

## UNIVERSAL OFFICE AUTOMATION LIMITED

CIN: L34300DL1991PLC044365

Registered Office: 806, Sidharth, 96, Nehru Place,

New Delhi – 110019, India; 011- 26444812

[www.uniofficeautomation.com](http://www.uniofficeautomation.com) | [UOALInvestors@hclgroup.in](mailto:UOALInvestors@hclgroup.in)

**17 December 2025**

To,  
BSE Limited  
Phirojze Jeejeebhoy Towers  
Dalal Street, Mumbai - 400 001

**BSE Scrip Code: 523519**

**BSE Symbol: UNIOFFICE**

Dear Sir/ Madam,

**Sub: Opening of Special Window for re-lodgement of transfer requests of physical shares.**

**Ref: SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated 2 July 2025 ("SEBI Circular")**

Further to our announcement letter dated 27<sup>th</sup> August, 2025, 31<sup>st</sup> October, 2025 and as part of ongoing bi-monthly communications, shareholders are again informed that in term of SEBI circular no. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/ 2025/97 dated July 2, 2025, a Special Window has been opened for re-lodgement of transfer deeds, which were lodged prior to the deadline of 1st April 2019 and rejected / returned / not attended due to deficiency in the documents / process or otherwise. The re-lodgement window shall remain open for a period of six months i.e. from 7 July 2025 till 6 January 2026.

During this period, the securities that are re-lodged for transfer (including those requests that are pending with the listed Company / Registrar and Transfer Agent ("RTA"), as on date) shall be issued only in demat mode. Due process shall be followed for such transfer-cum-demat requests.

Eligible shareholders are requested to contact the Company's RTA i.e. Skyline Financial Services Pvt. Ltd, D153A, 1st Floor, Okhla Industrial Area, Phase-1, New Delhi – 110020, Contact no. 011-26812682, 40450193 to 97, E-mail: ID [admin@skylinerta.com](mailto:admin@skylinerta.com) / [parveen@skylinerta.com](mailto:parveen@skylinerta.com) OR contact the Company at its e-mail ID [UOALInvestors@hclgroup.in](mailto:UOALInvestors@hclgroup.in) for further assistance.

Please find enclosed copies of the newspaper publication dated 16th December 2025, published in the Financial Express and Jansatta pertaining to the notice issued to the eligible members pursuant to SEBI Circular, regarding opening of a special window till January 06, 2026, for re-lodgement of transfer requests of physical shares.

The aforesaid information is also being made available on the website of the Company at [www.uniofficeautomation.com](http://www.uniofficeautomation.com)

You are requested to kindly take the above information on your record.

Thanking You,  
For **Universal Office Automation Limited**

**Jasbir Singh Marjara**  
**Company Secretary & Compliance Officer**



**AGRIBIO SPIRITS LIMITED**  
Reg. Office: 111, Signature Tower, DC-2 Lal Kothi Scheme, Tonk Road, Jaipur, Rajasthan, India, 302015 • Ph. No. 9141 4006154/5 • Email: info@agribio.co.in  
Website: www.agribiospirits.co.in • CIN: L11010RJ1975PLC045573

**SPECIAL WINDOW FOR RE-LODGE OF TRANSFER REQUESTS OF PHYSICAL SHARES**

Pursuant to SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025, notice is hereby given to all the shareholders that of Agribio Spirits Limited are hereby informed that a special window has been opened from 7<sup>th</sup> July, 2025 to 6<sup>th</sup> January, 2026, for re-lodgement of transfer requests of physical shares.

Shareholders are to note that this window is only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 1, 2019 for transfer of physical shares and rejected/ returned/not attended to due to deficiency in the documents/process/or otherwise.

Shareholders who wish to avail the opportunity are requested to contact our Registrar and Share Transfer Agent, Niche Technologies Private Limited, at nichetech@nichetechpl.com; Contact number: (033) 2280 6616 / 17 / 18, Unit: Agribio Spirits Limited, 3A Auckland Place, 7th Floor, Room No. 7A & 7B, Kolkata 700 017.

