily requested to refer to the terms and conditions from the website of AAA Insolvency Professionals LLP i.e., <https://insolvencyandbankruptcy.in/public-announcement/parivartan-group-pvt-ltd/> and from the E-Auction Process Document, prior to submission of EMD and participation in the process. For any clarification, the Liquidator may be contacted by way of mail i.e. parivartan@aaainsolvency.com.
2. Identification of the highest bidder does not guarantee the status of a successful bidder. The Liquidator, in consultation with the Stakeholders' Consultation Committee (SCC), retains the sole authority to declare the successful bidder. The Liquidator and SCC also reserve the right to prioritize any single block and annul other bids or decide otherwise, with their decision being final and binding on all bidders.
3. Subsequent to announcement of bidder in consultation with SCC, the Liquidator will issue a Letter of Intent (LOI) to the Successful Bidder and will seek balance consideration. (In view of detailed terms and condition mentioned under E-Auction Document). The amount deposited as initial EMD and further EMD shall be adjusted towards the final sale consideration and the successful bidder shall be required to pay an adjusted amount of balance sale consideration. Default in deposit of the balance amount by the successful bidder within the time limit as mentioned would entail forfeiture of the entire amount deposited (EMD + Any Other Amount) by the Successful Bidder.
4. Documents shall be submitted to Liquidator through email or through auction portal in the format prescribed in the Auction Document on or before 24th December, 2025. The bid form along with detailed terms & conditions of complete E-auction process can be downloaded from the website <https://ibbi.baanknet.com/eauction-ibbi/home>

5. It is clarified that this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
6. The Bidder can read the Auction and registration guidelines on the BaankNet Platform. (<https://d14q55p4nerl4m.cloudfront.net/Production/ApplicationDocuments/IBBI-Instance/client-document/Bidders-Auction-guide.pdf>). The intending bidders are required to deposit Earnest Money Deposit (EMD) amount on BaankNet through Wallet.
7. In case of any technical glitch or system issue from the side of BAANK NET, the Liquidator shall not be held responsible. The bidder shall be solely responsible for ensuring their ability to participate in the E-Auction. However, in case of any query or assistance the interested buyer should approach the liquidator before 24 Hours of the scheduled auction subject to further terms and conditions of the auction document.
8. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves. The properties mentioned above can be inspected by the prospective bidders at the site with prior appointment, contacting Mr. Wasim 8800865284. The interested bidder should conduct proper due diligence.

SD/-

Deepika Bhugra Prasad

Liquidator in the matter Parivartan Buildtech Private Limited
IBBI (Regn. No-IBBI/IPA-003/IP-N000110/2017-2018/11186)

IBBI Address: 202, Samrat Ashok Enclave, Sector-18A, Plot No. 6, Dwarka, New Delhi, 110075

Email: -assetsale1@aaainsolvency.in, deepika.bhugra@gmail.com

Contact Person: Mr. Wasim : +91-8800865284

Date: 29/11/2025

Place: New Delhi



Corporate & Registered Office : Unit No. 601, Centrum House, CST Road, Vidyanagari Marg, Kalma Santhacruz (East), Mumbai - 400096, CIN No. U65922MH2016PLG273526

APPENDIX-IV-A (See proviso to rule 8(6) & 9(1) PUBLIC NOTICE FOR AUCTION CUM SALE

Table with 5 columns: Sr. No., Borrower(s)/Co-Borrower(s)/ Guarantor(s) / Loan Account No./ Branch, Total Outstanding as on date, Description of the Immovable property, Reserve Price (RP), Earnest Money Deposit (EMD) 10%

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Centrum Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the physical possession, on "As Is Where Is Basis", "As Is What Is Basis", Particulars of which are given below:-

Mahindra FINANCE

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER RULE 8(6) READ WITH RULE 9(1) OF SARFAESI ACT

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgage (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to Mahindra and Mahindra Financial Services Ltd. ("Secured Creditor/NBFC"), the possession of which has been taken by the Authorized Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on date, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Table with 6 columns: Name of the Borrower & Mortgage (s), Demand Amount, Demand Notice Date & Possession Date, Property Inspection Date and Time, Last Date for Receipt of Bids along with document(s), Date & Time of E-Auction, Name of Authorised Officer, Contact No. & Email Id

Details of Property - All that piece and parcel of Residential House Built on Plot on the land of Survey No. 597/10, At Aadarsah Kalyan Nagar, Ratlam. Total Area: 656.25 Sq. Ft. (60.88 Sq. Mtr.) Bounded as follows: On or towards East by: House of Kamlaabai; On or towards West by: Road of Colony; On or towards South by: Plot of Kalishabai; On or towards North by: House of Ashok Rathor.

