

ALROX ABRASIVES LIMITED
 Regd. Office: 4, Scindia House, New Delhi-110001
 Corp Office: 7F-7H (7th Floor), Hansalaya Building, 15, Barakhamba Road, New Delhi 110001
 E-mail: scml@dalmiadehi.com, alrox@dalmiadehi.com
 Website: www.alrox.com
 Phone: 011-45685625, 011-41070069
 CIN: L74899DL1944PLC00759

NOTICE

The 82nd Annual General Meeting (AGM) of the Company will be held on Wednesday, September 30, 2026 at 11.00 a.m. at meeting room, 7F-7H (7th Floor), Hansalaya Building, 15, Barakhamba Road, New Delhi 110001.

The Register of Members and Share Transfer books of Equity Shares of the Company will remain closed from Wednesday, September 23, 2026 to Wednesday, September 30, 2026 (both days inclusive).

Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is offering to its Members facility to exercise their right to vote on resolutions proposed to be passed at the AGM by electronic means and the member may cast their votes using an electronic voting system from a place other than the venue of the meeting (remote e-voting). Notice for the Meeting and Annual Report F.Y. 2025-26alongwithremote e-voting details has been dispatched to the members in the permitted/requested mode. This communication and Notice of the meeting are also available on the website of the Company at www.alrox.com and on the website of RTA at <https://evoting.kfintech.com>.

The Company has engaged the services of KFin Technologies Limited as the Authorized Agency to provide remote e-voting facility. The remote e-voting facility shall commence on September 27, 2026 from 9.00 a.m. (IST) and end on September 29, 2026 at 5.00 p.m. (IST). The remote e-voting shall not be allowed beyond the said date and time.

A person, whose name appears in the register of Members/Beneficial owners as on the cut-off date i.e. September 23, 2026 only shall be entitled to avail the facility of remote e-voting as well as voting at the meeting. Any person who becomes member of the Company after dispatch of the Notice of the meeting and holding shares as of the cut-off date i.e. September 23, 2026, may obtain the User ID and Password by sending a request at Einward.ris@kfintech.com or contact at 18003094001.

The members who have cast their vote by remote e-voting may attend the meeting but shall not be entitled to cast their vote again. Only those Members' shareholders, who will be present in the AGM and have not casted their vote on the Resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote at the Meeting.

In case of any queries / grievances relating to voting by electronic means, the Members/ Beneficial owners may contact at the following address:

Mr. N Shyam Kumar, Sr. Manager, KFin Technologies Limited, Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Nanakramguda, Hyderabad-500032, Phone No. 18003094001; e-mail: Einward.ris@kfintech.com.

Place: New Delhi
 Date: 05th September, 2026

For Alirox Abrasives Limited
 (Sonal Popli)
 Company Secretary
 Membership No: 444167

PHOENIX INTERNATIONAL LIMITED
 CIN: L74899DL1987PLC030092
 Regd. Office: 3rd Floor Gopala Tower 25 Rajendra Place New Delhi-110008
 Ph: (91-11) 2574 7696, 2575 1934/35/36 Fax No.: (91-11) 2575 1937/38
 Website: www.phoenixindia.com; Email: compliance@phoenixindia.com

