punjab national bank ...Together for the better

ASSET RECOVERY MANAGEMENT BRANCH, LUDHIANA
SITE NO. 5, FEROZEPUR ROAD, LUDHIANA
Mob. No. 9690703035, Email ID - cs4540@pnb.bank.in

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE/IMMOVABLE PROPERTY/IES
STATUTORY 15 DAYS SALE NOTICE TO GENERAL PUBLIC UNDER
RULE 6(2) & 8(6) READ WITH RULE 6 & 9 OF THE SECURITY INTEREST(ENFORCEMENT) RULES 2002 of SARFAESI ACT 2002

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) 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 movable/immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession (whichever is applicable) of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

The Sale will be done through e-auction platform provided at the website https://baanknet.com on 27.03.2026 from 11.00 AM to 04:00 PM

DATE OF INSPECTION OF PROPERTY ON 09.03.2026 TO 26.03.2026 ON WORKING DAYS FROM 11:00 AM TO 05:00 PM

SUBMISSION OF EMD AND ONLINE DOCUMENTS VERIFICATION ON PORTAL https://baanknet.com MUST BE DONE BEFORE THE DATE OF AUCTION

M/s PSB Alliance Pvt. Ltd. Mumbai Portal Help Desk No. +91 82912 20220, Email ID support.BAANKNET@psballiance.com, Availability 09:00 AM to 05:00 PM on all working days for guidance on Auction process, Registration Status, Technical Assistance etc.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	PROPERTY ID / Name of Dealing Officer / Contact No. / ACCOUNT NAME AND ADDRESS	Description of the Immovable Properties Mortgaged/Owner's Name (mortgagers of property(ies))	A) Dt. of Demand Notice u/s 13(2) of SARFAESI Act. 2002 / B) Outstanding amount as on / C) Possession Date u/s 13(4) of SARFAESI Act 2002 / D) Nature of Possession	Reserve Price / EMD / Bid Increase Amount	Details of the encumbrances known to the secured creditors
1.	LOT : 1. PUNB835212033 LOT : 2. PUNB835212036 RAHUL VERMA / 90005 - 30309	**LOT : 1.** Industrial property measuring 0B-5B-7B Pukhta, Situated at Village Gill 2, Tehsil and Distt. Ludhiana comprised in Khewat No. 280 Khatauni no. 305 P-285 Khasra No. 1621 Jamabandi for the year 1995-96, Hadbast No. 263 in the name of Vimal Kumar Tandon S/o Sh. Parshottam Lal Tandon vide sale deed bearing Vasika no. 3919 dated 31.05.2002, Registered with Sub-Registrar Ludhiana (West).	27.02.2023 **Rs. 16,31,98,681.60** (Rupees Sixteen Crore Thirty One Lakh Ninety Eight Thousand Six Hundred Eighty One and paisa Sixty only) as on 31.01.2023 towards balance of CC, CECF, Term Loans and **Rs. 60,07,056.00** (Rupees Sixty Lakh Seven Thousand Fifty-Six only) as on 31.01.2023 of NBG (BG) for which bank has issued BG on your behalf in favour of beneficiaries subject to realization for which bank reserves the right to recover + further interest and charges w.e.f 01.02.2023, less recovery (if any), until payment in full. 05.05.2023 SYMBOLIC POSSESSION	LOT : 1 Rs. 70,30,000/- Rs. 7,03,000/- Rs. 1,00,000/-	Not Known to Secured Creditor
		LOT : 2. Land and building measuring 158-1/3 Sq. Yards, Situated at wakia Taraf Kazi Tehsil and Distt. Ludhiana comprised in Khasra no. 173 Khata no. 52/72 Jamabandi for year 1968-69 in the name of Smt. Neelam Rani W/o Sh. Parshottam Lal Tandon S/o Piare Lal Tandon vide sale deed bearing Vasika no. 6295 dated 08.01.1971 registered with Sub-Registrar Ludhiana bounded as: East – Plot No. 4 50', West –Plot no. 2 (Sh. Prem Chand) 50', North –Plot 28' ½, South –Road 28' ½.		LOT : 2 Rs. 2,35,60,000/- Rs. 23,56,000/- Rs. 2,00,000/-	Not Known to Secured Creditor