Parivartan Buildtech Private Limited (In Liquidation) Liquidator: Mrs. Deepika Bhugra Prasad

Address: AAA House, 64, Okhla Estate, Phase III (Behind Model Mills), New Delhi-110020. E-Auction - Sale of Assets under Insolvency and Bankruptcy Code, 2016. Date and Time of E-Auction: 26th December, 2025 at 3.00 pm to 5.00 pm.

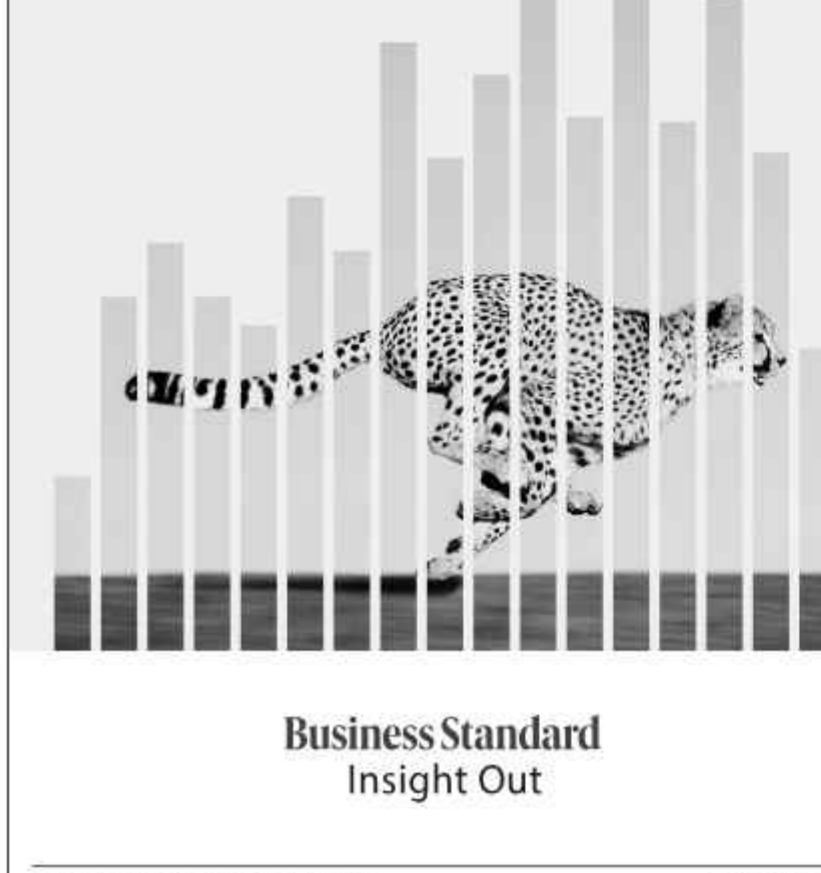
Table with 5 columns: Asset, Block, Reserve Price (INR), Initial EMD Amount (INR), Incremental Value (INR)

Important Note: E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS" AND "WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities through approved service providers at IBBI eAuction Portal by BAANKNET at https://bbi.baanknet.com/eauction-ibbi/home.

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FORM NO. (See Regulation 33(2)) By Regd. A/D, Dasti failing which by Publication OFFICE OF THE RECOVERY OFFICER - III DEBTS RECOVERY TRIBUNAL JABALPUR

2nd & 3rd Floor, Sanchar Vikas Bhavan (BSNL Building), Near Head Post Office Residency Road, Jabalpur - 482001, MP. NOTICE FOR SETTLING A SALE PROCLAMATION UNDER RULE 53 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993

AGRICULTURE LAND BEARING SURVEY/KHASRA NO. 412/1 AREA 0.031 HECTARE, KHASRA NO. 413/1 AREA 0.011 HECTARE, KHASRA NO. 417/1 AREA 0.089 HECTARE, KHASRA NO. 502/1/1 AREA 1.900 HECTARE, KHASRA NO. 539 AREA 0.679 HECTARE, KHASRA NO. 540 AREA 1.442 HECTARE, KHASRA NO. 544/2/1 AREA 3.736 HECTARE, TOTAL AREA 7.888 HECTARE, SITUATED AT GRAM AND HALKA - KARAIYA, RI - KURAWAI, TEHSIL - KURAWAI, DISTRICT - VIDISHA (M.P.)