- NOTICE OF 39TH ANNUAL GENERAL MEETING**
1. Notice is hereby given that the 39th Annual General Meeting ("AGM") of Phoenix International Limited (the "Company") is scheduled to be held on Wednesday, the 30th September, 2026 at 01:00 P.M. (IST) through Video Conferencing ("VC") Other Audio Visual Means ("OAVM") in compliance with the relevant Circulars issued by the Ministry of Corporate Affairs and Securities and Exchange Board of India ("Circulars") and in compliance with the provisions of the Companies Act, 2013 (the "Act"), Secretarial Standard-2 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), without the physical presence of the members to transact the Ordinary and Special Business as set out in the AGM Notice.
- In compliance with the above circulars, electronic copies of the Notice of the AGM along with the Annual Report for the Financial Year 2025-2026 has been sent through e-mail to all the members whose email addresses are registered with the Company or with their respective Depositories/ Depository Participants and MAS Services Limited (the "Registrar"). The emailing of all Notices along with the Annual Report has been completed on Saturday, 05th September, 2026.
2. In terms of Section 108 of the Act, read with the Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the SEBI Listing Regulations, the Company is pleased to provide its members with the remote e-voting facility to cast their vote electronically on the Resolution(s) mentioned in the AGM notice using electronic voting platform provided by the Registrar. The Board has appointed Anant & Co, Chartered Accountants as scrutineer for scrutinizing the e-voting process in a fair and transparent manner. The members may note the following:
- Members holding shares as on the cut-off date i.e. 23rd September, 2026 may cast their vote electronically on business as set out in AGM Notice through such remote e-voting.
 - Any person, who acquires shares and becomes a member of the Company after sending the Notice and holding shares as on the cut-off date i.e. 23rd September, 2026, may obtain the login ID and password by sending a request to Registrar. However, if you are already registered with the Registrar for remote e-voting then you can use your existing User ID and password for casting your vote.
 - The remote e-voting period begins at 09:00 A.M. (IST), on Sunday, the 27th September, 2026 and will end at 05:00 P.M. (IST) on Tuesday, the 29th September, 2026. The remote e-voting shall not be allowed beyond the said date and time and the remote e-voting module shall be disabled by the Registrar for voting thereafter.
 - Any person whose name is recorded in the Register of Members or in the Register of Beneficial Owner maintained by the Depository as on cut-off date, shall be entitled to avail the facility of remote e-voting, participating in AGM through VCO/AVM and e-voting at the AGM.
 - Members who have already cast their vote through remote e-voting, prior to the AGM, will be eligible to attend/ participate in the AGM. However, they will not be eligible to vote again during the meeting.
 - Members may note that the Notice of AGM and the Annual Report for Financial Year 2025-2026 are also available on the Company's website www.phoenixindia.com (click of Investor Relation then on Annual Report) as well as on the website of BSE Limited at www.bseindia.com.
 - In case members have any queries regarding e-voting/ attending the meeting through VC. Please contact Mr. Sharwan Mangla General Manager, T-34, 2nd Floor, Block T Okhla Industrial Estate Phase 2 Road, New Delhi- 110020, e-mail: Info@masservs.com, contact no +91 11 2638 7231/82/83.

Members are requested to carefully read all the Notes as set out in the Notice of the AGM and in particular, instructions for joining the AGM and manner of casting vote through Remote e-voting or e-voting facility during the AGM.

By order of the Board of Directors
 For Phoenix International Limited
 Narendra Kumar Makkar
 Date: 6th September, 2026
 Place: New Delhi
 Company Secretary & Compliance Officer

MENTOR HOME LOANS INDIA LTD
 CIN U67120RJ1995PLC009580
 Regd. Office: Mentor House, Govind Marg, Sethi Colony, Jalpur Rajasthan -302004
 Phone: 0141 261 1999/Email: compliance@mentorloans.co.in | Website: www.mentorloans.co.in

NOTICE OF THE 31st ANNUAL GENERAL MEETING(AGM), AND INFORMATION ABOUT REMOTE E-VOTING

NOTICE is hereby given that the 31st Annual General Meeting (AGM) of the Company will be held on Wednesday, 30th September, 2026 at 03:00 P.M. (IST) through Video Conferencing ("VC") Other Audio Visual Means ("OAVM") Facility to transact the Business, as set out in the Notice of the 31st AGM, in compliance with the applicable provisions of the Companies Act, 2013 and Rules framed thereunder read with MCA vide its General Circular No. 03/2025 dated 22nd September, 2025, General Circular No. 09/2024 dated 19th September, 2024, General Circular No. 09/2023 dated 25th September, 2023, General Circular No. 10/2022 dated 28th December, 2022 and General Circular No. 02/2022 dated 05th May, 2022 read with General Circular No. 21/2021 dated 14th December, 2021, General Circular No. 19/2021 dated 8th December, 2021, Circular No. 02/2021 dated 13th January, 2021 and General Circular No. 20/2020 dated 5th May, 2020 respectively.