1. M/s Shiva Constructions (Through its Partners) a) Sh. Vimal Tandon S/o Sh. Parshottam Lal. **b) Sh. Nitin Tandon** S/o Sh. Vimal Tandon at Village Barwala, Chandigarh Road, Near Kohara, (Ludhiana)- 141112 & B3, 1015/2, Circular Road, Ludhiana-141003. **2. Sh. Vimal Tandon** S/o Sh. Parshotam Lal (Partner M/s Shiva Constructions & Guarantor) At R/o B3, 1015/2, Circular Road, Ludhiana-141003, & Village Barwala, Chandigarh Road, Near Kohara, Ludhiana- 141112. **3. Sh. Nitin Tandon** S/o Sh. Vimal Tandon **(Partner M/s Shiva Constructions & Guarantor)** At R/o B3, 1015/2, Circular Road, Ludhiana-141003, & Village Barwala, Chandigarh Road, Near Kohara, (Ludhiana)-141112. **4. Smt. Neelam Rani** W/o Sh. Parshottam Lal Tandon **(Guarantor, now deceased) Through her legal heirs: a) Sh. Vimal Tandon** R/o B3, 1015/2, Circular Road, Ludhiana- 141003. **b) Smt. Renu Kohli,** R/o House No. 35, Dr. Chhabra Lane, Subhash Road, Dehradoon, Uttarakhand- 248001 & B3, 1015/2, Circular Road, Ludhiana-141003. **c) Sh. Ashwani Tandon,** R/o B3, 1015/2, Circular Road, Ludhiana- 141003. **5. Smt. Kanta Gupta (Guarantor),** R/o Plot No. 219 A, Village Moja Threeke, Abadi Rajguru Nagar, Ludhiana- 141012. **6. Sh. Sarwan Kumar (Guarantor),** R/o House No. 661, 25-D-5C, Street No. 3, Sarvanand colony Block no. 25, Basti Jodhewal, Ludhiana-141007. **7. Mrs. Gursharan Kaur (Guarantor),** R/o Flat No. B-2-1117, Chhawani Mohalla, Bagga Kalan, Ludhiana-141008. **8. Sh. Parvesh Puri** S/o Kailash Nath Puri **(Guarantor),** 651/1-A, Kundan Puri, Civil Lines, Ludhiana-141001.

Terms and conditions: 1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions: **02.** The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"** and **"WHATEVER THERE IS BASIS" 03.** The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. **04.** The Sale will be done by the undersigned through e-auction platform provided at the **Website https://BAANKNET.com on 27.03.2026 @ 11:00 AM to 04:00 PM.** For detailed terms and conditions of the sale, **please refer https://BAANKNET.com.** 5.Over and above reserve price, Minimum One Bid Amount is Mandatory. Outstanding Charges/bill for electricity , house tax etc shall be borne by auction purchaser.

Dated : 07.03.2026 **PLACE: LUDHIANA** **Authorised Officer, Punjab National Bank**

यूनियन बैंक Union Bank of India

REGIONAL OFFICE : S.C.O. 64, 65, 1ST FLOOR, SECTOR 17 B, CHANDIGARH

[RULE 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

Whereas the undersigned being the Authorized Officer for **Union Bank of India, Nicholson Road, Ambala Cantt. Branch,** Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as briefed under calling upon the Borrower(s)/ Guarantor(s)/ Mortgagor(s) to repay the amount mentioned in the notice and interest thereon within 60 days from the date of receipt of the said notice.

The Borrower(s)/Guarantor(s)/Mortgagor(s) having failed to repay the Amount, notice is hereby given to the Borrower(s)/Guarantor(s)/Mortgagor(s) and the public in general that the undersigned has taken **Possession** of the property/ies described herein below in exercise of the powers conferred on him/ her under section 13(4) of said Act read with Rule 8 & 9 of the Security interest Enforcement Rules on the date mentioned there against.

The Borrower(s)/Guarantor(s)/Mortgagor(s) in particular & the public in general is hereby cautioned not to deal with the property/ies and any dealings with the property/ies will be subject to the charge of the **Union Bank of India, Nicholson Road, Ambala Cantt. Branch,** for the amount and interest thereon.

