

LUCENT INDUSTRIES LIMITED

(Formerly Known as SYLPH EDUCATION SOLUTIONS LIMITED)

CIN: L74110MP2010PLC023011

Regd. Off: 208, White Lotus Plaza, Avantika Nagar, Scheme No. 51 Sangam Nagar,
Army Head Quarter Indore, Madhya Pradesh- 452006.

E-mail: sylphedu@gmail.com Website: www.lucentindustries.in

24th March, 2025

To,
The General Manager,
Department of Corporate Services,
BSE Limited,
P.J. Towers, Dalal Street,
Mumbai – 400001.

Subject: Newspaper Publication of Notice of Extra-Ordinary General Meeting

Dear Sir/Ma'am,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the extract of newspaper Ad cutting regarding publication/dispatch of Notice of Extra-Ordinary General Meeting of the Company to be held on Tuesday, 15th April, 2025, at 03:00 PM (IST) through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM")., and information regarding E-voting have been published in Choutha sansar (Hindi) and The Free Press Journal (English) dated March 22nd 2025.

Kindly take the above stated information on record and oblige.

Thanking You,

Yours Sincerely,

For Lucent Industries Limited
(Formerly Known as Sylph Education Solutions Limited)



Tejas Rathod
Director
DIN: 07111110

Can special court be set up to try jailed Maoist? SC asks Odisha

New Delhi: The Supreme Court has asked the Odisha government if a special court could be set up for trying jailed Maoist leader Duna Keshav Rao alias Azad who surrendered in Andhra Pradesh in 2011.

A bench of Justices Surya Kant and N Kotiswar Singh was informed by advocate Mohd Irshad Hanif, appearing for Rao, that he had been in custody for over 14 years.

Govt counsel said Odisha had filed a counter affidavit to Rao's plea specifying he was acquitted in 10 cases and 37 cases were pending.

Can't allow amendment plea sans hearing cops, says Delhi HC

The Delhi High Court on Thursday said it would hear the police before deciding a plea to include certain prayers in a case related to violence in Jamia Millia Islamia in December 2019.

A bench of Justices Chandra Dhari Singh and Anup Jairam Bhambhani said there was a procedure followed in the proceedings as per which an order could be passed only after hearing both the sides.

ALL IS NOT WELL| A showdown between the farmers and state government was looming since March 4

Farmers' stir: Why did Mann make a U-turn?

Rajesh Moudgil
CHANDIGARH

The eviction of the protesting farmers by Punjab police from the Shambhu and Khanauri borders Wednesday night did not come as a surprise; Nor the change of heart of the chief minister Bhagwant Mann – a staunch supporter of farmers till a month ago - was sudden as he had made it amply clear to them about a fortnight ago.

A showdown between the farmers and state government was looming since March 4, last, when the meeting between farmer leaders and Mann fell through and he stormed out of the meeting after farmers told him that they would go ahead with their scheduled March 5 protest in Chandigarh to press for their various demands including minimum support price and debt waiver, irrespective of the meeting with him.

The Punjab police carried

out raids across the state that were very night and detained over 200 leaders.

After the March 4 meeting, Mann had told newspapers that he left the meeting as farmers remained adamant that they would continue their protest till their demands were met. Rueing frequent protests and demonstrations in the state, he said that Punjab was turning into a ``dharna state". He told farm leaders that Punjab was suffering massive economic losses due to frequent road blockades or rail blockades.

The stand-off between protesting farmers and ruling Aam Aadmi Party (AAP) government escalated further as not only the AAP government thwarted the farmers from entering Chandigarh, but even detained more senior leaders Joginder Singh Ugrahan, Mukesh Sharma, Balbir Singh Rajewal and Ruldu Singh Mansa on March 5.

March 19 gave Mann-government another chance when several senior farm leaders including Jagjit Singh Dallewal and Sarwan Singh Pandher were in Chandigarh to attend the meeting with three Central ministers including Shivraj Singh Chauhan and even the presence of farmers at the two barriers was thin. The Punjab police, which had deployed heavy police at the two protest sites and suspended the internet services, evicted the farmers and detained some more leaders, though amid mild confrontation between the two sides.

The move, the political observers opine, was given a final shape after the recent meeting of the Ludhiana industrialist and traders with AAP supremo Arvind Kejriwal and Mann on March 18 last in Ludhiana, in the wake of upcoming Ludhiana west assembly by-election. The seat had fallen vacant following the death of AAP MLA

Gurpreet Bassi Gogi on January 10 at his home of a gunshot injury after his licensed weapon went off accidentally.

Mann and Kejriwal were reportedly told by the business community members that AAP would not win the seat as the blocked highways at Shambhu and Khanauri barriers had been causing humungous losses to them for over a year. Political analyst Prof Ashutosh Kumar, faculty at the department of political science, Panjab University, Chandigarh, agrees that huge financial losses to the state because of the highways' blockade could be a reason behind the government decision.

