

## SALE NOTICE

For e-Auction under the provisions of Insolvency and Bankruptcy Code, 2016  
**VINKEM LABS LIMITED (IN LIQUIDATION)** (CIN: U24231TN1994PLC029622)

Regd. Off (as per MCA records): Regd. Office: 29, Shanthi Colony, Anna Nagar, Chennai- 600040.

Vinkem Labs Limited ("Corporate Debtor") is currently undergoing liquidation process in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC") pursuant to the order of the Hon'ble National Company Law Tribunal, Chennai Bench, dated 12<sup>th</sup> June 2025 and Mr. S. Rajendran has been appointed as the Liquidator.

Notice for Sale is hereby given to the public in general under IBC and Regulations made thereunder pursuant to consultation and advice of Stakeholders' Consultation Committee, at its meeting held on 25<sup>th</sup> November 2025, inviting Expression of Interest from prospective bidders for the purchase of the following asset of the Corporate Debtor on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis. The E-Auction will be conducted online through the service provider – BAANKNET – [baanknet@psballiance.com](mailto:baanknet@psballiance.com) via website <http://baanknet.com/>.

**E-AUCTION WILL BE HELD ON FRIDAY 12<sup>th</sup> DECEMBER 2025 (12.12.2025) BETWEEN 12.30 P.M AND 01.30 P.M.**

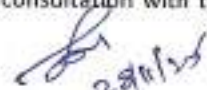
Sl. No	Details and Description of Assets of the Corporate Debtor	LOT NO	Reserve Price (in Rs.)	EMD (in Rs.)	Minimum Bid Increase Size (in Rs.)	Bid Timing
1	<b>Land &amp; Buildings</b> at Plot No. G-58, S. Nos.72 Part, 85 Part, 86 Part & 92 Part, SIDCO Industrial Estate, Kakkalur, Tiruvallur, Tamil Nadu – 602 003 (Land Extent: 1.00 Acre).	1	7,75,00,000	77,50,000	10,00,000	12.30PM to 1.30 PM
2	Last date for submission of Bid Application Form, EMD and Site Inspection	10.12.2025 (Wednesday)				
3	Date & Time of Auction	12.12.2025 (Friday) 12.30 PM to 01.30 PM [With unlimited extension of 5 minutes each]				

### Notes:

- Interested bidders are advised to refer to the Process Memorandum containing the detailed terms and conditions of the sale, eligibility criteria, online e-Auction process, etc., uploaded on the website through which the e-auction will be conducted i.e., <https://ibbi.baanknet.com/eauction-ibbi/home> and submit the bid application form and all the required documents along with EMD amount, via the Baanknet platform.
- The prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under Section 29A of IBC. The Earnest Money Deposit shall be forfeited, if the bidder is found to be ineligible at any stage.
- The Liquidator shall declare the highest bidder as the successful bidder or reject such bid after consultation with the Stakeholder's Consultation Committee.



Date: 28.11.2025  
Place: Chennai

  
**S. Rajendran – Liquidator**  
IBBI Regn No. IBBI/IPA-002/IP-N00098/2017-18/10241  
Authorisation for Assignment Validity: 31.12.2025  
Email ID: [Liq.vinkemlabs@gmail.com](mailto:Liq.vinkemlabs@gmail.com)  
Mr. Raghu K (Liquidator's Office): 9840906523

# TechM may get earnings upgrade on margin gains

Company seeks to grow revenues faster than peer average

RAM PRASAD SAHU  
Mumbai, 27 November

Tech Mahindra could get an earnings upgrade on margin gains after India's fifth-largest information technology (IT) services company beat expectations in the second quarter of 2025-26 (Q2FY26).

The company's operating profit margin expanded by 110 basis points to 12.1 per cent in Q2, the eighth consecutive quarter of such expansion. It was led by higher productivity in fixed price projects, volume growth, savings from sales, general and administration optimisation, and currency benefits.

