FEDBANK FINANCIAL SERVICES LTD.

Unit No.: 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Paspoli, Mumbai - 400087

DEMAND NOTICE

The below mentioned Borrower and Co – Borrower/s (collectively referred as "Borrowers") mortgaged their immovable property (securities) to Fedbank Financial Services Limited (hereinafter referred to as "Fedfina") and avail the Loan. The said Loan is classified as Non – performing Asset because the Borrowers have failed to repay the Loan amount. In this connection Fedfina had issued a Demand Notice respectively as mentioned below under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 to the addressee. The details are published here as an alternative service under Section 13(2) and Rule 3(1) of the Security Interest (Enforcement) Rules, 2002. You are requested to repay the amount mentioned in the Demand Notice and the accompanying interest within 60 days of the publication of this notice. In case of failure to do so, the signatory shall take such appropriate action under Section 13(4) and 14 of the Act on the said property to safe guard the interest of the Fedfina.
Details of Loan Number, Borrowers, Demand Notice sent under Section 13(2), amount requested and details of immovable property are given below.

Sr. No.	Name of the Borrower / Co-Borrowers Property Holders as the case may be	Description of Secured Assets / Mortgage Property	Dt. of Demand Notice U/s 13(2) & Total O/s.
1	**Loan Account No. FEDKILSTL0560927** **1. SUNNY TANWAR (Borrower)** **2. USHA RANI (Co – Borrower)**	ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING KHEWAT NO.973 WAKA RAKBA KEORAK OR KHEWAT NO.884 KHASRA NO.534 WAKA RAKBA KEORAK, TEHSIL & DISTT KAITHAL, ROAD, KAITHAL, HARYANA-136027	**NPA Date: 04-10-2026** **Demand Notice Date : 13.10.2026** **Rs. 2231098/- (Rupees Twenty Two Lakh Thirty One Thousand Ninety Eight Only) as on 07.10.2026**

The borrower(s) are hereby advised to comply with the Demand Notice(s) and to pay the demand amount mentioned therein and herein above within 60 days from the date of this publication together with applicable interest, additional interest, bounce charges, cost and expenses till the date of realization of payment. The borrower(s) may note that Fedfina is a secured creditor and the loan facility availed by the Borrower(s) is a secured debt against the immovable property / properties being the secured asset(s) mortgaged by the borrower(s). In the event borrower(s) are failed to discharge their liabilities in full within the stipulated time, Fedfina shall be entitled to exercise all the rights under section 13(4) of the Act to take possession of the secured assets(s) including but not limited to transfer the same by way of sale or by invoking any other remedy available under the Act and the Rules thereunder and realize payment. Fedfina is also empowered to ATTACH AND / OR SEAL the secured assets(s) before enforcing the right to sale or transfer. Subsequent to the Sale of the secured assets(s), Fedfina also has a right to initiate separate legal proceedings to recover the balance dues, in case the value of the mortgaged properties is insufficient to cover the dues payable to the Fedfina. This remedy is in addition and independent of all the other remedies available to Fedfina under any other law.
The attention of the borrower(s) is invited to Section 13(8) of the Act, in respect of time available, to redeem the secured assets and further to Section 13(13) of the Act, whereby the borrower(s) are restrained / prohibited from disposing of or dealing with the secured asset(s) or transferring by way of sale, lease or otherwise (other than in the ordinary course of business) any of the secured asset(s), without prior written consent of Fedfina and noncompliance with the above is an offence punishable under Section 29 of the said Act. The copy of the Demand Notice is available with the undersigned and the borrower(s) may, if they so desire, can collect the same from the undersigned on any working day during normal office hours.