For Agribio Spirits Limited  
Sd/-  
RATAN SINGH  
(MANAGING DIRECTOR)  
DIN: 06818520

Place: Jaipur  
Date: 15<sup>th</sup> December, 2025

**केनरा बैंक Canara Bank**  
Branch Office -  
**PUNHANA HODAL ROAD**

**POSSESSION NOTICE [SECTION 13(4)] (For Immovable Property)**

Whereas, The undersigned being the Authorised Officer of the Canara Bank under Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) (hereinafter referred to as "the Act") and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 29.09.2025 calling upon the borrower M/S Bansal Metal (Prop Firm) Hodal Punhana Road, Gheeda Mod, Punhana, Mewat, Haryana - 122508, Smt. Soniya W/O Deepak (Proprietor) Ward No 6, Near Water Tank, Laxmi Nagar, Punhana, Mewat, Haryana-122508, Sh. Deepak Kumar (Guarantor) S/O Sh. Rajender Kumar Ward No 6, Near Water Tank, Laxmi Nagar, Punhana, Mewat, Haryana-122508 to repay the amount mentioned in the notice, being Rs. 18,75,755.77 (Rupees Eighteen Lakh Seventy Seven Thousand Seven Hundred Fifty Five and Paise Seventy Seven Only) with interest thereon within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him / her under section 13 (4) of the said Act, read with Rule 8 & 9 of the said Rule on this 11TH day of December of the year 2025. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Canara Bank for an amount of Rs. 18,75,755.77 (Rupees Eighteen Lakh Seventy Seven Thousand Seven Hundred Fifty Five and Paise Seventy Seven Only) with interest thereon. The borrower's attention is invited to the provisions of Section 13 (8) of the Act, in respect of time available, to redeem the secured assets.

**Description of the Immovable Property**  
Commercial building G+2 storied measuring 44.44 Sq Yds i.e. 37.16 Sq Mtr situated at ward no. 9, Village Nakanpur, Tehsil-Punhana, Mewat-122508. Boundaries of the property: North: Punjabi Barat Ghar. South: Punhana-Bass Dalia Rasta. East: Others property. West: Others property.

Date: 11.12.2025 Place: Gurgaon Authorized Officer, Canara Bank

**POSSESSION NOTICE**

Whereas, the authorized officer of Jana Small Finance Bank Limited under the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s) Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the date of receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (In Rs.) as on	Date/ Time & Type of Possession
1	31289440000512 & 31289440000195	1) M/s. Bhati Cloth House represented by its Proprietor Mr. Chaman, 2) Mr. Chaman (Borrower), 3) Mr. Jagdish Fateh (Guarantor) 4) Mr. Nakul (Guarantor)	22.09.2025 Rs. 29,76,756/- (Rupees Twenty Nine Lakh Seventy Six Thousand Seven Hundred and Fifty Six Only) as on 21-09-2025	11.12.2025 Time: 12:48 P.M. Symbolic Possession

**Description of Secured Asset:** Khewat/Khata No.752/1055, Mu. No. 88, Kila No. 22/11, 22/13, 22/21/0, 22/21/1, 19, 119, Kila No. 22/2, 22/4, 23/2, Mu. No. 129, Kila No. 2/2, 9/2, 12/2, Situated At Village Chhainsa Sub Tehsil Moha Distt. Faridabad, Haryana. Owned by Mr. Jagdish, S/o Mr. Fateh Singh.

Whereas the Borrower/s Co-Borrower/s Guarantor/s Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrower/s mentioned herein above in particular and to the Public in general that the authorised officer of Jana Small Finance Bank Limited has taken possession of the properties/ secured assets described herein above in exercise of powers conferred on him under Section 13(4) of the said act read with Rule 8 of the said rules on the dates mentioned above. The Borrower/s Co-Borrower/s Guarantor/s Mortgagors mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured assets will be subject to the charge of Jana Small Finance Bank Limited.