The Borrower(s)/ Guarantor(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 asset(s).

Name of the Branch, Borrower(s)/ Guarantor(s)	Description of the Immovable Property/ies	Date of Demand Notice	Date of Possession	Amount Outstanding
B/o: Nicholson Road, Ambala Cantt. **Borrower(s): (1) Shri Sunil Kumar** S/o Sh. Surat Ram, **Address :** 1. House No. 119, Gali No. 2 Ambala - 133001, Haryana**. Address : 2.** Plot No. 59, Tundla, Ambala – 132001.	Residential Property : Plot No. 59 (North Part), Situated at Village Tundla, Khasra No. 20/11, Gagan Vihar Colony area measuring 100 Sq. yards HB No. 119, vide Sale Deed No. 5505 Bahi No. 1, Jild No. 160, Page No. 197 dated 16-12-2003, Registered with office of Sub Registrar Ambala and Mutation No. 2233 dated 30-01-2014 and bounded by : **East:** Rasta, **West:** Plot No. 58, **North:** Plot No. 54, **South:** Plot No. 59 (South Part). **CERSAI Security Interest ID: 400060561373, Asset ID: 200061177455.**	24.11.2025	06.03.2026	**Rs. 6,61,121.37** plus further interest and expenses thereon.

(2) Shri Ram Singh S/o Shri Ram Swaroop **(Guarantor)** House No. 630, Gagan Vihar Tundla, Kalarheri Barar, Ambala - 133001.

Date : 07.03.2026 **Place : Ambala** **Authorised Officer**

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.
CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below. The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	All the legal heirs of Borrower Mahak Singh (since deceased), Namely Anita (Wife) (Legal Heir of Late Mahak Singh), Co-borrower(s): Anita HL0000000092144	21/Nov/25 Rs.897496/- as on 3/Nov/25	One Residential Property / House plot area measuring in East- 58.5 feet, West- 58.5feet, North-47 feet, South- 47 feet having total area measuring 2750.5 Square feet i.e. 255.05Squaremeter, constructed One Hall having total covered area 1410 Square feet i.e. 131.13Squaremeter, bounded in East- House of Mahaveer, West- Open Land of Somi Lal, North- Way of Subhash, South- Property of Ram Pal, bearing Part of Khasra No. 104m, SituatedinVillage-Mirzapur Sadat, ParganaGordhanpur, Tehsil-Laksar, Distt.-Haridwar.247663 Boundaries as follows: North – Way property of Subhash South – Property of Ram Pal East – House of Mahaveer, West – Open Land of Somi Lal	Symbolic Possession Taken 06/03/2026
2	Ravindra (Borrower), Nepal Singh (Co Borrower), Poonam (Co Borrower), Pradeep Kumar (Co Borrower) HL0000000133945	1/Dec/25 Rs.2766226/- as on 29/Nov/25	All that property forming a residential house, Khasra no. 690Mi, situatedatWard no. 7, Mohalla-Guzzarwada, VillageLandhora, Pargana-Manglore,Tehsil-Roorkee, District-Haridwar, within the limits of Nagar Panchayat, Landhora, measuring 7,350 sq.ft. or 683.08 sq. meter, Covered area650.55 247667 Boundaries as follows: North – Property Vijendra South – Property Beer Singh East – Land of Junaid West – Land of Junaid	Symbolic Possession Taken 05/03/2026