Date: - 24-10-2026 **Place: -** Kaithal **sd/- (Authorized Officer) - Fedbank Financial Services Ltd**

REGENCY FINCORP LIMITED

REGD OFFICE: Unit No 6 Upper Ground Floor LA MER, Airport Road, Zirakpur 140603, Punjab
CIN- L67120PB1993PLC013169, Website: www. regencyfincorp.co.in, Email ID: secretarial.regency@gmail.com

Extract of Standalone and Consolidated Un-Audited Financial Results for the Quarter and Half Year ended 30th September, 2026 under Regulation 33 read with Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Rs. In Lacs)

Sl. No	Particulars	Standalone					Consolidted				
		3 Months Ended		6 months ended		Year ended	3 Months Ended		6 months ended		Year ended
		30.09.2026 (Un-Audited)	30.09.2025 (Un-Audited)	30.09.2026 (Un-Audited)	30.09.2025 (Un-Audited)	31.03.2026 (Audited)	30.09.2026 (Un-Audited)	30.09.2025 (Un-Audited)	30.09.2026 (Un-Audited)	30.09.2025 (Un-Audited)	31.03.2026 (Audited)
1	Total Income from Operations	3012.25	779.52	4625.88	1555.83	3446.04	4431.31	-	6044.94	-	3446.04
2	Net Profit/(Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	1203.45	453.96	2142.59	893.31	1822.79	1334.65	-	2273.79	-	1822.79
3	Net Profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary items)	1203.45	453.96	2142.59	893.31	1822.79	1334.65	-	2273.79	-	1822.79
4	Net Profit/(Loss) for the period after tax (after Exceptional and/ or Extraordinary items)	900.54	332.18	1603.3	647.89	1341.68	998.72	-	1701.48	-	1341.68
5	Total Comprehensive Income for the period [Comprising Profit/(Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	900.54	332.18	1603.3	647.89	1341.68	998.72	-	1701.48	-	1341.68
6	Paid up Equity Share Capital (Face value Rs. 10/- per share)	8884.61	6946.47	8884.61	6946.47	8017.11	8884.61	-	8884.61	-	8017.11
7	Reserves (excluding Revaluation Reserve)	10164.74	-	10164.74	-	7422.26	10164.74	-	10164.74	-	7422.26
8	Securities Premium Account	6139.67	-	6139.67	-	5098.67	6139.67	-	6139.67	-	5098.67
9	Net worth	18,951.17	-	18,951.17	-	16049.41	19049.35	-	19049.35	-	16049.41
10	Paid up Debt Capital/Outstanding debt (%)	0.77	-	0.77	-	0.36	0.77	-	0.77	-	0.36
11	Outstanding Reddemable Preference shares	-	-	-	-	-	-	-	-	-	-
12	Debt Equity Ratio	2.66	-	2.66	-	0.97	2.65	-	2.65	-	0.97
13	Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations) –										
	1. Basic:	1.01	0.48	1.8	0.93	1.67	1.12	-	1.92	-	1.67
	2. Diluted:	1.01	0.48	1.8	0.93	1.47	1.12	-	1.92	-	1.47
14	Capital Redemption Reserve	-	-	-	-	-	-	-	-	-	-
15	Debenture Redemption Reserve	-	-	-	-	-	-	-	-	-	-
16	Debt Service Coverage Ratio	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
17	Interest Service Coverage Ratio	2.6	-	2.6	-	2.77	2.69	-	2.69	-	2.77

Notes:

a) The above is an extract of the detailed format of the Un-Audited Financial Results filed with the Stock Exchange under Regulation 33 and 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The detailed Un-audited Financial Results and this extract were reviewed by the Audit Committee and approved by the Board of Directors of the Company at the meeting held on 23rd October 2026. The full format of the Statement of Un-Audited Financial Results are available on the Company's website (www. regencyfincorp.co.in) and on the website of BSE Limited (www.bseindia.com).

b) The Limited Review Report as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 has been completed and the related Report does not have any impact on the above 'Results and Notes' for the Quarter and Half Year ended 30th September, 2026 which needs to be explained

Place: Zirakpur
Date: 23rd October 2026

For REGENCY FINCORP LIMITED
Sd/-
Gaurav Kumar
Managing Director
DIN: 06717452

FORM NO.14
[Sce Regulation 33(2)]
By Regd. A/D, Dasti failing which by Publication.

