NEOGROWTH
Lending simplified. Growth amplified.

BY SPEED POST/REGD./COURIER/E-MAIL

Date:-14.11.2026

To,

1. **HALE PHARMACEUTICALS (Merchant)**
(A Proprietorship Firm through its Proprietors/Authorised Signatory)
02, GOKUL SOCIETY, PRATAP NAGAR, SINDHWAL MATA ROAD, VADODARA, VADODARA - 390004 GUJARAT, Mob. No.:- +91-8511139089/HALE@HALEPHARM.COM

   ALSO AT:- OFFICE NO. TF-25 & AMP; TF-26, THIRD FLOOR, "THE TRILLIUM", BLOCK/SURVEY NO. 42, OLD SURVEY NO. 47, T.P.S. NO. 2, F.P. NO. 37, MOUJE VILLAGE: BHAYLL, 24 MT. HIGH TENSION LINE, VADODARA 391410 GUJARAT

2. **LATE SH. VIKRAM GOPAL MISHRA (Borrower/ Proprietor/Authorised Signatory)**
S/O SH. GOPAL DWARKANATH MISHRA,
SINCE DECEASED THROUGH HIS LEGAL HEIRS
MRS. SHEETAL VIKRAM MISHRA,
MS. DEEPSHIKHA VIKRAM MISHRA,
MS. MANINI VIKRAM MISHRA,
R/O 02, GOKUL SOCIETY PRATAP NAGAR, SINDHWAL MATA ROAD, VADODARA VADODARA - 390004 GUJARAT

   ALSO AT:- OFFICE NO. TF-25 & AMP; TF-26, THIRD FLOOR, "THE TRILLIUM", BLOCK/SURVEY NO. 42, OLD SURVEY NO. 47, T.P.S. NO. 2, F.P. NO. 37, MOUJE VILLAGE: BHAYLL, 24 MT. HIGH TENSION LINE, VADODARA 391410 GUJARAT

3. **MRS. SHEETAL VIKRAM MISHRA,**
W/O VIKRAM MISHRA,
02, GOKUL SOCIETY, PRATAP NAGAR, SINDHWAL MATA ROAD, VADODARA, VADODARA - 390004 GUJARAT, MOB. NO.:- +91-9904470445

4. **MS. DEEPSHIKHA VIKRAM MISHRA,**
D/O VIKRAM MISHRA,
02, GOKUL SOCIETY, PRATAP NAGAR, SINDHWAL MATA ROAD, VADODARA, VADODARA - 390004 GUJARAT, MOB. NO.:- +91-9904470445

5. **MS. MANINI VIKRAM MISHRA,**
D/O VIKRAM MISHRA,
02, GOKUL SOCIETY, PRATAP NAGAR, SINDHWAL MATA ROAD, VADODARA, VADODARA - 390004 GUJARAT, MOB. NO.:- +91-9904470445

SUBJECT: INTIMATION OF SALE OF PROPERTY

REF.: NOTICE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 ISSUED ON 07.09.2026 OF LOAN ACCOUNT NO. 1337264 & 1339170 of HALE PHARMACEUTICALS

Dear Madam/ Sir,

NeoGrowth Credit Private Limited Delhi

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This has reference to above mentioned subject and reference to Notice sent to you under Rule 8 (6) dated 07.09.2026, under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002, we wish to inform you as under.

1. That NeoGrowth Credit Private Limited has issued Notice dated 07.09.2026 asking you to repay the entire outstanding and close the loan but till date we have not received any response from you all despite multiple reminders.

2. The Notice hereby given to you, that undersigned being Authorized officer of NeoGrowth Credit Private Limited, now proceeds to sell the secured asset by adopting any one of the methods mentioned in Rule 8(5) of above Rules as you all have fail or neglect to pay the entire outstanding loan amount of NeoGrowth Credit Private Limited.

Place: Vadodara, Gujarat

Date: 14.11.2026

(Authorised Officer)

For NeoGrowth Credit Pvt. Ltd.

Enclosed: Copy of Auction notice

NeoGrowth Credit Private Limited Delhi

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APPENDIX IV-A

Under Rule 9(1)
[See proviso to Rule 8(6)
Sale Notice for sale of Immovable Property

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 (SARFAESI Act).

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-borrowers and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical possession of which has been taken on **25.08.2026** by the Authorised Officer of NeoGrowth Credit Private Limited. The Secured assets will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on **30.11.2026** for recovery of the outstanding amount of **Rs. 37,93,914.19/- (Rupees Thirty Seven Lakh Ninety Three Thousand Nine Hundred Fourteen Paise Nineteen Only) due as on 04.02.2026** of APP ID **1337264 & 1339170** together with further interest, cost & expenses etc; due to the Secured Creditor from following Merchant, Borrower, Co Borrower & Guarantor. The reserve price and earnest money to be deposited is mentioned below respectively.

That **NeoGrowth Credit Private Limited** has fixed the reserve price and the Earnest Money Deposit (EMD) mentioned herein below, shall be deposited through IMPS/RTGS/ NEFT only in favour of **"NeoGrowth Credit Private Limited** having Account No.**032305004132**, **IFSC: ICIC0000323,** and Branch office at **ICICI Bank Ltd, Trade World, B Wing, Kamla Mill Compound, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013.**

The successful bidder shall deposit 25% of the sale price, inclusive of the EMD already deposited, on the date of sale or not later than the next working day. The balance 75% of the sale price shall be deposited on or before the fifteenth day from the date of confirmation of sale or within such extended period as may be permissible under the applicable provisions of the Security Interest (Enforcement) Rules, 2002.