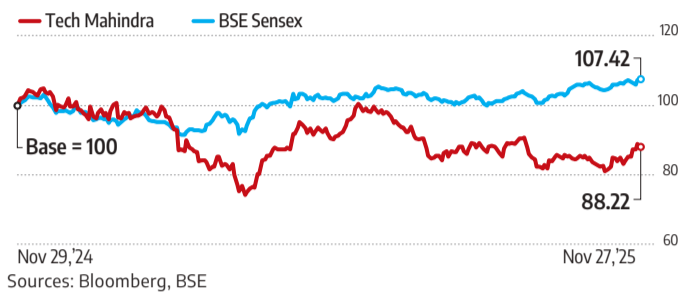
Tech Mahindra expects to hit the 15 per cent margin, led by better integration of group companies, lower subcontracting costs, a higher mix of fixed-price projects, and improving operational efficiencies in utilisation and offshore delivery.

The company had an exit margin of about 7.5 per cent in FY24 and has expanded it in the past six quarters to achieve the 15 per cent target by FY27, according to HDFC Securities. Margin expansion was achieved through disciplined pricing, focus on higher-margin service lines, and productivity gains, said brokerage analysts led by Amit Chandra. HDFC Securities has increased Tech Mahindra's earnings estimate by 3 per cent and upgraded its rating while adding a target price of ₹1,700 per share.

Tech Mahindra reported a constant currency revenue growth of 1.6 per cent on a sequential basis in Q2, comfortably beating estimates. It was the highest sequential growth in the past ten



## Roller coaster ride



quarters and led by improved performance across all company verticals. The retail, manufacturing, and BFSI or banking, financial services, and insurance segments grew 9 per cent, 5.3 per cent and 3.8 per cent, respectively. The communications segment saw a fall of 2 per cent in dollar terms.

Deal wins were at \$816 million, up 35 per cent from the previous year. Trailing twelve-month wins are at \$3.2 billion, up 57 per cent. Given the deal pipeline, the company expects Q2 FY26 to be better than the first half.

Tech Mahindra's guidance for FY27 suggests its growth will be better than that of the IT sector. Such performance will depend on deal wins nearing the \$1 billion mark or discretionary demand picking up.

Market expectations for FY27 already factor in that Tech Mahin-

dra's revenue growth will be slightly above the Top-4 peer average. Karan Uppal and Krunal Khandzode, analysts at PhillipCapital Research, say there is potential for upside surprise on margins (consensus at 14 per cent versus the 15 per cent target), which could support earnings upgrades in the coming quarters. The brokerage has a neutral rating with a target price of ₹1,470.

Antique Stock Broking has maintained a hold rating, given that a sustained improvement in large-deal wins is key to delivering FY27 growth acceleration.

Motilal Oswal Research has a buy rating for Tech Mahindra. Brokerage analysts led by Abhishek Pathak believe that the company's restructuring under a new leadership is going well, and Q2 was another step in the right direction.



## BITCOIN PRICE CORRECTION

# Unless unnerved by volatility, avoid locking in losses by exiting

KARTHIK JEROME

Bitcoin, which touched a peak of \$125,261 on October 6, 2025, is now trading at \$91,691, down 26.8 per cent from its recent high. The correction has triggered nervousness among investors.

**Correction follows steep rally**  
According to experts, the decline is a natural market correction after an overheated rally. "The dip could be a long-due correction after unchecked enthusiasm in recent months," says Rajagopal Menon, vice-president, WazirX.

With macroeconomic uncertainty increasing in the US, global risk appetite has weakened. "Elevated US yields and inflation data surprising on the upside have played a part," says Sumit Gupta, co-founder, CoinDCX.

He adds that exchange-traded fund (ETF) inflows have slowed after months of strong absorption, triggering profit-taking by short-term traders. The unwinding of leveraged positions has also contributed to the selling pressure.

Fears of a possible burst of the artificial intelligence (AI) bubble have impacted tech stocks. "Due to their correlation with cryptos, this decline has spilled over into digital assets," says Ashish Singhal, co-founder, CoinSwitch.