OFFICE OF THE RECOVERY OFFICER - I/II
DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)
1st Floor SCO 33-34-35 Sector-17 A, Chandigarh
(Additional space allotted on 3rd & 4th Floor also)

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX Act, 1961.

RC/1056/2025 **15-09-2026**

UNION BANK OF INDIA
Versus
SH. AMRIK SINGH

To
(CD 1) Sh. Amrik Singh S/o Sh. Mangal Singh R/o H No 31 Village Bansa Block 2 Tehsil Karnal, Haryana-
(CD 2) Sh. Balbir Singh S/o Mangal Singh R/o House No. 31, Village Bansa, Block 2, Tehsil And District Karnal, Haryana-0

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, **DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2) in OA/934/2020 an amount of Rs 24,22,882** (Rupees Twenty Four Lakhs Twenty Two Thousands Eight Hundred Eighty Two Only) along with pendentellite and future interest @ 11.95% Compound Interest Monthly **w.e.f. 09/07/2020** till realization and costs of **Rs 27,005 (Rupees Twenty Seven Thousands Five Only)** has become due against you (Jointly and severally/ Fully/Limited).

2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.
3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.
4. You are hereby ordered to appear before the undersigned on **27/10/2026 at 10:30 A.M** for further proceedings.
5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate/execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date: 15/09/2026

MAHESH DHEER (PUBLICATION)
Sd/-
Recovery Officer,
DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)

COPY TO :-
UNION BANK OF INDIA
AT SHOP NO. 33, ANAJ MANDI, PUNDRI, DISTRICT

You are directed that the payment made, if any, by the Certificate Debtor(s) be credited to the consolidated account of all debts due in this case from the Certificate Debtor(s) and the Recovery Officer kept posted with the payment position regularly.
The consolidated account so maintained will be subject to the verification of the Recovery Officer. You are further directed to submit an up to date statement of the total claim in respect of the above matter and full details of property particulars wherefrom the recovery of the debt is to be made.

"IMPORTANT"

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Central Bank of India

Regional Office, K.P. Complex, Near Hotel Park Plaza, Ferozepur Road, Ludhiana-141001

POSSESSION NOTICE SYMBOLIC POSSESSION

Appendix-IV [Rule 8(1)] (For Immovable Properties)

Whereas the undersigned being the Authorised Officer of **Central Bank of India,** under the Securitisation and Reconstruction of Financial Assets and Enforcement Security **Interest Act 2002** and in exercise of powers conferred under section **13(12)** read with Security Interest (Enforcement) Rules 2002, issued Demand Notice calling upon the **borrower(s)/Guarantor(s)/mortgagor(s)** mentioned in the schedule below to repay the amount mentioned in the demand notice within 60 days from the date of receipt of the said notices.
The **borrower(s)/guarantor(s)/mortgagor(s)** having failed to repay the amounts, notice is hereby given to **borrower(s)/guarantor(s)/ mortgagor (s)** and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act read with rule 8 of the said rules on the date mentioned below.
The borrower(s)/guarantor(s)/mortgagor(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 Central Bank of India for the amount mentioned in the schedule.
The borrower's/ guarantor's/mortgagor's attention is invited to the provision of Sub Section (8) of Section 13 of the Act, in respect time available to redeem the secured assets