Date: Delhi NCR Sd/- Authorised Officer,  
Date: 16.12.2025 For Jana Small Finance Bank Limited

**JANA SMALL FINANCE BANK (A Scheduled Commercial Bank)**  
Registered Office: The Fairway, Ground & First Floor, Survey No. 10/1, 11/2 & 12/2B, Off Dowlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Branch Office: 16/12, 2nd Floor, W.E.A, Arya Samaj Road, Karol Bagh, New Delhi-110005.

**UMMEED HOUSING FINANCE PVT. LTD**  
CIN: U64990HR2016PT0057984  
Regd. Off.: 2009-14, 20th Floor, Magnum Global Park, Golf Course Extn. Road, Sector 58, Gurugram-122011

**SUBSEQUENT SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

This is to inform you all that refer to our earlier sale by public auction notice dated 07.11.2025 which was scheduled for 12.12.2025. It is pertinent to inform you that the said auction failed/remain successful due to the reason "nobody turned up" by the financial institution hence subsequent sale notice for sale of immovable assets under the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 under rule 8(6) read with rule 8 (6) of the security interest (enforcement) rule, 2002.

Notice is hereby given to the public in general and in particular to the borrower (s) and guarantor (s) whose details are given in below mentioned table that the below described immovable property mortgaged/charged to the secured creditor the possession of which has been taken by the authorised officer of M/S Ummeed Housing Finance Pvt. Limited Secured Creditor, On 11.12.2025, Pursuant to Assignment Of Debt. In UHFPL, Will Be Sold On 07.01.2026 "As is Where is", "As is What is", And "Whatever There is" for realization of company's dues.

**DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY PROPERTY DESCRIPTION:** All That Part And Parcel Of Property Bearing Flat No.1, Second Floor (M.i.g) Measuring 41.80 Sq. Mtrs., With Roof Right, Build On Khasra No.237, Situated In Village Sadullabad, Pargana & Tehsil: Loni District Ghaziabad U.P., Boundaries Of Plot: East- Rest Portion Of Plot, West- Others Plot, North- Rasta 30' Ft., South- Others Plot

Borrower/s & Guarantor/s Name & Address	1. Date & Time of Auction 2. Last Date of Submission of EMD 3. Date & Time of the Property Inspection	1. Reserve Price 2. EMD of The Property 3. Bid Increment
1. Razia Ansari W/O Mohd. Zareef (Borrower) 2. Mohammad, Zareef S/o Chiddan Hussain (Co-Borrower) 3. Mohd. Haroon Ansari S/o Mohd. Zareef Ansari (Co-Borrower) All Above Residing At- A-42 Gali No.2 Chand Bagh, Lakh Nagar, North-East Delhi, Delhi-110094	1) Auction Date: 07.01.2026 Between 12:00 PM To 1:00 PM With Unlimited Extension Of 5 Minutes 2) Last Date Of Submission Of Emd With KYC Is 03.01.2026 Up To 7:00 PM. (Ist) 3) Date Of Inspection: 03.01.2026 Between 11:00 AM To 4:00 PM (Ist)	1. Reserve Price: Rs. 9,34,200/- 2. Earnest Money Deposit: Rs. 93,420/- 3. Bid Increment/ In Such Multiples.

LXJNP02918-190004014, Agreement Date: 28-02-2019, Loan Amount Rs.1,095,456/-, R. 11.34,787/- (Rupees Eleven Lakhs Thirty Four Thousand Seven Hundred Eighty Seven Only) As On 31-01-2025 + Further Interest And Other Charges From 01-Nov-2025

Date : Gurgaon Authorised Officer, Gaurav Tripathi Mobile: 9650055701  
Date : 16.12.2025 UMMEED HOUSING FINANCE PVT.LTD.

**PROFECTUS CAPITAL**  
Registered and Corporate Office address: B/17, 4th Floor, Art Guild House, Behind Phoenix Marketcity Mall, Lal Bahadur Shastri Marg, Kuria (West), Mumbai, 400070.  
Branch Office Address: 7-E, 5th Floor, DRI Building, Swami Ramthir Nagar, Rani Jhansi Road, Jhandewalan Extension, Central Delhi - 110 055

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]**

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "Property") to Profectus Capital Pvt. Ltd. ("Secured Creditor/NBCF"), the possession of which has been taken by the Authorised Officer of the Secured Creditor under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse Basis" on Date, for recovery of Rs. 85,76,206/- (Rupees Eighty Five Lakhs Seventy Six Thousand Two Hundred and Six Only) outstanding as on 07.02.2025 due to the Profectus Capital Pvt. Ltd., (Secured Creditor) along with all outstanding dues (with interest thereon, all the cost and charges) as on the date of Auction, due to the Profectus under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002. From the Borrower mentioned below by inviting bids as per below E-Auction schedule.