In compliance with the Circulars of MCA, electronic notice of AGM and Annual Report of the Company for the financial year 2025-26 have been sent to all the members on 6th September, 2026 whose email IDs were registered with the Company/Depository Participant(s). These documents are also available on the website of the company at www.mentorloans.co.in and in CDSL at www.evotingindia.com.

Pursuant to Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and MCA Circulars, the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. The business may be transacted through voting by electronic means, and for this purpose, the Company has engaged services of Central Depository Services (India) Limited ("CDSL").

The remote e-voting period begins on Friday, 25th September, 2026, at 9:00 A.M. and will end on Tuesday, 29th September, 2026 at 5:00 P.M. The remote e-voting shall not be allowed beyond the said date and time and shall be disabled thereafter. Those Members, who shall be present in the AGM through VCO/AVM facility and had not cast their votes on the Resolutions through remote e-voting, shall be eligible to vote through e-voting system during the AGM. A member may participate in the general meeting even after exercising his right to vote through remote e-voting but shall not be allowed to vote again in the meeting. A person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e. 23rd September, 2026 only shall be entitled to avail the facility of remote e-voting as well as e-voting in the Annual General Meeting. Any member who is not a Member as on the cut-off date should treat this Notice for information purposes only.

Members may access the CDSL e-voting system at the web link: <https://www.evotingindia.com> under shareholders/members login. The same link is valid for joining the AGM on the meeting day. The detailed instructions for the remote e-voting process, joining the AGM and e-voting during the AGM as also for the members who are holding shares in physical form or whose e-mail IDs are not registered with the company/depositories are given in the Notice of the AGM. The attendance of Members attending the AGM through VCO/AVM will be counted for the purpose of reckoning the quorum under Section 103 of the Act.

Persons who have acquired shares and become members of the Company after the dispatch of Notice and who are eligible shareholders as on the cut-off date i.e., Wednesday, 23rd September, 2026, such person may obtain the user ID and password from CDSL by email request on helpdesk.evoting@cdslindia.com.

Members are permitted to join the AGM through VCO/AVM, 15 minutes before and after the scheduled time of commencement of AGM and during the AGM through the facility provided by Central Depository Services (India) Ltd (CDSL) at www.evotingindia.com by using the login credentials and selecting the EVSN for the Company's AGM.

Those members who are holding shares in physical form or whose e-mail IDs are not registered with the company/depositories, are requested to send required details and documents for obtaining login credentials for e-voting/ following instructions below:

- For Physical shareholders- The members are requested to provide details such as Name, Folio Number, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) mobile number and a mail id and also upload scanned copy of the image of share certificate(front and back) by sending an e-mail to Company at compliance@mentorloans.co.in
- For Demat shareholders- The members are requested to provide Demat account details (CDSL-16 digit beneficiary ID or NSDL-16 digit DPID + CLID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to Company at compliance@mentorloans.co.in and/or Please contact your Depository Participant (DP) and register your email address in your demat account, as per the process advised by your DP.

The Company has appointed Akshit Kumar Jangid, Practicing Company Secretary (Partner of Panchaa & Co.) (Membership No. FCS 11285, CP: 16390), as Scrutinizer to conduct remote e-voting and e-voting process during the AGM in a fair and transparent manner.

The Results of voting will be declared within 48 hours from the conclusion of the AGM. The results declared along with the Consolidated Scrutinizer's Report shall be placed on the website of the Company i.e. www.mentorloans.co.in and on the website of CDSL i.e. <https://www.evotingindia.com>.

In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or email to helpdesk.evoting@cdslindia.com or contact Mr. Rakesh Dalmi, AVP (CDSL), Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurus, Mafatla Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or call on 1800 21 09911. Members may also write to the Company Secretary at the Company's e-mail address compliance@mentorloans.co.in.