Name of Branch Borrower(s) and Guarantor(s)	Description of the Immovable Properties	Date of Demand Notice	Date Of Possession	Amount Outstanding
Mall Road Patiala **Borrower, Smt. Madhu Sharma** W/o Sh. Sanjeev Kumar Sharma, **Sh. Sanjeev Kumar Kaushal** S/o Sh. Suraj Bansi & **Guarantor - Sh. Kuldip Kaushal** S/o Sh. Suraj Bansi	Residential Property measuring 200.00 Sq. yards = 4 Biswas having Khewat Khatoni 199/855, Khasra No. 1697/772(3-0) 3140/1701/773(4-3) having registered sale deed no. 16463 dated 03-03-03 & registered sale deed no. 6341 dated 05-07-05 in the name of Mrs. Madhu Sharma W/o Mr. Sanjiv Kaushal.	**08.06.2026**	**21.10.2026**	**Rs. 3,99,513.78** (Rupees Three Lakh Ninety Nine Thousand Five Hundred Thirteen & Seventy Eight Paisa Only) along with interest @ TL-8.45 % on monthly rests to be calculated from **08.06.2026** and expenses.
Mall Road Patiala **Borrower: Global Educational Trust** (Regd.), **Ms. Rupinder Kaur Tiwana** (Chairman), **Ms. Jasvir Kaur** W/o S. Tarlochan Singh(Vice Chairman), **Mr Karamjit Singh** S/o S. Joginder Singh (Secretary), **Mr. Tarlochan Singh** S/o Major Singh (Treasurer), **Mr. Joginder Singh** S/o S. Kaka Singh (member), **Smt. Amrinder Kaur** W/o S. Karamjeet Singh (Member), **Mrs. Balvir Kaur** W/o Joginder Singh (Member), **Mr. Kulwinder Singh** S/o Karnail Singh (Member)	**1.** Land and building at Village Rakhra in the name of M/s Global Educational Trust (Regd.) Khewat No.142/226 Khasra No.311(4-10) 312(6-5) 313(6-5) 314(6-5) 690(6-5) 1420/700(6-5) 1422/701(6-5) 705(6-19) 706(6-5) 707(6-5) 708(6-5) 709(8-4) 777(5-12) 778(5-13) 779(8-8) 780(4-3) 781(0-10) 1424/782(6-4) 988(6-5) 989(6-5) 990(6-5) 992(6-5) 993(6-5) 994(7-15) 783(6-5) total 25 Acre 152 Bigha 4 Biswa of which 60/3044 share i.e.3 Bigha 0 Biswa title deed No.8285 dated 23.10.2008. **2.** Land and Building in the name of M/s Global Educational Trust (Regd) area measuring 24 Bigha 0 Biswa which is out of share mentioned Khewat no.142/226 Khasra No. 311(4-10) 312(6-5) 313(6-5) 314(6-5) 690(6-5) 1420/700(6-5) 1422/701(6-5) 705(6-19) 706(6-5) 707(6-5) 708(6-5) 709(8-4) 777(5-12) 778(5-13) 779(8- 8) 780(4-3) 781(0-10) 1424/782(6-4) 988(6-5) 989(6-5) 990(6-5) 992(6-5) 993(6-5) 994(7-15) 783(6-5) total 25 acre 152 Bigha 4 Biswa of which 60/3044 title deed no.8284 dated 23.10.2008 of which 480/3044 share i.e. 24 Bigha 0 Biswa. **3.** Land and Building in the name of M/s Global Educational Trust (Regd) area measuring 2 Bigha 0 Biswa which is out of 25 acre total area Khewat No. 142/226 Khasra No. 311(4-10) 312(6-5) 313(6-5) 314(6-5) 690(6-5) 1420/700(6-5) 1422/701(6-5) 705(6-19) 706(6-5) 707(6-5) 708(6-5) 709(8-4) 777(5-12) 778(5-13) 779(8-8) 780(4-3) 781(0-10) 1424/782(6-4) 988(6-5) 989(6-5) 990(6-5) 992(6-5) 993(6-5) 994(7-15) 783(6-5) 25 Acre 152 Bigha 4 Biswa of which 40/3044 share i.e.2 Bigha 0 Biswa title deed 10455 dated 12.12.2008. **4.** Land and building in the name of M/s Global Educational Trust (Regd) area measuring 2 Bigha 0 Biswa which is out of 25 Acre total area Khewat No.142/226 Khasra No.311(4-10) 312(6-5) 313(6-5) 314(6-5) 690(6-5) 1420/700(6-5) 1422/701(6-5) 705(6-19) 706(6-5) 707(6-5) 708(6-5) 709(8-4) 777(5-12) 778(5-13) 779(8-8) 780(4-3) 781(0-10) 1424/782(6-4) 988(6-5) 989(6-5) 990(6-5) 992(6-5) 993(6-5) 994(7-15) 783(6-5) 25 Acre 152 Bigha 4 Biswa of which 40/3044 share i.e. 2 Bigha 0 Biswa title deed no.13056 dated 11.02.2009. **Total land and building 31 Bigha 0 Biswa in the name of M/S Global Educational Trust situated at Village Rakhra Tehsil & Distt Patiala Punjab.**	**28.07.2026**	**21.10.2026**	**Rs. 9,49,67,674.20** (Rupees Nine Crore Forty Nine Lakh Sixty Seven Thousand Six Hundred Seventy Four and Twenty Paise only) @ 12.60 % p.a for Term Loan, 13.85 % p.a. for Overdraft & 9.75 % p.a. for FITL respectively respectively from **28.07.2026** and expenses.