3	Mohammad Shahzad (Borrower), Danis .(Co Borrower), Mohmmad Nomaan (Co Borrower) HL0000000197973	18/Nov/25 Rs.2070077/- as on 17/Nov/25	One residential Plot, area-204.460 Sq mtr, bearing Khasra no-1089, Dimension-East-44 Fit and West-44Fit.South-50 Fit,North-50 fit, Situated at-Vake Gram Sikrodha Second Pargana Tehsil Bhagwanpur DistHaridwar- 247661 Boundaries as follows: North – Plot of Faruk, South – Plot of Seller, East – Rasta 14 ft wide West – Plot of Talha Sarim	Symbolic Possession Taken 05/03/2026
4	Anup Singh (since deceased), namely Rajpati (Mother) (Legal Heir of Late Anup Singh), Sandeep (Brother) (Legal Heir of Late Anup Singh), neelam (Wife) (Legal Heir of Late Anup Singh), Co-borrower(s): Neelam , Sandeep HL0000000101485	20/Nov/25 Rs.488009/- as on 12/Nov/25	Property i.e. One property measuring 200 Sq. yards comprised in Old Property Id No. 5250 New Property IdNo. 8Ea8Pyn6, Khewat No. 281, Khatoni No. 479, Khasra No. 526(68-8), Vishwkarma Colony, NearLoharu Road, Siwani, Distt Bhiwani, Siwani, Siwani, Bhiwani Boundaries as follows: North – 30'- Gali South – 30' – P/o Sandeep East – 60'- Gali West – 60'- P/o Nanuram	Symbolic Possession Taken 06/03/2026
5	Geeta (Borrower), Sanjay Tomar(Co Borrower) MLP000000245535	18/Nov/25 Rs.855440/- as on 17/Nov/25	Residential House Area Measuring 190 Sq. Yds., i.e. 158.86 Sq. Mtrs., out of khasra no. 4, Situated in the Village Mundali, Pargana Sarawa, Tehsil Distt. Meerut, Uttar Pradesh, 250001 Boundaries as follows: North – House of Natthu Singh South – House of Raju Pal East – Khet of Toshif West – Rasta 27 ft. wide	Symbolic Possession Taken 05/03/2026
6	Manjit Singh (Borrower), Pawandeep Kaur(Co Borrower), Sukhdev Singh (Co Borrower) HL0000000066097	22/May/25 Rs.1278128/- as on 16/May/25	Flat No F28 S 22/884 Khata No 49/67 Khasra No 240(5-12) 241(3-17) 242(4-5) Kite 3 Rakba 13 Bighe 14 Biswe Da 40/5480 Hissa Bakadar 0 Bighe, 2 Biswe 0 Biswasi Ground Floor Dashmesh Nagar Jagadhari Under M Derabassi,sas Nagar Mohali, Punjab, 140603-Area : 900sq Boundaries as follows: North – Other Owner South – Other Owner East – Land Jeet Singh West – Road	Physical Possession Taken 03/03/2026
7	Sunil Kumar (Borrower), Suman Rani (Co Borrower) HL0000000094328	20/Jul/24 Rs.1513890/- as on 15/Jul/24	Plot/House 604490778, Uid No. Property Code 604490spas100pho778a, Village Bighar, Lal Dora, Tehsil Fatehabad, Bighar, Haryana, 125050, Area of Property: 308 Sq. Mt. Boundaries as follows: North – 604490SPAS100PHO775A South - Street East – 604490SPAS100PH0769A West – 604490SPAS100PH0777A	Physical Possession Taken 06/03/2026