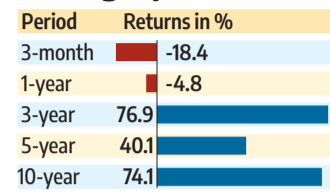
**Near-term volatility expected**  
Volatility may persist in the short term as markets await clearer macro cues. "Bitcoin will face downward pressure due to concerns over inflation, interest rates, and the overall market sentiment," says Abhishek Kumar, Sebi-registered investment adviser and founder, SahajMoney.com.

Another factor contributing to the current bearishness, according to Kumar, is regulatory uncertainty. "Recovery will depend heavily on positive regulatory developments," he adds.

Gupta is of the view that the long-term outlook remains favourable. "The supply of long-term holders is near all-time highs, showing strong conviction," he says. He adds that historically, a 20-30 per cent correction has formed the



## A rough year



Above one-year returns are in CAGR Compiled by BS Research Bureau Source: Bloomberg

basis for the continuation of major bull runs.

Some experts point out that not all investors have exited their positions. "The sell-off is largely positional. Short-term holders and a small percentage of long-term holders are selling. Institutions have paused investments but have not undone their crypto reserves," says Menon.

**Existing investors should stay put**  
Staying invested is the most prudent approach during corrections. "Exiting during corrections tends to lock in losses. Patient investors have benefited from holding through similar drawdowns in past cycles," says Gupta. He adds that the long-term factors in favour of Bitcoin — increasing institutional participation, ETF adoption, etc. — remain intact. Investors with a multi-year hor-

izon, he says, should even consider adding to their Bitcoin holdings, as it is trading at a more attractive price after the recent correction. Menon, too, says that volatility can create windows for accumulation, though he does not favour purchasing blindly.

Other experts suggest that investors should review their risk tolerance and investment horizon carefully. "Those not willing to experience high volatility should think about exiting from Bitcoin gradually," says Kumar.

**Should new investors enter?**  
Any new investor thinking of entering the market at these levels should remember that price fluctuations may continue for some time.

The current correction does offer a more rational entry point than buying near all-time highs. "New investors should only consider entering Bitcoin if they believe that they have the required risk tolerance and can stay invested for the long term," says Singhal.

Gupta suggests that new investors adopt a systematic investment plan-style approach, as it removes the need to time the market. Menon adds that the allocation to Bitcoin should be proportional to an investor's tolerance for volatility.

## Waiting for your tax refund? Here's how to track it

If you have filed the income-tax return (ITR) and are expecting a refund, the quickest way to know where things stand is to track the status online. The Income Tax Department allows you to do this through two platforms: The Income Tax e-Filing portal and the NSDL (TIN) refund status page.

Both require only your Permanent Account Number (PAN).

**How to check your refund status on the income tax portal?**  
Follow these steps on the department's e-Filing (FO) portal:  
● Visit the official website: [www.incometax.gov.in](http://www.incometax.gov.in).

● Log in with your PAN, password and captcha.  
● On the home page, go to e-File. Then to Income Tax Returns and then View Filed Returns.  
● A year-wise timeline of your filed returns will appear, showing the refund status for each assessment year.

**How to check your refund status via NSDL (TIN) website?**  
● Go to the TIN-NSDL refund status page.  
● Enter your PAN and select the relevant assessment year.  
● Click Proceed to view your current refund status.

Read full report here: [mybs.in/2erlWpH](https://mybs.in/2erlWpH)

COMPILED BY AMIT KUMAR

**FORM NO. INC-26**  
(Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014)  
(Advertisement to be published in Newspaper for change of registered office of the Company from one State to another)

Before the Central Government Regional Director, Southern Region, Chennai, Tamil Nadu

AND

In the matter of sub-section 4 of section 13 of the Companies Act 2013 and Rule 30 of the Companies (Incorporation) Rules 2014 AND In the matter of **KONCEPT POLYPRO PRIVATE LIMITED** (CIN- U25190TN2013PTC090548) having its Registered office at No. 41/19, Venkatachalam Street Choolai, Chennai, Tamil Nadu, India - 600 112.