DATE : 23-10-2026 **PLACE : LUDHIANA** **AUTHORISED OFFICER**

OFFICE OF THE RECOVERY OFFICER-II
DEBTS RECOVERY TRIBUNAL CHANDIGARH-(DRT 1)
2nd Floor, SCO 33-34-35, Sector-17A, Chandigarh

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.

RC/130/2025 **(THROUGH PUBLICATION)** **Dated : 31-08-2026**

PUNJAB AND SIND BANK
Versus
M/S ASEES COMMISSION AGENT

To,
(CD 1) M/S Asees Commission Agent, Near HKL Hospital Guruharsahai, Tehsil Guruharsahai District Firozpur Through Its Prop Sh. Arvinder Singh S/o Sh. Manjit Singh Firozpur, Punjab.
(CD 2) Sh. Arvinder Singh, S/o Sh. Manjit Singh, R/o Near HKL Hospital, Guruharsahai, Tehsil Guruharsahai, District Firozpur, Punjab (Proprietor Of M/S Asees Commission Agent), Firozpur, Punjab.
(CD 3) Sh. Gurpreet Singh S/o Sh. Makhan Singh, R/o Village Mahantan Wala, Tehsil Guruharsahai, District Firozpur, Punjab.
(CD 4) Sh. Kuldeep Singh S/o Sh. Baldev Singh, R/o Village Mahantan Wala, Tehsil Guruharsahai, District Firozpur, Punjab.
(CD 5) Smt. Harjinder Kaur W/o Sh.Manjit Singh, R/o Near HKL Hospital, Guruharsahai, Tehsil Guruharsahai, District Firozpur, Punjab.
(CD 6) Smt. Baljinder Kaur W/o Sh. Arvinder Singh, R/o Near HKL Hospital, Guruharsahai, Tehsil Guruharsahai, District Firozpur, Punjab.

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, **DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 1) in OA/1306/2021 an amount of Rs. 32,63,750.10** (Rupees Thirty Two Lakhs Sixty Three Thousands Seven Hundred Fifty And Paise Ten Only) along with pendentellite and future interest @ 11.10 % Compound Interest Monthly w.e.f. 22/02/2021 till realization and costs of **Rs. 35,010/-** (Rupees Thirty Five Thousands Ten Only) has become due against you (Jointly and severally/ Fully/LImited).
2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.
3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.
4. You are hereby ordered to appear before the undersigned on **30/10/2026** at 10:30 a.m. for further proceedings.
5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests as is payable for the period commencing immediately after this notice of the certificate/ execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due.
Given under my hand and the seal of the Tribunal, on this date **31.08.2026.**

Recovery Officer-2
DEBTS Recovery Tribunal Chandigarh, (DRT-1)

PUNJAB & SIND BANK

(A GOVT. OF INDIA UNDERTAKING)