The AAP MP Gurmeet Singh Meet Hayer who held that the AAP has always supported farmers and will continue to do so, said that due to the border closures, an environment has developed where even the industries that were established in Punjab are now leaving.

‘Glaring example of corruption in judiciary’

IAN S
NEW DELHI

After reports surfaced of a large sum of cash found at the residence of Delhi High Court Justice Yashwant Varma, retired Justice S.N. Dhingra said on Friday that there is deep-rooted corruption within the judiciary.

"This is a glaring example of corruption in the judiciary. The cash was found accidentally -- there may be many other such cases."

He called for an immediate FIR against Justice Varma.

"The Supreme Court should have allowed the filing of an FIR and permitted the normal legal process to proceed."

"A judge is not above the law. If a judge commits murder, will the Supreme Court prevent an FIR from being lodged? There is no immunity for judges in such matters," he asserted.

Guv address marred by Cong walkout over army col's assault

Rajesh Moudgil
CHANDIGARH

The Governor's address on the opening day of the Punjab assembly budget session on Friday was marred by the Congress walkout over the police action against farmers and the brutal assault of an Army colonel and his son by a group of Punjab policemen, who were reported to have been heavily drunk, in Patiala last week.

It may be recalled that the Punjab police had detained several farm leaders including Jagjit Singh Dallewal and Sarwan Singh Pandher in Mohali on Wednesday while they were returning from their meeting with Central delegations led by three Union ministers over farmers demands including mini-

mum support price (MSP) and debt waiver. The police subsequently also evicted the farmers from the Shambhu and Khanauri protest sites and getting cleared the stretches of national highways blocked due to the farmers' protests for over a year.

The police also allegedly force and lathicharged after some groups of the farmers protested against the same on Wednesday as well as Thursday.

Led by leader of opposition Partap Singh Bajwa, the Congress legislators raised slogans against the ruling Aam Aadmi Party (AAP) government and entered the Well of the House amid Governor Gulab Chand Kataria's address.

It was barely a few minutes after the governor started his address, Bajwa got up to seek his attention over the issues mentioned above.

Muslim leaders seek impartial probe, urge CM to meet representatives

PTI
NAGPUR

Members of the Muslim community in Nagpur have condemned the violence in Vidarbha's largest city earlier this week and sought an impartial probe into it, claiming that timely action by police could have prevented it.

Addressing a press conference on Thursday, they said Maharashtra Chief Minister Devendra Fadnavis should meet representatives of both communities in a bid to establish peace.

Large-scale stone pelting

and arson were reported in several parts of Nagpur on Monday evening after rumours began circulating about a 'chadar' with holy inscriptions being burnt during protests led by the Vishwa Hindu Parishad (VHP) seeking the removal of Aurangzeb's tomb.

"Efforts are being made to provoke the Muslim community through various means in the last two to three years. A minister has been continuously raising the topic of Aurangzeb. The Muslim community has no connection to Aurangzeb and has remained calm," Dr Mohammad Aves Hasan said at

the press conference.

He alleged that right-wing outfits burnt a 'chadar' with Islamic verses on it which prompted members of the Muslim community to approach the police demanding action against them. However, when police did not take any step, some of them became agitated, he said.

A few of those who spoke at the press conference appreciated the efforts made by the police to restore normalcy but alleged that some innocent persons had been arrested as part of the probe into the violence.

Aurangzeb tomb: NIA keeps close vigil

IAN S
CHHATRAPATI SAMBAHJINAGAR

Amid the clamour for the removal of Aurangzeb's grave, a National Investigation Agency (NIA) team has reached Maharashtra's Chhatrapati Sambhajinagar to inspect Khultabad

where the tomb is situated and was keeping a close vigil on suspicious movements. The NIA team also visited the adjoining Parbhani, Jalna and Nanded districts in Marathwada, and Buldhana in Vidarbha to monitor suspicious movements there.

WESTERN RAILWAY

वजिस्ट्री सं. डी.एन.- 33004/99

REGD. No. D. L.-33004/99

भारत का राजपत्र

The Gazette of India

सी.जी.-एम.एच.-अ.-18032025-261686

CG-MH-E-18032025-261686

असाधारण

भाग-III-खण्ड 3-उप-खण्ड (ii)

PART II-Section 3 - Sub-section (ii)

प्राधिकार से प्रकाशित

PUBLISHED BY AUTHORITY

सं. 1213] नई दिल्ली मंगलवार, मार्च 18, 2025/ फाल्गुन 27, 1946

No. 1213] NEW DELHI, TUESDAY, MARCH 18, 2025/PHALGUNA 27, 1946

MINISTRY OF RAILWAYS

(Western Railway (Construction Organization))