Specification of property: Agricultural Land Survey/Khasra No. 412/1 area 0.031 hectare, Khasra No. 413/1 area 0.011 hectare, Khasra No. 417/1 area 0.089 hectare, Khasra No. 502/1/1 area 1.900 hectare, Khasra No. 539 area 0.679 hectare, Khasra No. 540 area 1.442 hectare, Khasra No. 544/2/1 area 3.736 hectare, total area 7.888 hectare, situated at Gram and Halka - Karaiya, Ri - Kurawai, Tehsil - Kurawai, District - Vidisha (M.P.)

Given under my hand and the seal of the Tribunal, on this date: 21/11/2025. Ms. Pooja Desai, Recovery Officer-II, Debts Recovery Tribunal, Govt. of India, Ministry of Finance, Jabalpur (M.P. & C.G. States)

MANAPPURAM HOME FINANCE LIMITED

With effect from 01/03/2026 all business activities of Manappuram Home Finance Ltd. and its branches, Regional Office Building, Building No. 101, 1st Floor, New Town, New Road, Opp. City Centre, Indore, Indore District.

MANAPPURAM HOME FINANCE LIMITED

POSSESSION NOTICE (For Immovable Property) Whereas the undersigned being the authorized officer of Manappuram Home Finance Ltd ("MAHOFP") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under section 13(12) read with rule 3 of the said Act, 2002 issued a Demand Notice calling upon the borrower and co-borrowers to repay the amount mentioned in the notice and interest thereon within 90 days from the date of receipt of the said notice.

RBL BANK LIMITED

GOLD AUCTION CUM INVITATION NOTICE The below mentioned borrower has been served with demand notices to pay outstanding amount towards the loan facility against gold ornaments ("Facility") availed by them from RBL Bank Limited. Since the borrower has failed to repay dues under the Facility, we are constrained to conduct an auction of the gold ornaments on 11-Dec-25.

FORM NO. (See Regulation 33(2)) By Regd. A/D, Dasti failing which by Publication OFFICE OF THE RECOVERY OFFICER - III DEBTS RECOVERY TRIBUNAL JABALPUR

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AGRICULTURE LAND BEARING SURVEY/KHASRA NO.-89/2 AREA 0.042 HECTARE; KHASRA NO.-140/1 AREA 0.094 HECTARE; KHASRA NO.-216/1 AREA 0.283 HECTARE; KHASRA NO.-233/2 AREA 0.470 HECTARE; KHASRA NO.-234/2 AREA 0.303 HECTARE; KHASRA NO.-235/2/2 AREA 0.063 HECTARE, KHASRA NO.-326/1 AREA 0.690 HECTARE, KHASRA NO.-327 AREA 1.818 HECTARE, SITUATED IN VILLAGE-BAMORI, HALKA-KARAIYA, RI-KURAWAI, R.N.M. BAMBORI, TEHSIL-KHURWAI, DISTRICT-VIDISHA (M.P.); BELONGING TO Late Madho Singh. ii) Agriculture Land bearing Khasra No.-87/1 AREA 0.084 HECTARE, KHASRA NO.-316/2 AREA 0.627 HECTARE; AND KHASRA NO.-316/3/1 AREA 1.447 HECTARE; TOTAL AREA 7.850 HECTARE; SITUATED IN VILLAGE-BAMORI, HALKA-KARAIYA, RI-KURAWAI, R.N.M. BAMBORI, TEHSIL-KHURWAI, DISTRICT-VIDISHA (M.P.) BELONGING TO Shri Balwant Singh.

Specification of property: Agriculture Land bearing Survey/Khasra No.-89/2 area 0.042 hectare; Khasra No.-140/1 area 0.094 hectare; Khasra No.-216/1 area 0.283 hectare; Khasra No.-233/2 area 0.470 hectare; Khasra No.-234/2 area 0.303 hectare; Khasra No.-235/2/2 area 0.063 hectare, Khasra No.-326/1 area 0.690 hectare, Khasra No.-327 area 1.818 hectare, situated in Village-Bamori, Halka-Karaiya, Ri-Kurawai, R.N.M. BAMBORI, TEHSIL-KHURWAI, DISTRICT-VIDISHA (M.P.); BELONGING TO Late Madho Singh.