Date : 08.03.2026
Place : Haridwar, Fatehbad, Mohali, Meerut

Authorised officer
Vastu Housing Finance Corporation Ltd

NEOGEN CHEMICALS LIMITED

CIN: L24200MH1989PLC050919
Regd. Office: Office No. 1002, 10th Floor, Dev Corpora Bldg., Opp. Cadbury Co, Pokhran Road No. 2. Khopat. Thane-400601
Tel No: +91 22 2549 7300 **Fax:** +91 22 2549 7399
Email : investor@neogenchem.com **Website:** www.neogenchem.com

NOTICE OF EXTRA ORDINARY GENERAL MEETING (EGM) AND INFORMATION ON E-VOTING, BOOK CLOSURE, PARTICIPATION IN EGM THROUGH VC/ OAVM

Pursuant to general circular Nos. 14/2020 dated April 8, 2020, 17/2020 dated April 13, 2020, 03/2022 dated May 5, 2022, 11/2022 dated December 28, 2022, 09/2023 dated September 25, 2023, 09/2024 dated September 19, 2024 and subsequent circulars issued in this regard, the latest being 03/2025 dated September 22, 2025, issued by the Ministry of Corporate Affairs **(MCA)** and circulars No. SEBI/ HO/ CFD/ CMD1/ CIR/ P/ 2020/ 79 dated 12 May 2020, SEBI/ HO/ CFD/ CMD2/ CIR/ P/ 2021/ 11 dated January 15, 2021, SEBI/ HO/ CFD/ CMD2/ CIR/ P/ 2022/ 62 dated May 13, 2022 and subsequent circulars issued by the Securities and Exchange Board of India **(SEBI)** in this regard (hereinafter collectively referred to as **"the Circulars"**) the Companies are permitted the conduct of **the Extra-Ordinary General Meeting ("EGM")** through Video Conferencing **("VC")** / Other Audio Visual Means **("OAVM"),** without the physical presence of the Members at a common venue. Accordingly, Notice is hereby given that, **the Extra Ordinary General Meeting ('EGM')** of Neogen Chemicals Limited **("The Company")** will be held on Sunday, March 29, 2026, at 11:30 a.m. through Video Conferencing facility **(VC)** and Other Audio Visual Means **(OAVM)** without any physical presence to transact the business as mentioned in the Notice of EGM, which is being sent through electronic mode to the members whose email id is registered with the Company/Company's Registrar and Transfer Agent MUFG Intime India Private Limited (Formerly Known as Link Intime India Private Limited) **("RTA")**/Depository Participant(s) **("DP")**. A copy of the same is available on the website of the Company https://neogenchem.com/announcements/, website of the stock exchanges at www.bseindia.com and www.nseindia.com and the website of RTA at https://instavote.linkintime.co.in.

The Company is pleased to provide its members with the remote e-voting and facility to cast their votes electronically on the resolutions mentioned in the EGM Notice, using the electronic voting platform provided by our RTA in the manner and process as set out in detail in the Notes to Notice of EGM.

Any person, who becomes a Member of the Company after the dispatch of Notice of EGM and holding the shares as on the cut-off date i.e. Friday, March 20, 2026 & wishing to participate in e-voting can follow the process of generating the login ID and password as provided in the Notice of EGM.

The members may note that:

a) They may attend the EGM on Sunday, March 29, 2026, at 11:30 a.m. through VC/ OAVM facility using live streaming link https://instameet.in.mpms.mufg.com under shareholders/ Members Login by using the remote e-voting login credentials.

b) Cut- off date for deciding eligibility to e-vote or at the EGM is Friday, March 20, 2026.

c) The Register of Members and Share Transfer Register will remain closed Saturday, March 21,2026 to Sunday, March 29, 2026 (both days inclusive).

d) The remote e-voting period shall commence on Thursday, March 26, 2026 at 9:00 a.m. and ends on Saturday March 28, 2026 at 5:00 p.m.

e) Once a vote is casted by the Members, he/she shall not be allowed to change it subsequently.

f) The e-voting during the EGM will begin on Sunday, March 29, 2026, at 11:30 a.m. and will end on completion of 30 minutes from the time of the conclusion of the EGM. Within this period, all members who are present at the EGM through VC/ OAVM facility and who have not yet exercised their vote through remote e-voting prior to EGM, can exercise their vote electronically.

g) The members who have casted their vote through remote e-voting shall not be entitled to cast their e-vote again during the EGM. If a member cast votes by both the modes, then voting done through remote e-voting during e-voting period shall prevail and vote cast through E-voting during the EGM shall be treated as invalid.

h) The Board of Directors has appointed Mr. Devendra Deshpande, Company Secretary, proprietor of DVD & Associates, Company Secretaries, Pune, as the Scrutinizer to scrutinize the remote e-voting and e-voting during the EGM process in a fair and transparent manner.

Registration as Speaker: The members who wish to speak at the meeting need to register themselves as a speaker by sending an e-mail from their registered e-mail ID at investor@neogenchem.com on or before 5.00 p.m. on Saturday March 28, 2026. Depending on the availability of time, the Company reserves the right to restrict the number of speakers at the meeting. In case shareholders/ members have any queries regarding instameet login/ e-voting, they may send an email to instameet@in.mpms.mufg.com /enotices@in.mpms.mufg.com or contact on: - Tel: 022 – 4918 6000 / 4918 6175.

Updating of Details: Members holding shares of the Company are requested to update and notify immediately any change in their name, postal address, email address, telephone/ mobile numbers, PAN, mandates, nominations, power of attorney, bank details such as, name of the bank and branch details, bank account number, MICR code, IFSC code, etc. to the Company/ RTA quoting their Folio No. along with self-attested documentary proofs, in case if the shares are held in physical form, by sending mail at investor@neogenchem.com or rnt.helpdesk@in.mpms.mufg.com and to their respective DP in case the shares are held in Demat form.