BRANCH OFFICE: MODEL TOWN, LUDHIANA

Date: 23.10.2026

1. M/s Immortal Tyres Pvt. Ltd. # 247-D, Phase-VII, Focal Point, Ludhiana through its **Directors Poonamdeep Kaur and Kanwar Karanjeet Singh**;
2. Poonamdeep Kaur Director, M/s Immortal Tyres Pvt. Ltd., # 247-D, Phase-VII, Focal Point, Ludhiana.
3. Kanwar Karanjeet Singh Director, M/s Immortal Tyres Pvt. Ltd.# 247-D, Phase-VII, Focal Point, Ludhiana.
4. Legal Heirs of Late Paramjeet Singh S/o S. Kartar Singh (who was Guarantor/Mortgagor in the credit facilities of M/s Immortal Tyres Pvt. Ltd.) **(a) Poonamdeep Kaur** (Wife) **(b) Kanwar Karanjeet Singh** (Son), R/o House No. 304-R, Model Town, Ludhiana.
5. Harminder Pal Singh S/o S. Ranbir Singh R/o H.No.446-C, Urban Estate, Phase-I, Focal Point, Ludhiana.
Second Addresses:- i. Poonamdeep Kaur W/o late S. Paramjeet Singh R/o House No. 304-R, Model Town, Ludhiana. **ii. Poonamdeep Kaur** W/o late S. Paramjeet Singh R/o Flat No.1002, 10th Floor, A Spen 1, Central Greens, Pakhowal Road, Ludhiana
6. Kanwar Karanjeet Singh S/o late S. Paramjeet Singh R/o House No. 304-R, Model Town, Ludhiana, **ii.** Flat No.84, 8th Floor, Kingston Tower, Omaxe Royal Residency, Ludhiana.
7. Harminder Pal Singh S/o S. Ranbir Singh R/o Villa No. 169, Near Ireo Water Front, AIPL, Focal Point, Ludhiana.

Dear Sir/Madam,
Reg.: Notice for redemption in terms of the right vested with you under Section 13(8) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 in A/C of M/s Immortal Tyres Pvt Ltd
As you are aware that the Authorised Officer of the bank has issued a demand notice under section 13(2) of the SARFAESI ACT on **02.03.2026** as a measure for enforcement of security interest in the secured asset offered by you as security in the subject loan account.
Subsequently, the Authorised Officer while taking further measures under section 13(4) of the Act, took Physical possession on **03.09.2026** of the secured asset being

Description of the immovable property

All that part and parcel of Land/property measuring 1912 sq. yds., comprised in Khasra No. 1230/870-873, 1229/871-872, 1232/869-873, 870-874/2, Khata No. 31/39-32/40-36/44, as per Jamabandi for the Year 2009-10, vide Sale Deed bearing Wasika No. 6932 dated 22.07.2010 situated at Mundian Kalan, HB No. 179, Abadi Guru Bag Colony, Tehsil Ludhiana. **belonging to** Poonamdeep Kaur and Harminder Pal Singh`, **Property bounded as under: East:** Street - 233', **West:** Neighbour - 212', **North:** Street - 77'-10" **South:** Neighbour - 83'-10"

As you have failed to discharge your liabilities of the bank, therefore, the undersigned as authorized officer, in exercise of its power under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 has decided to sell the properties secured assets as described below through E-Auction for realization of debts due to the Bank from above mentioned Borrower & Guarantors.
Your attention is invited to the Section 13(8) of 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, in respect of the time available (i.e. 30 days), to redeem the secured assets. Kindly note that your right under section 13(8) will cease from the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured asset.

Details of Sale Notice for Sale of Immovable Property are as under:-

E-Auction Sale Notice for sale of immovable assets under the Securitization 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.