By order of the Board
 For Mentor Home Loans India Limited
 Sd/-
 Rohit Jain
 Company Secretary
 (A-47662)
 Date: 7th September, 2026

THE BUSINESS DAILY
 FOR DAILY BUSINESS

"IMPORTANT"

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MAHAMAYA LIFESCIENCES LIMITED
 CIN: L24233DL2002PLC151261
 Registered Office: Unit No: DPT-033, Ground Floor, Plot No. 79-80, DLF Prime Tower, F-Block, Okhla Phase-I, New Delhi, 110020, India
 Corporate Office: 369, 370, 370A, 370B, 3rd Floor, Tower-B1, Spaze ITech Park, Sector-49, Gurugram-122001, Haryana, India
 Email: cs@mahamayalifesciences.com ; Website: www.mahamayalifesciences.com
 Phone No.: 0124-4301988/01410143043/37988

NOTICE TO THE MEMBERS FOR THE 24TH ANNUAL GENERAL MEETING ("AGM")

NOTICE is hereby given that the 24th AGM of the Company will be held on September 29, 2026 at 11:00 A.M. through Video Conferencing ("VC") Other Audio Visual Means ("OAVM") facility, as per the provisions of the Companies Act, 2013 ("Act") and Rules framed thereunder and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") read with Ministry of Corporate Affairs ("MCA") Circular No. 20/2020 dated 5th May 2020, and subsequent circulars issued in this regard, latest one being General Circular No. 03/2025 dated September 22, 2025, and Circular No. SEBI/HO/CFD/CFD-PoD-2/PICR/2024/133 dated October 3, 2024 and Master Circular HO/49/14/14/7/2025-CFD-PoD2/13762/2026 dated January 30, 2026, issued by the Securities and Exchange Board of India ("SEBI") and other applicable circulars issued in this regard, to transact the business that will be set forth in the Notice of the meeting.

In compliance with the relevant SEBI and MCA Circulars, the Notice of the 24th AGM and Annual Report of the Company for the Financial Year ended on March 31, 2026, along with the login details for joining the 24th AGM through VCO/AVM facility including e-voting will be sent only by e-mail to all those Members, whose e-mail addresses are already registered with the Company or the Registrar and Share Transfer Agent ("RTA") or with their respective Depository Participants ("DP"). Please note that the requirement of sending physical copies of the Notice of the 24th AGM and Annual Report to the Members has been dispensed with vide applicable MCA Circular(s) and SEBI Circular(s). Members can join and participate in the 24th AGM through VCO/AVM facility only. The instructions for joining the AGM are provided in the Notice. Members participating through VCO/AVM facility shall be counted for the purpose of reckoning the quorum under Section 103 of the Act. The Notice of the 24th AGM and the Annual Report will also be made available on the Company's website (www.mahamayalifesciences.com) and Stock Exchange website (www.bseindia.com), and on the website of Central Depository Services (India) Limited ("CDSL") (www.evotingindia.com). Additionally, in accordance with Regulation 36(1) (b) of the Listing Regulations, the Company is also sending a letter to shareholders whose e-mail addresses are not registered with Company/RTA/DP providing the web link of the Company's website from where the Annual Report for FY 2025-26 can be accessed. The physical copy of the notice and/or the Annual Report shall be made available to the Member(s) who may request the same.

The Company is providing remote e-voting (prior to AGM) and e-voting (during the AGM) facility to all its Members to cast their votes on all the resolutions set out in the Notice of the 24th AGM. Detailed instructions for remote e-voting are provided in the said Notice. The facility of casting the votes by the members ("e-voting") will be provided by CDSL. The remote e-voting period commences on Saturday, September 26, 2026 (10:00 A.M. IST) and ends on Monday, September 28, 2026 (05:00 P.M. IST). During this period, members of the Company, holding shares in dematerialized form, as on the cut-off date of Wednesday, September 23, 2026, may cast their vote by remote e-voting or by e-voting at the time of AGM.

Members holding shares in dematerialized form are requested to register or update their email address and bank account details directly with their respective Depository Participant, in accordance with the procedure prescribed by such Depository Participant.