Name of the Borrower	Last Date for Receipt of Bids along with document(s)	Property inspection Date & Time	Reserve Price & Earnest Money Deposit	Date, Time & Venue of Auction	Authorised Officer Name & Contact No
1. Niti Bansal (M/s India Metal Corp). 2. Manu Bansal.	14.01.2026	5th January 2026 to 9th January 2026 Between 11:00 AM To 5:00 PM	RP: Rs. 1,14,72,000/- EMD: Rs. 11,47,200/-	15th January, 2026 at 11:00 AM to 05.00 PM The E-Auction Sale will be conducted through online portal: https://sarfaesi.auctiontiger.net	Mr. Ganesh Aparaj: +91 9324675379. Mr. Sanjeev A. Kumar: +91 9999300998.

**Property Details:** All that piece and Parcel of Property Bearing No. 1/286, land area measuring 60 sq. yds. i.e. 50.16 sq. mtrs. out of Khasra No. 1828/400, 22 Min, situated at village Chandrawali alias Shahdara in the abadi of Sri Ram Nagar, Illaga Shahdara, New Delhi 110032

For detailed terms and conditions of sale, please visit below link: <https://www.profectuscapital.com/public/notices/>  
Interested bidders may avail support for E-Auction from M/s e-Procurement Technologies Pvt. Ltd. (Auctiontiger) Support Help Desk No. 9265562818 / 9265562821 / 079-6813 6842. Contact Person Mr. Ram Sharma, Mob No. 8000023297.

Date: 16.12.2025  
Place: Delhi

Sd/-  
Authorized officer  
For Profectus Capital Pvt. Ltd.

**DMI HOUSING FINANCE PRIVATE LIMITED**  
MBO House, Gulab Bhawan, 2nd Floor, 6, Bahadur Shah Zafar Marg, New Delhi-110002. Tel.: +91-011-66107107, 911-69223700  
www.dmihousingfinance.in U65922DL2011PTC216373

**[See Rule-8(1)] POSSESSION NOTICE [For Immovable Property]**

Whereas, The undersigned being the authorized officer of the DMI Housing Finance Private Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with [rule 3] of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 23rd April 2024 calling upon the borrower 1. NAVEEN S/O RAMBIR (Borrower) 2. RAMBIR S/O RAMDHAN AND 3. SARLA W/O RAMBIR (Co-Borrower) to repay the amount mentioned in the notice being Rs. 12,54,923/- (Rupees twelve lakh fifty-four thousand nine hundred and twenty-three only) as on 12th April 2024 within 60 days from the date of receipt of the said notice.

The Borrower(s)/Co-borrower(s)/Mortgagor(s)/Guarantor(s) having failed to repay the amount, notice is hereby given to the Borrower(s)/Co-borrower(s)/ Mortgagor(s)/Guarantor(s) and the public in general that the undersigned has taken the Physical possession of the property described herein below in exercise of powers conferred on him/her under Sub Section (4) of Section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this 11th day of December 2025.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the DMI Housing Finance Private Limited for an amount being Rs. 12,54,923/- (Rupees twelve lakh fifty-four thousand nine hundred and twenty-three only) as on 12th April 2024 together with further interest thereon at the contractual rate of interest till the date of payment & expenses thereon.