Name of Merchant, Borrower, Co Borrower, Guarantor with Address	**1. HALE PHARMACEUTICALS (Merchant)** (A Proprietorship Firm through its Proprietors/Authorised Signatory) 02, GOKUL SOCIETY, PRATAP NAGAR, SINDHWAL MATA ROAD, VADODARA, VADODARA - 390004 GUJARAT, Mob. No.:- +91-8511139089/HALE@HALEPHARM.COM **2. LATE SH. VIKRAM GOPAL MISHRA** **(Borrower/Proprietor/Authorised Signatory)** S/O SH. GOPAL DWARKANATH MISHRA, SINCE DECEASED THROUGH HIS LEGAL HEIRS MRS. SHEETAL VIKRAM MISHRA, MS. DEEPSHIKHA VIKRAM MISHRA, MS. MANINI VIKRAM MISHRA,

NeoGrowth Credit Private Limited Delhi

	R/O 02, GOKUL SOCIETY PRATAP NAGAR, SINDHWAL MATA ROAD, VADODARA VADODARA - 390004 GUJARAT **BOTH 1 & 2 ALSO AT:-** OFFICE NO. TF-25 & AMP; TF-26, THIRD FLOOR, "THE TRILLIUM", BLOCK/SURVEY NO. 42, OLD SURVEY NO. 47, T.P.S. NO. 2, F.P. NO. 37, MOUJE VILLAGE: BHAYLL, 24 MT. HIGH TENSION LINE, VADODARA 391410 GUJARAT 3. **MRS. SHEETAL VIKRAM MISHRA,** W/O VIKRAM MISHRA, 4. **MS. DEEPSHIKHA VIKRAM MISHRA,** D/O VIKRAM MISHRA, 5. **MS. MANINI VIKRAM MISHRA,** D/O VIKRAM MISHRA, ALL 3 TO 5 R/O:- 02, GOKUL SOCIETY, PRATAP NAGAR, SINDHWAL MATA ROAD, VADODARA, VADODARA - 390004 GUJARAT, MOB. NO.:- +91-9904470445
Loan Account Numbers	1337264 & 1339170
Reserve Price	Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only)
Earnest Money Deposit (EMD)	Rs. 2,80,000/- (Rupees Two Lakh Eighty Thousand Only)
Date & Time of E-auction	30.11.2026 from 11:00 AM to 1:00 PM
Last date of submission of bids along with EMD	28.11.2026 up to 5:00 PM
Minimum bid Increment amount	Rs.5,000/- (Rupees Five Thousand Only)
Date & Time of Inspection of property	27.11.2026 from 10:00 AM to 2:00 PM (with pre appointment)
E auction Website Address	https://www.bankeauctions.com.
Description Of The Immovable Property/ Secured Asset	Property No.1 All That Piece And Parcel Of An Immovable Property Being Office No. T.F.-25 On Third Floor, Built Up Area Admeasuring 25.75 Sq.Mtrs., Carpet Area And Pro- Rata Undivided Share Of Land And Common Plot, Common Road And Land Area Admeasuring 16.17 Sq. Mtrs. In The Scheme Known As "The Trillium" Situated At Block/Survey No. 42, Old Survey No. 47, T.P. Scheme No. 2, F.P. No. 37, Area Admeasuring 2337.00 Sq. Mtrs. Of Moje-Bhayli, Sub District-Vadodara, District- Vadodara, Vadodara-391410 Gujarat, And Bounded As Follows:- East :-Office No. T.F./24, North :- Common Passage, West :-Office No. T.F./26, South :-After Margin Final Plot No. 38, Property No.2 All That Piece And Parcel Of An Immovable Property Being Office No. T.F.-26 On Third Floor, Built Up Area Admeasuring 25.75 Sq.Mtrs., Carpet Area And Pro- Rata Undivided Share Of Land And Common Plot, Common Road And Land Area Admeasuring 16.17 Sq. Mtrs. In The Scheme Known As "The Trillium" Situated At Block/Survey No. 42, Old Survey No. 47, T.P. Scheme No. 2, F.P. No. 37, Area Admeasuring 2337.00 Sq. Mtrs. Of Moje-Bhayli, Sub District-Vadodara, District- Vadodara, Vadodara-391410 Gujarat, And Bounded As Follows:-East :-Office No. T.F./25, North:-Common Passage, West :-Office No. T.F./27, South :-After Margin Final Plot No. 38.

NeoGrowth Credit Private Limited Delhi

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Terms and Conditions:-

1) E-auction is being held on "AS IS WHERE IS","AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online".

2) The auction will be conducted through NeoGrowth Credit Private Limited approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com.

3) Bid Documents, Declaration, General Terms and Conditions of online auction sale are available at Secured Creditor's website i.e. https://www.neogrowth.in website of service provider i.e. https://www.bankeauctions.com.

4) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of NeoGrowth Credit Private Limited.

5) The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 68, 3rd floor, Sector 44, Gurgaon-122003 Haryana. Support No.: 7291981124,25,26, & Contact Mr. M. Balaji, Mob. +91-7977701080 Support e-mail ID: support@bankeauctions.com and for any property related query may contact the Authorised Officer Mr. Pratik Verma - Mob. +91- 9819325685.

6) It may please be noted that in case of any discrepancy / inconsistency between e-auction notices published in English and in vernacular then the contents of the notice published in English shall prevail.

7) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

8) The sale shall be subject to rules and conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

STATUTORY 15 DAY SALE NOTICE UNDER THE SARFAESI ACT, 2002 READ WITH THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Date: 14.11.2026
Place: Vadodara, Gujarat

Authorised Officer
NeoGrowth Credit Private Limited