Given under my hand and the seal of the Tribunal, on this date: 04/11/2025. Recovery Officer, Debts Recovery Tribunal, Jabalpur

FORM NO. (See Regulation 33(2)) By Regd. A/D, Dasti failing which by Publication OFFICE OF THE RECOVERY OFFICER - III DEBTS RECOVERY TRIBUNAL JABALPUR

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MANAPPURAM HOME FINANCE LIMITED

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RBL BANK LIMITED

GOLD AUCTION CUM INVITATION NOTICE The below mentioned borrower has been served with demand notices to pay outstanding amount towards the loan facility against gold ornaments ("Facility") availed by them from RBL Bank Limited. Since the borrower has failed to repay dues under the Facility, we are constrained to conduct an auction of the gold ornaments on 11-Dec-25.

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Given under my hand and the seal of the Tribunal, on this date: 04/11/2025. Recovery Officer, Debts Recovery Tribunal, Jabalpur

ESAF SMALL FINANCE BANK REGD. OFFICE: ESAF Bhavan, Mamthru, Thrissur - 680 651, Kerala.

GOLD AUCTION NOTICE Notice is hereby given for the information of all concerned that Gold ornaments pledged with ESAF Small Finance Bank and not redeemed by borrowers, despite repeated reminders and notices, of our branches, are listed below. This will be auctioned as per the details given below:

DATE OF AUCTION: 09-12-2025 TIME: 11 am to 6 pm AUCTION VENUE: Through e-Auction AUCTION ADDRESS: https://gold.mateknet.org/

Table with 2 columns: BRANCHES & LOAN ACCOUNT NUMBERS, A/KARWARA, 63250000728859, 1232555, 75240003627289, 3724176, AMLA, 6325000096041, 1200635, 1208889, 1217964, 1241547, 1244122, 1245360, 1269455, 1269785, 1274255, 1274605, 1275623, 1275773, 1306926, 75240003759140, 7525000126135, ANUPPUR, 75240003596415, 3712259, 3786653, BEGAMGANJ, 63250001209379, 1219180, 1246708, 1277719, BETUL, 6325000196887, 1202372, 1202952, 1211185, 1315869, 1318364, 1328235, 75240003534294, BHOPAL, 63250001254553, 1258355, CHHATARPUR, 7524000352949, CHHINDWARA, 63250001259578, 1305388, 1318854, DEWAS, 6325000255121, 1312485, DHAR, 63250001298529, DINDORI, 7525000117235, GADARWARA, 63250001195613, 1212673, 1214879, 1248348, 1248305, 1266682, 1292770, 1301735, GARHAKOTA, 63250001206115, 1258585, 1270962, 1273786, 1304530, 1305318, 1321557, HARDA, 63250001208101, 1214429, 1266880, 1273516, 1284835, HATTA, 63240000634414, 1056601, 63250001203930, 1233503, 1247986, 75240003619694, 3627369, 3726133, INDORE, 63250001298740, 1307575, JABALPUR, 63250001246508, 1248006, 1319192, KATNI, 75240003753581, MAIHAR, 63250001234156, 75240002809934, MULTAI, 63250001319693, NAGOD, 63250001226046, 1237316, 1307235, 75240003706021, NARMADAPURAM/HOSHANGABAD, 63250001284965, NASRULLAGANJ, 63250001193706, 1211355, 1219880, 1231436, 1232455, 1237135, 1239632, 1253995, 1271610, 1285924, PAHANA, 63240000648172, RAJGARH, 63250001241947, 1301065, REMIA, 63250001265232, 75240003547769, 3630083, SAGAR, 63240000778233, 63250001314031, 75250001178136, SAUSAR, 63250001262337, SHAHDOL, 63250001267808, 1306543, 75250001195935, 1211397, SHAHPUR, 63250001246778, SOHAGPUR, 63250001242005, 1262817, 1284555, 1306066, TIKAMGARH, 63250001298885, 1197359, 1262787, ULJAIN, 63250001261609, 1263005, UMARIA, 75250001154434, 1155892, VIDISHA, 63250001245300

Customers who are interested to release the ornaments by paying the total due amount may do so, at the respective branches, on or two days before the date of the auction. Bidders who wish to participate in the auction shall produce their KYC documents. GST No. is mandatory for registered firm/companies. Bidders shall deposit a sum of Rs.50,000 as EMD before participating in the auction. Thrissur, Date: 29-11-2025. Sd/- Authorized Signatory

MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: TC No.1428/4-7, Muthoot Centre, Puzhuvayal, Thiruvananthapuram - 695 034, CIN NO - U65922KL2016PLC02924, Corporate Office: 12A/1, 13th Floor, Parkview Centre, Plot No. C3 & C3B, Banda Kuria Complex-G Block, Mumbai-400061 TEL: 9022-6729517, Email: authorized.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 Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) 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 Borrower/s /Guarantor. After completion of 60 days from date of receipt of the said notice, the Borrower/s /Guarantor/s 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 Symbolic Possession of the property described herein below in exercise of powers conferred on them under section 13(4) of the said Act on this date:

Table with 5 columns: Sr. No., LAN / Name of Borrower / Co-Borrower / Guarantor, Date of Demand notice, Total O/s Amount (Rs.) Future Interest (Rs.) Total Interest (Rs.), Date of Possession

Description of Secured Asset(s) Immovable Property (ies): ALL THAT PIECE AND PARCEL OF FLAT T-304, 3RD FLOOR, DAILY SPINCE, BLOCK - 'G' SITUATED AT PLOT NO. CW-15 TO CW-25, DW-15 TO DW-25, SUPER CITY, GANESHPUR, VILAGE DHANIL, PATNARI HALKA NO. NEW 94, TEHSIL, SANNAR AND DISTRICT, INDORE, CANTONMENT AREA, 74 SQ. METERS AND BUILT-UP AREA 48.38 SQ. METERS. BOUNDED BY EAST- STAIRS AND COMMON PASSAGE WEST- ROAD NORTH. ROAD SOUTH: FLAT NO. 303 BLOCK G.

The Borrower/s /Guarantor/s 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 amount mentioned and demanded amount and further interest thereon. Place: MADHYA PRADESH, Date: 29 November, 2025. Sd/- Authorized Officer, For Muthoot Housing Finance Company Limited

Phoenix ARC Private Limited

REGD. OFFICE: 3rd Floor | Vellore Towers (nearer known as Sky Building) | 139/40/40/A | Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057 | T: 022-68420458, 022-68421313 | CIN: U65922MH2016PLC036893 | EMAIL: INFO@PHOENIXARC.COM | WEBSITE: WWW.PHOENIXARC.COM

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice For Sale Of Immovable Assets Under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Under Rule 9(5) Read With Proviso To Rule 9(1) Of The Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the Public in General And In Particular To The Borrower (S) And Guarantor (S) Whose Details Are Given In Below Mentioned Table That The Below Described Immovable Property Mortgaged/Charged To Phoenix Arc Pvt. Ltd. (Acting As Trustee Of Phoenix Trust - FY-23-10) (To Be Referred To As "Pac") The Secured Creditor, The Physical Possession Of Which Has Been Taken By The AUTHORIZED OFFICER OF PAC ON 29th November 2024 Pursuant To Assignment Of Debt In Its Favour Under An Assignment Agreement Dated 20.09.2022 By Phoenix Trust Finance Limited (PFT) (Presently Known As Gihum Housing Finance Limited), Will Be Sold On "As Is Where Is", "As Is What Is", And "Whatever There Is" For Realization Of Company Dues.

Description Of The Immovable Property With Known Encumbrance, If Any/All That Piece And Parcel Of Mortgage Property Of Residential Purpose Land Bearing Khasra No. 166/5, Mouza Kembarla, N.B.No. 497, P.C.No. 26/23/7, Revenue Circle Marhapur, Area 772 Sqft, Tehsil And Distt. Jabalpur. Boundary Details: Boundary-On North-Plot No. A-1 Type, On South-1/2 West Side, Road, On East-Side Road, On West-Open.

Table with 3 columns: BORROWERS & GUARANTOR'S NAME & ADDRESS, 1. DATE & TIME OF E-AUCTION, 2. LAST DATE OF SUBMISSION OF EMD, 3. DATE & TIME OF THE PROPERTY INSPECTION

1. Neehan Tawar (Borrower Name) SD/W Of Vaman Tripathi-Rajkumar Kumar Tawar, Police Quarter No 2382 17 Jay Prakash Nagar Ward One Three Campus High Court, 482001

The Earnest Money Has To Be Deposited By Way Of Dd In Favour Of "Phoenix Trust-FY23-10", Payable At Mumbai Or Net/Rg/In The Current Account:044628238; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, Ifsc Code: KKBK0000061. The Borrower's Attention Is Invited To The Provisions Of Sub Section 8 Of Section 13, Of The Act, In Respect Of The Time Available, To Redeem The Secured Asset.