The Borrower(s)/Co-Borrower(s)/Mortgagor(s)/Guarantor(s)'s attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

"FLAT NO. I-E, FIRST FLOOR, PROPERTY NO. 2357/7-4A, OUT OF KHASRA NO. 217, SITUATED AT ABADI KNOWN AS SHIVAJI NAGAR, A-1, VILLAGE NARELA, NEW DELHI 110049". Bounded as follows:- On the North by: FLAT OF YASHPAL SINGH, On the south by: HOUSE OF RAJ SINGH, On the east by: SARVODYA GIRLS SCHOOL, On the west by: MAIN DOOR

Sd/- Authorized Officer  
Date: 11-12-2025 Place: NARELA DMI Housing Finance Private Limited

**FORM NO. CAA -2**

[Pursuant to sec. 230(3) of The Companies act, 2013 read with Rule 6 and 7 of The Companies (Compromises, Arrangements and Amalgamations) Rules, 2016]

**BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, PRINCIPAL BENCH, NEW DELHI**  
IA (I.B.C)/1392(PB)/2025  
IN  
CP (IB)/489(PB)/2017  
(Under Sections 230 to 232 of The Companies Act 2013)

**IN THE MATTER OF:**  
REGULATION 2B OF INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (LIQUIDATION PROCESS) REGULATION 16 (LIQUIDATION PROCESS REGULATIONS) READ WITH SECTION 230 AND OTHER APPLICABLE PROVISIONS OF THE COMPANIES ACT, 2013 READ WITH THE COMPANIES (COMPROMISES, ARRANGEMENTS AND AMALGAMATIONS) RULES, 2016.

**AND**  
**IN THE MATTER OF:**  
SCHEME OF COMPROMISE/ARRANGEMENT BETWEEN:

M/s IFCI Limited having its registered office at IFCI Tower, 61 Nehru Place, New Delhi, India-110019	Financial Creditor
M/s Era Housing & Developers (India) Limited (CIN: U74809DL1995PLC072507) having its registered office at 1107, Indra Prakash Building, 21, Barakhamba Road, New Delhi, Delhi, India - 110001	Corporate Debtor

**NOTICE CONVENING PHYSICAL MEETING OF THE CREDITORS OF THE CORPORATE DEBTOR**

By an order dated 19th November 2025 ("Order"), the National Company Law Tribunal, Principal Bench, New Delhi ("Hon'ble NCLT/Tribunal"), the Tribunal has ordered to convene a meeting of Creditors under Section 230(1) of The Companies Act, 2013.

Therefore, a physical meeting of Creditors is being convened in adherence of section 230(1) of The Companies Act, 2013 as amended from time to time, for the purpose of considering, and if thought fit, approving, with or without modification(s), the Scheme of Compromise and Arrangement submitted during the liquidation process of the Corporate Debtor.

The Hon'ble NCLT, has appointed Mr. L. N. Gupta, IAS(R) and Former Member of NCLT as the Chairperson and Mr. Nihal Bohidar as the Scrutinizer of the aforesaid meeting.

Accordingly, a notice is hereby given that a meeting of the Creditors of the Corporate Debtor shall be held on as per the details & purpose provided below, and the said Creditors are requested to attend the meeting:

Company	Meeting Date	Time & Mode	Place	Purpose
M/s Era Housing & Developers (India) Limited	21/01/2026	3:00 PM & In-person (Physically)	A1, 1st Floor, Hamilton House, above Starbucks, Block A, Connaught Place, New Delhi - 110001	To Consider & Vote on the proposed Scheme

The facility of voting on the resolutions proposed to be considered at the meeting shall be available through ballot paper, which shall be provided at time of commencement of the meeting. It may be mentioned that the Creditors, whose claims have been admitted by the undersigned during the liquidation process in compliance of the Code & Liquidation Regulations, shall be entitled to vote on the resolutions.

Copies of the Scheme and the statement under Section 230 of The Companies Act, 2013 is being dispatched to the Creditors individually via email / courier/registered post, and the same can also be obtained free of charge from the office of the undersigned during office hours i.e. 10AM to 6PM.

The above-mentioned Scheme, if approved at the meeting, shall be subject to the approval of the Hon'ble NCLT.

Sd/-Liquidator  
M/s Era Housing & Developers (India) Limited  
B-10 Magnum House-I, Karampura Commercial Complex  
Shivaji Marg, New Delhi-110015  
Email: - erahousing.crlp@gmail.com

Date: 16th December 2025  
Place: New Delhi

NOTES: The procedure for meeting and voting shall be intimated in the notice sent to the Creditors individually.