E Auction Date &Time: 27.11.2026 at 11:00 AM to 2:00 PM
Date of Inspection: 23.11.2026 between 1:00 PM to 4:00 P.M
Last Date of BID Submission: 26.11.2026 up to 4.00 PM

Name of Borrower & Guarantors	**Borrower: M/s Immortal Tyres Pvt. Ltd.** **Guarantor: 1. Poonamdeep Kaur, 2. Kanwar Karanjeet Singh, 3. Harminder Pal Singh**
Demand Notice date & Amount Account Details	**Rs. 13,56,85,283.13 (Rs. Thirteen Crore Fifty Six Lakhs Eighty Five Thousand Two hundred Eighty Three & paisa Thirteen only)** as on **28.02.2026** along with applicable future interest **w.e.f 01.03.2026 + 02% P.A** Penal Interest with monthly rests + plus other charges
Total O/s as on 30.09.2026	**Rs. 14,22,39,696.13(Rs.Fourteen Crore Twenty Two lakhs Thirty Nine Thousand Six hundread Ninety Six and Paisa Thirteen Only)**
DETAILS OF PROPERTIES	**MRP (in Lac.)**
Description of the Immovable Property: All that part and parcel of Land/property measuring 1912 sq. yds., comprised in Khasra No. 1230/870-873, 1229/871-872, 1232/869-873, 870-874/2, Khata No. 31/39-32/40-36/44, as per Jamabandi for the Year 2009-10, vide Sale Deed bearing Wasika No. 6932 dated 22.07.2010 situated at Mundian Kalan, HB No. 179, Abadi Guru Bag Colony, Tehsil Ludhiana.belonging to addressee no.2 and 5 i.e. Poonamdeep Kaur and Harminder Pal Singh	**Rs. 893.86**

AUTHORIZED OFFICER

Central Bank of India

Regional Office : K.p. Complex, Near Hotel Park Plaza, Ludhiana - 141001

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES
ON 30.11.2026 UPTO 11:00 TO 04:00 PM

LAST DATE AND TIME OF SUBMISSION FOR EMD & DOCUMENTS ON OR BEFORE CLOSE OF E-AUCTION
(it may take 2-3 working days for approval of document)

E auction Sale Notice for sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assests and Enforcement of Security Interest Act 2002 read with provision to Rule 8 (6) & 6(2) 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 immovable/Movable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Central Bank of India, will be sold on **"As is where is", "As is what is", and "Whatever there is basis".**