-Tamil Nadu Petitioner

Notice is hereby given to the General Public that the Company proposes to make an application to the Regional Director, Southern Region, Chennai, Tamil Nadu for seeking their approval for alteration of Situation Clause of the Memorandum of Association as approved by the shareholders at the Extra Ordinary General Meeting held on 21st day of November, 2025 for shifting the registered office from the State of Tamil Nadu to the State of Andhra Pradesh, subject to confirmation of the Regional Director, Southern Region.

Any person whose interest is likely to be affected by the proposed alteration of the aforesaid clause of the Memorandum of Association of the Company may communicate their objections in writing to the Regional Director, Southern Region, Chennai, Tamil Nadu within 21 days from the date of publication of this notice with a copy to the Company at its registered office at the address mentioned aforesaid.

For and on behalf of the Applicant  
**KONCEPT POLYPRO PRIVATE LIMITED**  
**MOHIT GUPTA**  
(DIRECTOR)  
Din: 11054445  
Date: 27/11/2025  
Place: Chennai, Tamil Nadu

Corporate & Registered Office : Unit No. 801, Centrum House, CST Road, Vidyanaigri Marg, Kalina, Santacruz (East), Mumbai - 400098.  
CIN No. U65922MH2012PLC273826

**POSSESSION NOTICE**  
(As per Appendix IV read with rule 8(1) and rule 8(2) of the Security Interest Enforcement Rules, 2002)  
**Loan Account No. MAAMA24018039**

Whereas, the undersigned being the Authorized Officer of the Centrum Housing Finance Limited, under the Securitization 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-30/07/2025 calling Dinesh E upon as Borrower and Gayathri R as the Co-borrowers to repay the outstanding amount mentioned in the notice being Rs. 25,93,324/- (Rupees Twenty Five lakh Ninety Three Thousand Three Hundred Twenty Four Only) along with contractual interest, penal interest, charges, costs etc. within 60 days from the date of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular 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 section 13(4) of the said Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 26th day of November, 2025.

The borrower, in particular, and the public, in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Centrum Housing Finance Limited, for an amount of along with the contractual interest thereon and penal interest, charges, costs etc.

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

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
In The Rights, Piece And Parcel Of Immovable Property Bearing Flat No. A2, adm. USD of land 270 sqft & Super Builtup area 716 sqft, Ground Floor, "Priyanka House" Plot No. 4, E.V.P. Prabhu Avenue 1st Street, Survey No. 82/2, Kolathuvancheri Village, Sripurambudur Taluk, Kancheepuram Distt. Sub registration Distt. of Chennai south Joint 1, Chennai-600122. Boundaries - East -30ft. Road West - Plot No. 14 North - Plot No. 5 & 6 South -Plot No. 3

Date: 26.11.2025  
Place: Chennai

Authorised Officer,  
Centrum Housing Finance Limited

**FORM NO. INC-26**  
(Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014)  
(Advertisement to be published in Newspaper for change of registered office of the Company from one State to another)

Before the Central Government (Regional Director, Southern Region)

In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules, 2014

AND

In the matter of **Shrara Agro Products Private Limited**, having its registered office at **112/86-2, A P Road, Choolai, Chennai - 600112, Tamil Nadu** and having its CIN: **U63090TN2021PTC147328**

...Petitioner

Notice is hereby given to the General Public that the company proposes to make application to the Central Government under Section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the company in terms of the special resolution passed at the Extra-Ordinary General Meeting held on **11th November 2025**, to enable the company to change its Registered Office from the "State of Tamil Nadu" to "State of the Union Territory of Puducherry.

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the MCA-21 portal ([www.mca.gov.in](http://www.mca.gov.in)) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the the Regional Director, Southern Region, at the address of **Corporate Bhavan, 4th Floor, No. 16, Haddows Road, Chennai - 600006, Tamil Nadu**, within fourteen days of the date of publication of this notice with a copy to the applicant company with a copy of the applicant company at its registered office at the address mentioned below.