**FORM NO. 14 [See Regulation 33(2)]**  
**OFFICE OF THE RECOVERY OFFICER - III**  
**DEBTS RECOVERY TRIBUNAL DELHI(DRT 1)**  
4th Floor, Jeevan Tara Building, Parliament Street, New Delhi-110001

**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/198/2025 SOUTH INDIAN BANK LTD 11-11-2025**  
Versus  
**SHRI GANGADAS TEXTILE INDUSTRIES LTD.**

To,  
(CD 1) SHRI GANGADAS TEXTILE INDUSTRIES LTD., THROUGH ITS DIRECTORS, REGISTERED OFFICE AT GROUND AND FIRST FLOOR, 465 NEAR SUBZI MANDI, JHEEL KURANJADELLI 110031  
ALSO AT: F-224 FOCAL POINT PHASE-VIII CHANDIGARH ROAD LUDHIANA PUNJAB 141010  
(CD 2) SHRI SURESH KUMAR  
74/2 RAM NAGAR EXTN KRISHNA NAGAR DELHI 110051  
(CD 3) SHRI RAKESH KUMAR  
74/2 RAM NAGAR EXTN KRISHNA NAGAR DELHI 110051  
(CD 4) SHRI VINAY DAWAR  
H NO 267-ARAJGURU NAGAR LUDHIANA PUNJAB 141012  
(CD 5) M/S G.G.FABRICS H NO 267-ARAJGURU NAGAR LUDHIANA PUNJAB 141012  
(CD 6) SHRI NITIN DAWAR  
H NO 267-ARAJGURU NAGAR LUDHIANA PUNJAB 141012  
(CD 7) PANKAJ AHUJA  
4181/04 DURGAPURI HAIBOWAL KALAN LUDHIANA PUNJAB 141001  
(CD 8) SMT HEMA AHUJA  
4181/04 DURGAPURI HAIBOWAL KALAN LUDHIANA PUNJAB 141001  
(CD 9) SMT SHIVANI KOCHAR  
74/2 RAM NAGAR EXTN KRISHNA NAGAR DELHI 110051  
(CD 10) SMT SAVITA DAWAR  
H NO 267-ARAJGURU NAGAR LUDHIANA PUNJAB 141012  
ALSO AT: H NO 504 BLOCK G BRS NAGAR EXTN OPP VERKA MILK PLANT FIROZPUR ROAD LUDHIANA 141012  
ALSO AT: 74/2 RAM NAGAR EXTN KRISHNA NAGAR DELHI 110051

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL DELHI(DRT 1) in OA/68/2024 an amount of Rs 193554806.97 along with pendente lite and interest @ 12% Simple Interest Yearly w.e.f. 12/09/2023 till realization and costs of Rs 150000 (Rupees One Lakh Fifty Thousands 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 your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 22/01/2026 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: 11/11/2025

**RAVINDER KUMAR TOMAR**  
Recovery Officer-I  
DEBTS RECOVERY TRIBUNAL DELHI(DRT 1)

**Lost of Share Notice** Date - 15-12-2025

Notice is hereby given that the Certificate(s) for the under mentioned Equity Shares of the Company have been lost / misplaced and the holder(s) / purchaser(s) of the said Equity Shares have applied to the Company to issue duplicate Share Certificate(s). Any person who has a claim in respect of the said Shares should lodge the same with the Company at its Registered Office within 21 days from this date else the Company will proceed to issue duplicate certificate(s) to the aforesaid applicants without any further intimation.