The Notice of EGM can also be accessed by scanning the QR code given below:

Date : March 7, 2026
Place : Thane

For Neogen Chemicals Limited
Sd/-
Unnati Kanani
Company Secretary & Compliance Officer

pnb Housing Finance Limited

REG. OFFICE.: 9TH FLOOR, ANTRIKSH BHAWAN, 22 K.G. MARG, NEW DELHI - 110001, PHONES : 011-23357171, 23357172, 23705414 WEBSITE:-www.pnbhousing.com

B.O.DELHI: 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi – 110001, **B.O.ROSHNI GREATER NOIDA:** 2nd Floor, Office No. 215, Krishna Park, Plaza, Alpha -2, Greater Noida, Uttar Pradesh - 201310.

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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 demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/ date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account. The borrower/s in particular and the public in general is hereby cautioned not to deal with he property/ies and any dealing with the property/ies will be subject to the charge of PNB Housing Finance Ltd., for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section13 of the Act, in respect of time available, to redeem the secured assets.

Loan Account No.	Name of the Borrower/Co-Borrower/Guarantor	Date of Demand Notice	Amount Outstanding	Date of Possession Taken	Description of the Property/ies Mortgaged
HOU/DEL/0322/966148 B.O.: DELHI	Mr.Ritesh Kumar & Mrs.Shweta Mishra	08.10.2025	Rs.32,54,621.46/- (Rupees Thirty Two lakh Fifty Four Thousand Six Hundred Twenty One and Forty Six Paise Only)	06.03.2026 Physical Possession	House No. E-119, Ground Floor, Sector-8, Brij Vihar, Ghaziabad, Uttar Pradesh-201005,
HOU/RGRN/0325/5165163 B.O.: ROSHNI GREATER NOIDA	Mr. Ashwini Sharma (Borrower) & Mrs. Sheeela Devi (Co-Borrower)	13.10.2025	Rs. 44,17,095.00/- (Rupees Forty Four Lakhs Seventeen Thousand Ninety Five Only)	06.03.2026 Physical Possession	Flat No.UGF-12, Upper Ground Floor, M.I.G. Back Side, L.H.S Corner Unit, Without Roof Right, Tower-B, "Organic Homes" Khasra No.503/3, Village Makanpur, Indrapuram, Ghaziabad, Uttar Pradesh-201014.

PLACE : - **DELHI NCR** DATE:-**08.03.2026** **AUTHORIZED OFFICE, PNB HOUSING FINANCE LTD.**

AVRO INDIA LIMITED

CIN: L25200UP1996PLC101013
Regd. Office: A-7/36-39, South of G.T Road Industrial Area, Electrosteel Casting Compound,Ghaziabad-201009, Uttar Pradesh,
Phone: 0120-4376091
Email: info@avrofurniture.com, Website: www.avrofurniture.com

NOTICE OF EXTRAORDINARY GENERAL MEETING AND E-VOTING INFORMATION

In compliance with applicable provisions of the Companies Act, 2013 ('the Act') and rules made thereunder, Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circulars issued by the Ministry of Corporate Affairs ('MCA') and Securities and Exchange Board of India ('SEBI'), NOTICE is hereby given that the Extra Ordinary General Meeting ('EGM') of the members of Avro India Limited ('Company') will be held on Monday, March 30, 2026 at 01:00 p.m. (IST) through Video conferencing/Other Audio Visual Means ('VC/OAVM'), without the physical presence of the members at the EGM, to transact the business as set out in the EGM notice.

The venue of the meeting shall be deemed to be the registered office of the Company i.e. A-7/36-39, South of G.T Road Industrial Area, Electrosteel Casting Compound, Ghaziabad, Uttar Pradesh-201009. The attendance of members attending through VC/OAVM shall be counted for the purpose of reckoning the quorum for the EGM.