**112/86-2, A P Road, Choolai, Chennai - 600112. Tamil Nadu**  
For and on behalf of the **Shrara Agro Products Private Limited**

Sd/-  
**N V Anandan**  
Director  
Date: 28-11-2025  
Place: Chennai  
DIN: 09371709

**TRUHOME FINANCE LIMITED**  
(Formerly Known As Shirram Housing Finance Limited)

Reg.Off.: Srinivasa Tower, 1st Floor, Door No. 5, Old No.11, 2nd Lane, Cenatop Road, Alwarpet, Teynampet, Chennai-600018  
Head Office: Level 3, Woodhardt Towers, East Wing C-2, G Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051  
Website: <http://www.truhomefinance.in>

**SYMBOLIC POSSESSION NOTICE**

Whereas, the undersigned being the authorised officer of Truhome Finance Limited (Formerly Shirram Housing Finance Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (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 demand notice to the Borrowers details of which are mentioned in the table 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 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 section 13 of Act read with rule 8 of the security interest enforcement) rules, 2002 on this 25th Day of November of the year 2025.

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 Truhome Finance Limited (Formerly Shirram Housing Finance Limited) for an amount as mentioned herein below 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.]

Borrower's Name and Address	
Mrs. Valli W/o Mr. Sudalai	No. 2/130 A Selvi Nagar Keelapattam Palayamkottai - 627351
Mr. Sudalai	No. 2/130 A Selvi Nagar Keelapattam Palayamkottai - 627351

Amount due as per Demand Notice	
Rs. 859703/- (Rupees Eight Lak fifty nine thousand seven hundred and three Only) as on 09-09-2025 under reference of Loan Account No. SLPHTRU00001128 along with further interest as mentioned hitherto and incidental expenses, costs etc	
Date of Demand Notice - 10-09-2025	
Date of Symbolic possession - 25.11.2025	

Description of Mortgaged Property	
All part and parcel of the property situated at Palayamkottai Registration district, Barkit Sub Registration district, Palayam kottai Taluk, Keelapattam Village, Natham SF No.28/2A extend of 1306.8 Sq.ft land with building bounded on the following boundaries: West: Remaining Land of Andi devar, North:Remaining Land of Andi devar South:SF No.43, East:South North Lane, Item 2 (Pathway 430 Sq.ft); West: Remaining Land of Andi devar, North:East west Road, South: Vallithai House, East:House property belongs to Mr. Murugan	With all easement and pathway Rights.

Place: TIRUNELVELI Sd/- Authorised Officer: Truhome Finance Limited  
Date : 25.11.2025 (Earlier Known as Shirram Housing Finance Limited)

**SALE NOTICE**  
For e-Auction under the provisions of Insolvency and Bankruptcy Code, 2016  
**VINKEM LABS LIMITED (IN LIQUIDATION)** (CIN: U24231TN1994PLC029622)  
Regd. Off (as per MCA records): Regd. Office: 29, Shanthi Colony, Anna Nagar, Chennai- 600040

Vinkem Labs Limited ("Corporate Debtor") is currently undergoing liquidation process in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC") pursuant to the order of the Hon'ble National Company Law Tribunal, Chennai Bench, dated 12th June 2025 and Mr. S. Rajendran has been appointed as the Liquidator.

Notice for Sale is hereby given to the public in general under IBC and Regulations made thereunder pursuant to consultation and advice of Stakeholders' Consultation Committee, at its meeting held on 25th November 2025, inviting Expression of Interest from prospective bidders for the purchase of the following asset of the Corporate Debtor on "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS" and "NO RECOURSE" basis. The E-Auction will be conducted online through the service provider - BAANKNET - [baanknet@psballiance.com](http://baanknet.com/) via website <http://baanknet.com/>.