Folio No.	Name of Shareholder	No of Shares	Distinctive Nos. From	Certificate Nos.
0030197	Prahlad Jhanwer	100x20 = 2000	3758701, 3758800, 3760401, 3760500, 4005601, 4005700, 4005901, 4006000, 4006601, 4006700, 4007201, 4007300, 4007901, 4008000, 4008201, 4008300, 4008701, 4008800, 4009001, 4009100, 4009301, 4009400, 4009601, 4009700, 4003301, 4031400, 4033701, 4031800, 4032201, 4032400, 4032601, 4032700, 8943201, 8943300, 9240001, 9240100, 9240401, 9240500, 9240601, 9240700	373838, 37855, 40307, 40330, 40337, 40323, 40330, 40333, 40338, 40341, 40344, 40347, 40564, 40568, 40574, 92655, 92657

Name of Shareholder:- Prahlad Jhanwer, 257, Azad Mohalla, Bhopalganj, Bhiwara  
Name and Registered Office address of Company -BN Agrochem Ltd., 27, Anand, Inspire- BKC, G Block, Bandra Kurla Complex, Bandra (East) Mumbai- 400051, Maharashtra.

**UNIVERSAL OFFICE AUTOMATION LIMITED**  
CIN: L34300DL1991PLC044365  
Regd. Office: 806, Sidharth, 96, Nehru Place, New Delhi - 110019, India; 011- 26444812  
UOALInvestors@hclgroup.in • www.uniofficeautomation.com

**NOTICE TO SHAREHOLDERS**  
**SPECIAL WINDOW FOR RE-LODGE OF TRANSFER REQUESTS OF PHYSICAL SHARES**

Further to our newspaper advertisements dated August 27, 2025, October 30, 2025 and as part of ongoing bi-monthly communications, shareholders are again informed that in special window circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025, a special window has been opened from July 07, 2025 to January 06, 2026 for re-lodgement of transfer deeds.

Shareholders are to note that this window is only for re-lodgement of transfer deeds, which were lodged prior to the deadline of April 01, 2019 for transfer of physical shares, and rejected/ returned/not attended to due to deficiency in the documents/process/or otherwise.

Shareholders who wish to avail the opportunity are requested to contact our Registrar and Share Transfer Agent, i.e. Skyline Financial Services Pvt. Ltd. D-153A, 1st Floor, Okla Industrial Area, Phase-1, New Delhi - 110020, Contact no. 011-26812682, 40450193 to 97, E-mail: ID admin@skylinera.com / parveen@skylinera.com OR contact the Company at its e-mail ID UOALInvestors@hclgroup.in for further assistance.

The Company's website, www.uniofficeautomation.com, has been updated with the details regarding the opening of this special window and further updates if any, shall be uploaded therein.

For Universal Office Automation Limited  
Sd/- Jasbir Singh Marjara  
Company Secretary & Compliance Officer  
Membership No.: ACS 41879

Date : 15 December, 2025  
Place: New Delhi, India

**Mahindra FINANCE**  
MAHINDRA & MAHINDRA FINANCIAL SERVICES LTD.  
Registered Office : Gateway Building, Apollo Bunder, Mumbai- 400 001.  
Corporate office at : B Wing, 3rd Floor, Agastya Corporate Park, Piramal Amli Building, Kamani Junction, Kuria West Mumbai- 400 070.

**POSSESSION NOTICE**  
**(For immovable property) Rule 8-1(1) of SARFAESI Act & Rules**

Whereas, the undersigned being Authorized Officer of Mahindra and Mahindra Financial Services Ltd., under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 30<sup>th</sup> September, 2025 calling upon Mr. Ajay Kumar (Borrower) and Mr. Raghuvir Singh (Co-borrower) to repay the amount mentioned in the notice being for of being Rs. 20,22,560.26/- (Rupees Twenty Lakh Twenty-Two Thousand Five Hundred Sixty and Twenty-Six Paise only) within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 9 of the said rules on this day of 12<sup>th</sup> December, 2025.

The Borrower/s in particular and the public in general are hereby cautioned not to deal with the property (Secured Asset) mentioned herein and any dealings with the such property will be subject to the charge of Mahindra and Mahindra Financial Services Limited for an amount of being Rs. 20,22,560.26/- (Rupees Twenty Lakh Twenty-Two Thousand Five Hundred Sixty and Twenty-Six Paise only) as mentioned herein under with interest thereon.