Sr. No.	Name of the Branch / Account/Gurarantor	DESCRIPTION OF MOVABLE/IMMOVABLE PROPERTIES Details of Property/ies Secured Assets	Demand Notice Date Outstanding Dues Possession Type	Reserve Price Earnest Money Deposit Bid Increase Amt.
1.	**B/O: MCB, LUDHIANA** 1) M/s Allied Marketing, BXVI-19/20, G. T. Road, Near Ramgarhia Gurudwara, Millerganj, Ludhiana(PB.) - 141003, **2) Mrs. Deepkiran Bedi** W/o Mr. Gauravbir Singh Bedi, BXVI-19/20, G. T. Road, Near Ramgarhia Gurudwara, Millerganj, Ludhiana(PB.) - 141003, **3) Mr. Gauravbir Singh Bedi** S/o Mr. Daljit Singh Bedi (Guarantor) H No- BX-1/1, South City, Near Mahal Hospital, Shaheed Sukhdev Nagar, Ayali Khurd, Ayali Kalan, Ludhiana (PB.) - 142027, **4) Mrs. Ramesh Rani** W/o Mr. Janak Raj (Guarantor) H No - B2/1303, Bali Ram Chowk, Chhawani Mohalla, Bagga Kalan, Ludhiana(PB.) - 141008, **5) Mrs. Geeta Rani** Alias Geeta Dhawan W/o Mr. Varinder Kumar (Guarantor) H No - 7200/51, St No 2, Near Lajwanti School, Bawa Colony, Durgapuri, Haibowal Kalan, Ludhiana (PB.) - 141001	**Property 1:** Property Plot No 45, Measuring 332 Sq. Yards Comprised in Khata No : 481/520, 480/519, 484/523, 485/524, 486/525, 488/527, 489/528, 490/529, 491/530 Khasra No. 388, 389, 390, 391, 392, 393, 394, 396/3, 397, 398, 399/1, 395/2, 396/2, 399/2, 400 as per jamabandi for the year 2015-16 situated at Village Jhande, HB No 293, Abadi Known as Jhande, Tehsil and District Ludhiana as per sale deed bearing Wasika No 1399 Registered on 27.04.2012 on the name of Mrs.Deepkiran Bedi w/o Mr. Gauravbir Bedi	**10.07.2026** **Rs. 6,43,06,841.91 as on 16.10.2026 plus interest & charges etc. thereon.** **Symbolic Possession**	**Rs. 68,48,000/-** **Rs. 6,84,800/-** **Rs. 1,00,000/-**
		Property 2: Property Measuring 200 Sq. Yards Comprised in Khata No : 976/1228 Khasra No. 1830, 1833, 1834, 1835 as per jamabandi for the year 2014-15 situated at Village Daad, HB No 279, Tehsil and District Ludhiana as per sale deed bearing Wasika No 17772 Registered on 27.02.2013 on the name of Mrs. Deepkiran Bedi W/o Mr. Gauravbir Singh Bedi.		**Rs. 39,60,000/-** **Rs. 3,96,000/-** **Rs. 1,00,000/-**
		Property 3: Property No. 51, Measuring 126 Sq. Yards Comprised in Khata No : 1981/2202, 264/269 Khasra No. 13//19/1, 12/1/2, 13, 18 as per jamabandi for the year 2011-12 situated at Village Haibowal Kalan, Durga Puri, HB No 102, Tehsil and District Ludhiana as per sale deed bearing Wasika No 21240 Registered on 28.12.2006 on the name of Mrs. Ramesh Rani W/o Mr. Janak Raj and Mrs. Geeta Rani W/o Mr. Varinder Kumar.		**Rs. 64,96,000/-** **Rs. 6,49,600/-** **Rs. 1,00,000/-**
		Property 4: Property Plot No Measuring 2992 Sq. Yards Comprised in Khata No : 354/413, 355/414, 389/458 Khasra No. 6163, 7283/6164, 6170 as per jamabandi for the year 2017-18 situated at Village Mansuran, HB No 290, Tehsil and District Ludhiana as per sale deed bearing Wasika No. 2018-19/103/1/1017 Registered on 21.08.2018 on the name of Mr. Gauravbir Singh Bedi S/o Mr. Daljit Singh Bedi.		**Rs. 1,91,30,000/-** **Rs. 19,13,000/-** **Rs. 1,00,000/-**

TERMS AND CONDITIONS: The E-Auction is being held on **"As is where is", "As is what is", and "Whatever there is basis". 1.** To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/rights/dues/effecting the property, prior to submitting their bid, **2.**Bidders has to complete following formalities well in advance:- **Step 1: Bidder/ Purchaser Registration;** Bidder to register on e-Auction portal **https://baanknet.com** using his mobile number and Email-ID. **Step 2: KYC Verification:** Bidder to upload requisite KYC documents, KYC shall be verified by e-auction service provider, **Step 3: Transfer of EMD amount to his Global EMD Wallet:** Online/ off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal. **Step 1 to Step 3** should be completed by bidder well in advance, before e-Auction date. Copy of proof of address; without which the bid is liable to rejected. **Uploading scanned copy of annexure-II & III (mentioned in the tender notice) after duly filled up & signing 3. For detailed Terms & Conditions of E-Auction, Please refer the link https://baanknet.com & Secured Creditor's website i.e. https://centralbank.bank.in/ before submitting their bids and taking part in the E-Auction.**
Note: The Inspection of Properties put on auction will be permitted to interested bidders during working days between 11:00 AM to 04:00 PM with prior appointment and consultation with the branch Manager/Authorised Officer.

STATUARY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

DATE : 23.10.2026 **PLACE : LUDHIANA** **AUTHORISED OFFICER, CENTRAL BANK OF INDIA**