**E-AUCTION WILL BE HELD ON FRIDAY 12<sup>th</sup> DECEMBER 2025 (12.12.2025) BETWEEN 12.30 PM AND 01.30 PM.**

Sl. No	Details and Description of Assets of the Corporate Debtor	LOT NO	Reserve Price (in Rs.)	EMD (in Rs.)	Minimum Bid Increase Size (in Rs.)	Bid Timing
1	Land & Buildings at Plot No. G-58, S. Nos.72 Part, 85 Part, 86 Part & 92 Part, SIDCO Industrial Estate, Kakkalur, Tiruvallur, Tamil Nadu - 602 003 (Land Extent: 1.00 Acre).	1	7,75,00,000	77,50,000	10,00,000	12.30 PM to 1.30 PM
2	Last date for submission of Bid Application Form, EMD and Site Inspection		10.12.2025 (Wednesday)			
3	Date & Time of Auction		12.12.2025 (Friday) 12.30 PM to 01.30 PM			

[With unlimited extension of 5 minutes each]

Notes:  
1. Interested bidders are advised to refer to the Process Memorandum containing the detailed terms and conditions of the sale, eligibility criteria, online e-Auction process, etc., uploaded on the website through which the e-auction will be conducted i.e., <https://bbi.baanknet.com/eauction/bbi/home> and submit the bid application form and all the required documents along with EMD amount, via the Baanknet platform.  
2. The prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under Section 29A of IBC. The Earnest Money Deposit shall be forfeited, if the bidder is found to be ineligible at any stage.  
3. The Liquidator shall declare the highest bidder as the successful bidder or reject such bid after consultation with the Stakeholder's Consultation Committee.  
Date : 28.11.2025  
Place: Chennai

S. Rajendran - Liquidator  
IBBI Regn No. IBBI/PA-002/IP-N00098/2017-18/10241  
Authorisation for Assignment Validity: 31.12.2025  
Email ID: [liq.vinkemlabs@gmail.com](mailto:liq.vinkemlabs@gmail.com)  
Mr. Raghu K (Liquidator's Office) : 9849096523

**Regional Office Stressed Assets Recovery Branch, (ROSARB)**  
1<sup>st</sup> floor, No.10, C.P Ramasamy Road, Alwarpet, Chennai-600 018. Phone : 044 2345 4221/97899 74307

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**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 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse" basis for recovery of dues in below mentioned account(s). The details of Borrower(s)/Mortgagor (s)/Guarantor(s)/Secured Asset(s)/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

**Name & address of Borrower(s) / Guarantor(s) / Mortgagor (s) :** 1. Mr.Surut Jamal S/o. Ayub Ali, No. 5/391A, Canalpuram Road, Perungudi, Chennai - 600096. 2. M/s. S.K. Man Power, Proprietor: Mr Surut Jamal, No. 3/957, Ground Floor Maniammal Street, Palavakkam, Chennai 41. 3. Mr Surut Jamal, No. 03/627, Govindan Nagar, 2nd Main Road, Palavakkam, Chennai 600041. 4. Mr Surut Jamal, Plot No. 180, Renuga Nagar, Venbedu Village, Thirupurur Taluk, Kanchipuram District 603 110.

**Total Dues : 45,87,490.48 As on 27-11-2025 plus further interest thereon from 28-11-2025 and other legal charges**

**Physical Possession**

**Detailed description of the immovable property :** All that piece and parcel of vacant house site and proposed building bearing Plot No 180, measuring in 600 Sq.ft in the layout known as 'RENUKA NAGAR' having a super built-up area of 1200 sq.ft residential house to be constructed over the land, approved by DTC vide No 185/2017, Comprised in Old Survey No 29/7B, New Survey No 29/7B1AAA1 bearing Patta No 1152 situated at Old No 101, New No 30, Venbedu Village erstwhile Chengalpatu Taluk, presently Thirupurur Taluk, Kancheepuram district and **Bounded on the North by :** Plot No 169, **South by :** 23 feet Road, **East by :** Plot No 179, and **West by :** Plot no 191. **And measuring on the North by :** 20 feet, **South by :** 20 feet, **East by :** 30 Feet and **West by :** 30 Feet. Totally measuring an extent of 600 Sq.ft situated within the Registration district of Chengalpet and Sub-Registration district of Thirupurur more particularly mentioned in the construction agreement vide document number 16971/2023 dated 10/07/2023, sale deed vide document number 16972/2023 dated 10/07/2023 and Memorandum of deposit of title deeds vide document number 16974/2023.