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

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
**ITEM NO-I**:- All the piece and parcel of property/plot measuring 348.33 square yards, situated at Village Babyal, District - Ambala, Haryana - 133001. Bounded as follows: On or Towards East by :- Bund Gali On or Towards West by :- Chanran Ram On or Towards North by :- Ved Prakash On or Towards South by :- Maadukahaar

Sd/-  
Date : 16.12.2025 Authorized Signatory,  
Place : Ambala, Haryana Mahindra and Mahindra Financial Services Ltd

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

**OFFICE OF THE RECOVERY OFFICER - I/II**  
**DEBTS RECOVERY TRIBUNAL DELHI (DRT 2)**  
4th Floor, Jeevan Tara Building, Parliament Street New Delhi -110001

**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/51/2025 28.10.2025**  
**PUNJAB AND SIND BANK**  
Versus  
**MR. MAHINDER JHA**

To,  
(CD 1) Mr. Mahinder Jha  
(CD 2) MR. DUSHYANT SINGH, R/o D-89, Krishna Park, Delhi-110092  
(CD 3) MR. BHAVENDER JHA,  
R/o D-129, Krishna Park, Devli Road, Khanpur, New Delhi-110062  
(CD 4) MS. KAVITA JHA  
R/o D-129, Krishna Park, Devli Road, Khanpur, New Delhi-110062

This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, DEBTS RECOVERY TRIBUNAL DELHI (DRT 2) in TA/998/2023 an amount of Rs. 25,49,043 (Rupees Twenty Five Lakhs Forty Nine Thousands Forty Three Only) along with pendente lite and interest @ 14% Simple Interest Yearly w.e.f. 23/03/2015 till realization and costs of Rs. 28,000 (Rupees Twenty Eight Thousands 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 your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on 13/01/2026 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: 28/10/2025

**Recovery Officer**  
**DEBTS RECOVERY TRIBUNAL DELHI (DRT 2)**

**UMMEED HOUSING FINANCE PVT. LTD**  
Registered office at : Unit 2009-14, 20th Floor, Magnum Global Park, Golf Course Extension Road, Sec-58, Gurugram (Haryana)-122011  
CIN: U64990HR2016PT0057984

**APPENDIX IV [See rule 8(1)] POSSESSION NOTICE**

Whereas, The undersigned being the authorized officer of the UMMEED HOUSING FINANCE PVT. LTD under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(54 of 2002) and in exercise of powers conferred under section 13(12) read with [rule 3] of the security interest (Enforcement) Rules, 2002, issued demand notices to the Borrower/s as details herein under, calling upon the respective Borrowers to repay the amount mentioned in the notice with all costs, charges and expenses till actual date of payment within 60 days from the date of the receipt of the said notice.

The said Borrower/Co-borrower/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the borrower/Co-borrower/Guarantor/Mortgagor and the public in general that the undersigned has taken Physical possession of the property described herein below in exercise of the powers conferred on him under sub-section (4) of section 13 of the said act read with rule 8 of the security interest Enforcement Rules, 2002 on this date.

The Borrower/Co-borrower/Guarantor/Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and dealings with the property will be subject to the charge of the UMMEED HOUSING FINANCE PVT. LTD. For the amount specified therein with further interest, costs and Charges from respective dates thereon until full payment.

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

Details of the Borrowers, Co-borrowers and Guarantors, Securities, Outstanding Dues, Demand Notice sent under Section 13(2) and Amount claimed thereunder and Date of Possession is given as under:

S. N.	Name And Address Of The Borrower, Co Borrower Guarantor Loan Account No. And Loan Amount	Demand Notice Date	Physical Possession Date
1.	1. Rajesh Kumar S/o Chatter Singh (Borrower) Residing At H no 126/5 Adarsh Nagar Gohana Sonipat-131301, 2. Rakesh Kumar S/o Chatter Singh (Co-Borrower), 3. Rupesh Kumar S/o Rakesh Kumar (Co-Borrower), 4. Bhargavi Devi W/o Chatter Singh (Co-Borrower), 5. Mukesh Devi W/o Rakesh Kumar (Co-Borrower) All Above Residing At: H No 126/5, Ward No. 15, Khasra No. 5053 Vide		