Any person who acquires shares and becomes a Member of the Company after the date of electronic dispatch of the Notice of the 24th AGM and holding shares as on the cut-off date i.e. of September 23, 2026, may obtain the Login ID and Password by following the instructions as mentioned in the Notice of the 24th AGM or by sending a request at helpdesk.evoting@cdslindia.com.

If you have any queries or issues regarding attending the AGM & e-voting from the e-Voting System, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdslindia.com or call toll free no. 1800225533.

For Mahamaya Lifesciences Limited
 Sd/-
 Kush Mishra
 Company Secretary and Compliance Officer
 M.No.: 62001
 Date: September 07, 2026
 Place: Gurugram

Phoenix ARC Limited
 Regd. Office: 3rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra - 400057, Tel:022- 6849 2450, Fax:022- 6741 2313
 CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in

ONLINE E – AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to **Phoenix ARC Limited** (Formerly known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY19-10 (Phoenix) (pursuant to assignment of debt by various Banks mentioned below (Assignor Banks) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on "AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS" condition, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc, as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website <https://www.bankauctions.com> as per the details given below:

Name of Borrower	Mr. Atar Singh 12/4 Q, Hanuman Nagar, Yamuna Bridge , Agra -282004,UP Also At: 21, Gata No. 2475, Ram Bagh, Shivpriya Complex, Agra- 282006,UP 1 Mr. Kalish Chand (S/O Mr. Atar Singh) 12/4 Q, Hanuman Nagar, Yamuna Bridge , Agra - 282004,UP Also At: 21, Gata No. 2475, Ram Bagh, Shivpriya Complex, Agra- 282006,UP 2 Mrs. Shakuntala Devi (W/O Mr. Atar Singh) 12/4 Q, Hanuman Nagar, Yamuna Bridge , Agra- 282004,UP Also At: 21, Gata No. 2475, Ram Bagh, Shivpriya Complex, Agra- 282006,UP
Name of Co-Borrower	
Details of Assignment	Assignor – Kavya Financial Services Limited Date of Assignment – 28/09/2018 Amount Due as per the Demand Notice dated 06-04-2021 Rs.41,97,734/- (Rupees Forty One Lacs Ninety Seven Thousand Seven Hundred and Thirty Four Only) along with Future interest cost charges and etc as per contractual rates Amount Due as on 01-09-2026 Rs. 78,42,532/- (Rupees Seventy Eight Lacs Forty Two Thousand Five Hundred and Thirty Two Only)
Description of Immovable Properties:	All that Piece and Parcel of Property bearing Shop No-21, Basement, Measuring Area 40.06 Sq. Mtrs. Situated At Shiv Priya Complex, Trans Yamuna Colony, Agra.
Possession details	Phoenix ARC has taken possession of the above-named property as per provisions of SARFAESI Act, 2002 on 09-06-2023
Date Time of Inspection of Property	On request
Reserve Price	20,00,271/- (Rupees Twenty Lac Two Thousand and Seventy One Only)
Earnest Money Deposit	2,00,027/- (Rupees Two Lac and Twenty Seven Only)
EMD Remittance details:	Bank Account – "PHOENIX TRUST-FY19-10" Account No: 131294684; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Incremental Value	Rs. 25,000/- (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	22/09/2026 (Tuesday) on or before 05:00 pm
Date & Time of E-Auction	23/09/2026 (Wednesday) 1:00 am to 01:00 pm
Link for Tender documents of the property:	https://phoenixarc.co.in?p=7518