**Reserve Price : Rs. 17,85,000/- EMD Amount : Rs. 1,78,500/- Bid Increase Amount : Rs.10,000/-**

**Property Inspection Date & Time : 08-12-2025 11:00 AM to 03:00 PM** **Date & Time of E-auction : 19-12-2025 02.00 P.M to 06.00 P.M**

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.html> and online auction portal <https://baanknet.com>. Also, prospective bidders may contact the Authorized Officer -044-23454221/91061 06652

**Place : Chennai; Date : 27.11.2025** **AUTHORISED OFFICER BANK OF BARODA**

**PUBLIC NOTICE**  
Notice is hereby given that the original registered sale deeds relating to the properties described below have been lost/impounded and could not be traced despite diligent search:

1. The Original Sale Deed bearing Document No. 4194/2018, dated 05.06.2018, registered at S.R.O. Redhills, to and in favour of M/s. Star Trace Private Limited, pertaining to the property situated at Naravankuppam Village, Madhavaram Taluk, Thiruvallur District, within the Registration District North Chennai, Sub-Registration District of Redhills, measuring a total extent of 1681 Sq.ft. (163 Sq.ft. + 518 Sq.ft.), comprised in Survey No. 84/2.
2. The Original Sale Deed bearing Document No. 4684/2018, dated 06.06.2018, registered at S.R.O. Redhills, to and in favour of M/s. Star Trace Private Limited, pertaining to the property situated at Thiruvallur District, Madhavaram Taluk, Naravankuppam Village, Drama Natha, in Survey No. 84/2, forming part of Thiruvika Thenuvi / Thiruvikuppam Road, within the North Chennai Registration District of Red Hills Sub-Registration District, measuring a total extent of 2399 sq.ft. (being part of 4085 sq.ft.) together with the building and shed constructed thereon and all appurtenant amenities and easements attached thereto.
3. The Original Sale Deed bearing Document No. 3396/2018, dated 02.05.2018, registered at S.R.O. Redhills, to and in favour of M/s. Star Trace Private Limited, pertaining to the property situated at New Door No. 33 (Old No. 48), Thiru.Vi.Ka. Street, Red Hills, Chennai - 600052, comprised in Survey No. 84/2 (Grama Natham House Site), measuring a total extent of 4340 Sq.ft. of land, together with the building measuring 13000 Sq.ft., situated at Naravankuppam Village, Madhavaram Taluk, Thiruvallur District, within the Registration District North Chennai and Sub-Registration District of Red Hills, and including all amenities, appurtenances, and M.E.S. service connections A/C Nos. 052/016/337 /052/016/337 attached thereto.

During the course of the liquidation proceedings of M/s. Star Trace Private Limited (in liquidation), it was found that the said original sale deeds were not handed over by the erstwhile management to the Liquidator and therefore was never received by the Liquidator. The property forming part of the said deed was subsequently sold as part of the auction process conducted under the Insolvency and Bankruptcy Code, 2016 ("IBC"), wherein **Rashmi Cement Limited** emerged as the Successful Bidder in the auction held on 22.05.2025, for the sale of M/s. Star Trace Private Limited as a going concern, and the Sale Certificate was issued on 11.06.2025.

Since the Liquidator did not have custody of the said deed, the same could not be handed over to the new management i.e. Rashmi Cement Limited (successful Bidder of M/s. Star Trace Private Limited) post issuance of the Sale Certificate. Accordingly, the original sale deed is not in the possession of the present management as well.

If anyone is in possession of the said original document, they are requested to return the same to the undersigned within 7 (seven) days from the date of publication of this notice. Any person having any claim or objection in respect of the said document or property is hereby called upon to intimate the same in writing to the address mentioned below within the said period, failing which further steps will be taken to obtain a certified copy from the concerned Sub-Registrar Office.

Issued by-  
**RASHMI CEMENT LIMITED**  
(Successful Bidder of M/s. Star Trace Private Limited)  
Address: Premilata Building, 39 Shakespear Sarani, 6th Floor, Kolkata-700017  
Also at: New No. 5, Old No. 7 Jeevanandham Street, Redhills, Chennai, Tamil Nadu-600052  
Place: Chennai  
Date: 27.11.2025

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