Public In General And Borrowers In Particular Please Take Notice That If In Case Auction Scheduled Herein Fails For Any Reason Whatsoever Then Secured Creditor May Enforce Security Interest By Way Of Sale Through Private Treaty. In Case Of Any Clarification/Requirement Regarding Assets Under Sale, Bidder May Contact (Mr. Rahul R +91 9567626050) Or (Ms. Laxmi Singh +91 86556 53343).

For Detailed Terms And Conditions Of The Sale, Please Refer To The Link https://phoenixarc.com/in?pe=6668 (UM Link) Provided In Phoenix Arc Private Limited's Website I.E. www.phoenixarc.com And Or On https://bankauctions.com. Place: JABALPUR Date: 29.11.2025. Sd/- Authorized Officer Phoenix Arc Private Limited, (ACTING AS A TRUSTEE OF PHOENIX TRUST FY23-10)

ROHA HOUSING FINANCE PRIVATE LIMITED

Corporate Office : Unit No. 1117 & 1118, 11th Floor, World Trade Tower, Sector 16, Noida, Uttar Pradesh 201301.

POSSESSION NOTICE (Under Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the authorized officer of Roha Housing Finance Private Limited (hereinafter referred to as "RHFPL"), having its registered office at JI House, A-44/45, Road No.7, MIDC, Andheri East, Mumbai-400 093 under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act), and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrower (name and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 90 days from the date of receipt of the said notice. The borrower mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in general that undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on me under sub section (4) of section 13 of the Act read with the Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with the said property and any dealings with the property will be subject to the Charge of Roha Housing Finance Private Limited for an amount as mentioned herein under and interest thereon. 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.

Table with 5 columns: SR NO, Name of the Borrower(s)/ Co-Borrower(s)/ Loan Ac No./Branch, Schedule of the Properties, Demand Notice Date & Amount, Date of Physical Possession

1. LAN: LAMDSRPLR000005903904 Branch - Mandasur 1. Mr. PUSKAR PATIDAR 2. Mrs. SANTOSHBAI W. PUSKAR PATIDAR

All the rights, piece & parcel of Immovable property bearing House on Property situated at Survey No. 5/3/Meen-3/2, P.H.N. 15 Village - Mandasur, Tehsil - Malkhargadh Dist. - Mandasur, Madhya Pradesh - 458664, India, of which area measuring is 3230 Sq. Ft. (300 Sq. Mtr.) of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "Survey No. 5/3/Meen 3/2, P.H.N. 15 Village - Mandasur, Tehsil - Malkhargadh Dist. - Mandasur, Madhya Pradesh - 458664, India." bounded as follows; East : Remaining Land of Rameshchandra, West: Road North: Road South: Bada of Badgamji

2. LAN: HNSONKMBPR00000516256 Branch - Sehore 1. Mr. JITENDRASINGH SO JAGANNATHSINGH 2. Mrs. MADHU BAI W. JITENDRA SINGH

All the rights, piece & parcel of Immovable property bearing House Situated at Survey No. 591/509 of which area measuring is 1600 Sq. Ft. of undivided share proportionate share in the underneath land and all internal and external rights there to of the premises/campus known as House Situated at Survey No. 591/509 Village Jeeparaj Mahodiyaj, constructed on non-agricultural land for residential use bearing Village Jeeparaj Mahodiyaj Tehsil Jawar & Dist. Sehore Madhya Pradesh-466271 "Bounded as follows; East : House of Surendra Singh West: House of Dharendra Singh, North: Self Vacant land South: Road.

3. LAN: HNSONKMBR00000501218 Branch - Dewas 1. Mr. LAKSHAN SINGH BAGADIYA 2. Mrs. LEEBA BAI BAGADIYA

All that part and parcel of Property bearing - PROPERTY SITUATED AT:- Property Situated at H.No. 16, Survey No. 721, P.H. No. 18, Village Amalaj, Tehsil Hatpaliya Dist. Dewas Madhya Pradesh - 455222 India.

4. LAN: HLIJNMBR000005014505 Branch - Ujjain 1. Mr. MUKESH SO RAGHUVIR 2. Mrs. RADHA BAI W. MUKESH

All that part and parcel of Property bearing - PLOT NO. 07, P.H.NO. 12, TOTAL AREA 4900 SQ. FT., VILLAGE BHILKHEDE, TEHSIL GHATTA DIST. UJJAIN, MADHYA PRADESH.

Date - 29.11.2025, Place - Madhya Pradesh Authorized officer : Roha Housing Finance Private Limited