The EGM notice has been sent only through electronic mode to those members whose email ids are registered with the Company/Registrar and Share Transfer Agent ('RTA')/Depository Participant ('DP') as on Friday, February 27, 2026 in accordance with General Circular No. 20/2020 dated May 05, 2020; 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020 and the subsequent circulars issued in this regard, the latest being General Circular No. 03/2025 dated September 22, 2025 issued by the MCA read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated July 11, 2023, SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 03, 2024 and SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024. The emailing/dispatch of EGM notice to all members has been completed on March 07, 2026. The notice of EGM is also available on the Company's website at https://www.avrofurniture.com, website of the stock exchanges i.e. National Stock Exchange of India Limited at https://www.nseindia.com, BSE Limited at https://www.bseindia.com and on the website of National Securities Depository Limited ('NSDL') at www.evoting.nsdl.com.

Members whose email ids are already registered with the Company/RTA/DP may follow instructions for remote e-voting as well as e-voting at EGM as provided in the EGM notice. Members holding the shares in demat form who have not registered their email IDs with Company/RTA or with respective DPs can temporarily get their email IDs registered with the Company by emailing at cs@avrofurniture.com and follow the temporary registration process as guided thereafter to receive the notice of EGM which inter-alia contains the instructions for attending the EGM through VC/OAVM. However, for permanent registration of email id, members are requested to approach their respective DPs and follow the process advised by DPs.

Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended from time to time, and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, members will be provided with the facility to cast their vote electronically through remote e-voting facility (before the EGM) and e-voting facility at the EGM on the resolutions set forth in EGM Notice. The facility of casting votes will be provided by National Securities Depository Limited ('NSDL'). Facility for e-voting at the EGM will be made available to those members who are present in the EGM through VC/OAVM and have not cast their vote on the resolutions through remote e-voting. The members who have cast their vote by remote e-voting prior to the EGM shall be eligible to attend the EGM through VC/OAVM, but shall not be eligible for e-voting at the EGM.

In this regard, all the members are further informed that:

1. The business as set forth in the EGM Notice will be transacted through voting by electronic means in the form of e-voting.
2. The voting rights of members shall be in proportion to their shares in the paid-up equity share capital of the Company as on Monday, March 23, 2026 i.e. Cut-off date. Any person whose name is recorded in the register of member or in beneficial owners maintained by the depositories as on the cut-off date Monday, March 23, 2026 shall only be entitled to vote electronically through remote e-voting or e-voting at the EGM.
3. Any person who acquires the shares of the Company and becomes member of the Company after sending the notice of the EGM and holding shares as on Cut-off date i.e. Monday, March 23, 2026 may obtain the login ID and password by sending an email to evoting@nsdl.co.in or cs@avrofurniture.com by mentioning their Folio No/DP ID and Client ID. However, if a person is already registered with NSDL for remote e-voting, then existing User Id and password can be used for casting the votes.
4. The remote e-voting period shall commence on Friday, March 27, 2026 at (09:00 a.m. IST) and ends on Sunday, March 29, 2026 at (05:00 p.m. IST). The remote e-voting module shall be disabled by NSDL for voting thereafter. Once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently.
5. Detailed process and manner of remote e-voting at the EGM, e-voting at the EGM and instructions for attending the EGM through VC/OAVM for the members is being provided in the EGM Notice.
6. In case of any queries, you may refer the frequently asked question (FAQs) for shareholders and e-voting user manual for shareholders available at download section of www.evotingnsdl.com or call on toll free no: 1800 1020 990 and 1800 22 44 30 or send a request to Mr. Amit Vishal, Assistant Vice President, National Securities Depository Limited, 4th Floor, 'A' Wing, Trade World, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai-400013 at evoting@nsdl.co.in who will also address the grievances connected with the voting by electronic means.
7. The Board of Directors of the Company has appointed Mr. Lalit Chaturvedi, proprietor of M/s Chaturvedi & Company, Practicing Company Secretary as scrutinizer to scrutinize the process for remote e-voting and e-voting at the EGM in a fair and transparent manner.
8. The results shall be declared within two working days of the conclusion of the EGM and the same, along with Consolidated Scrutinizer's Report shall be placed on the website of the Company (www.avrofurniture.com) and shall be communicated to National Stock Exchange of India Limited and BSE Limited.

For Avro India Limited
Sd/-
Sumit Bansal
(Company Secretary & Compliance Officer)

Date: March 07, 2026
Place: Ghaziabad