Terms and Conditions of E-Auction

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website <https://www.bankauctions.com> M/s. C1 India Private Limited is the service provider to arrange platform for e-auction. 2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form. 3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/selfs. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. 4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C.1 India Private Limited, Contact Number: +91-124-403020/2021/2022/2023/2024, +91-886682937, Email ID: support@bankauctions.com; maharashtra@c1india.com. 5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form. 6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition. 7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.bankauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document or before the Last date for submission of EMD as mentioned above. Intending purchasers/bidders are required to submit EMDs for the property detailed herein above. 9. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec 29(A) of Insolvency and Bankruptcy Code 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected. 10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. 11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest. 12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. 13. For inspection of the property/s or more information, the prospective bidders may contact Mr. Mahesh Malunjar/ M/s. Subhasree Khadhar at following email address mahe@m.phoenixarc.co.in | Subhasree.khadhar@phoenixarc.in (email) or on +91-09920381684/+91-8902632428 (mobile). 14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-poned the auction without assigning any reason thereof and without any prior notice. 15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/favour as per the applicable law. 16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. 17. The successful purchaser/bidder shall be solely responsible for any cost/ expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour. 18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (b) of the Security Interest (Enforcement) Rules, 2002, about the holding of the above-mentioned auction sale. 19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission. 21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Date: Agra
 Place : 07/09/2026
 Sd/- Authorised Officer
 Phoenix ARC Limited
 (Trustee of Phoenix Trust-FY19-10)

APPENDIX IV-A - E-AUCTION-PUBLIC SALE NOTICE 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 PROVISIONS OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
 Purs. Sec-29 of the Insolvency and Bankruptcy Code, 2016. Read with Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
 B.O.RUDRAPUR: 1st Floor C-51, Nanital Road, Rudrapur, District U.S Nagar, Uttarakhand -261513.

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-B mortgaged/charged to the Secured Creditor, the possession of which has been transferred to the Authorised Officer of M/s Phoenix Housing Finance Limited Secured Creditor, will be sold on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to the borrower(s)/mortgagor(s)/Legal Heir, Legal Representative, (whether known or unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s)/mortgagor(s)/deceased), or the case may be indicated in Column no-B and e-auction will be conducted on the date and time as mentioned in Column no-C. For detailed terms and conditions of the sale, please refer to the link provided in M/s Phoenix Housing Finance Limited/secured creditor's website i.e. www.bankauctions.com.

Sl. No.	Name of the Borrower	Amount to be realised	Property description	Area	Estimate	Reserve Price	Date of Auction	Time	Location	Remarks
1	HOU/RUD/1123/1179214	Rs. 19,44,799.92	Physical	Khanna No 136/21, Plot No 211	15.57,000	1,55,700	23/09/2026	12:00 PM	136/21-2026	Known
2	NHL/RUD/0124/708432	Rs. 19,44,799.92	Physical	Khanna No 136/21, Plot No 211	15.57,000	1,55,700	23/09/2026	12:00 PM	136/21-2026	Known
3	HOU/RUD/1123/1179530	Rs. 22,31,111.11	Physical	Khanna No 136/21, Plot No 212	15.57,000	1,55,700	23/09/2026	12:00 PM	136/21-2026	Known
4	NHL/RUD/0124/708433	Rs. 22,31,111.11	Physical	Khanna No 136/21, Plot No 212	15.57,000	1,55,700	23/09/2026	12:00 PM	136/21-2026	Known

* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. * To the best knowledge and information of the authorized officer of Phoenix Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable secured assets except what is disclosed in the Column No. A. Further such encumbrances to be collected prior to the successful purchaser/bidder at his/her cost. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no order restraining and/or court injunction Order of PNBFI, the authorized officer of PNBFI, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-A (2). The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the file of the documents of the title pertaining therein available with the PNBFI, and satisfy themselves in all respects prior to submitting tender/bid application form or making offer(s). The bidder/s has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002, the bidder/s the purchaser is legally bound to deposit 25% of the amount of sale price (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of the bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 8(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount shall be paid by the purchaser within 15 days from the date of the successful completion of the sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/amount shall be sold as per the provisions of Section 44 of the Insolvency and Bankruptcy Code, 2016. The authorized officer will be assisting the Authorised officer in conducting sale through an e-auction platform at Plot No. 86, 2nd Floor, Sector 49, Gurugram, Haryana 122003 Website: www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for authorization, you have to co-ordinate with Rohit Prakash, Toll Free No. 1800 21 09911, E-Mail: auction@phoenixarc.co.in or refer to www.bankauctions.com for registration.

PLACE : RUDRAPUR DATE : 07.09.