NOTIFICATION

Mumbai, the 12th March, 2025

S.O. 1226(E).—In exercise of the powers conferred by sub-section(i) of section 20A of the Railways Act, 1989(24 of 1989) (here in after referred in as the said Act), the Central Government after being satisfied that for the public purpose, this land of Village- Bhurighathi Tehsil-Pettawad District- Jhabua, the brief description of which has given in the schedule annexed here to, is required for execution of Special Railway Project for Indore- Dahod new BG railway line in Dhar district of Madhya Pradesh state. Declares its intention to acquire such land in the State of Madhya Pradesh, hereby declares its intention to acquire such land:

Any person interested in the said land may, within a period of thirty days from the date of publication of this notification in the Official Gazette, raise objection to the acquisition and use of such land for a foresaid purpose under sub-section (1) of section 20D of the said Act:

Every such objection shall be made to the competent authority, namely, Sub-Divisional Officer & Land Acquisition Officer, Pettawad District- Jhabua, (M.P.), in writing and shall set out the grounds thereof and the competent authority shall give the objector an opportunity of being heard, either in person or by legal practitioner and may, after hearing all such objections and after making such further enquiry, if any as the competent authority thinks necessary, by order, either allow or disallow the objections.

Any order made by the competent authority under sub-section (II) of section 20(D) of the said act shall be final.

The Land Plans and other details of the land covered under this notification are available and can be inspected by the interested person aforesaid Office of the Competent Authority.

SCHEDULE

Brief description, with or without structure, of the land under acquisition that will be affected for the construction of the new BG line project from Dahod to Indore (through Jhabua, Sardarpur, Dhar and Pithampur) in Jhabua district of Madhya Pradesh state.

Sr. No.	Name of District	Name of Tehsil	Name of Village	Khasra Number	Area Affected In Hecter
1	Jhabua	Pettawad	Bhurighathi	79	0.0296
2	Jhabua	Pettawad	Bhurighathi	72	0.1321
3	Jhabua	Pettawad	Bhurighathi	103	0.0834
4	Jhabua	Pettawad	Bhurighathi	104	0.0812
5	Jhabua	Pettawad	Bhurighathi	106/1	0.1860
6	Jhabua	Pettawad	Bhurighathi	107/5	0.0046
7	Jhabua	Pettawad	Bhurighathi	73	0.0719
8	Jhabua	Pettawad	Bhurighathi	80	0.0388
9	Jhabua	Pettawad	Bhurighathi	117/3	0.0018
10	Jhabua	Pettawad	Bhurighathi	119/2	0.0045
11	Jhabua	Pettawad	Bhurighathi	119/3	0.0718
12	Jhabua	Pettawad	Bhurighathi	119/4	0.0667
13	Jhabua	Pettawad	Bhurighathi	120	0.0995
14	Jhabua	Pettawad	Bhurighathi	126	0.3654
15	Jhabua	Pettawad	Bhurighathi	137	0.0258
16	Jhabua	Pettawad	Bhurighathi	143	0.0121
17	Jhabua	Pettawad	Bhurighathi	144	0.0436
18	Jhabua	Pettawad	Bhurighathi	145	0.6553
19	Jhabua	Pettawad	Bhurighathi	146	0.0294
20	Jhabua	Pettawad	Bhurighathi	147	0.2517
21	Jhabua	Pettawad	Bhurighathi	68	0.0257
22	Jhabua	Pettawad	Bhurighathi	326	0.0096
23	Jhabua	Pettawad	Bhurighathi	331	0.1147
24	Jhabua	Pettawad	Bhurighathi	332	0.0030
25	Jhabua	Pettawad	Bhurighathi	69	0.0049
26	Jhabua	Pettawad	Bhurighathi	77	0.0018
27	Jhabua	Pettawad	Bhurighathi	78	0.0172
28	Jhabua	Pettawad	Bhurighathi	70	0.0628
29	Jhabua	Pettawad	Bhurighathi	352	0.0979
30	Jhabua	Pettawad	Bhurighathi	71	0.1079

[F. No. E - Office E. 514544-101]

Sab divisional officer Revenue, pettawad Jhabua

1208

Body of 14-year-old kidnapped for Rs 60 lakh ransom found

Washim (Maharashtra): The body of a 14-year-old boy, who was kidnapped for a ransom of Rs 60 lakh, was found in the Ansing area in Maharashtra's Washim district, police officials said on Friday. The incident has sent shockwaves through the community. The victim, identified as

Aniket Sadude, had gone missing on the night of March 12 from Babhulgaon village in Washim district. According to police, the kidnappers had sent a five-page ransom letter to Sadude's family, demanding Rs 60 lakh and threatening to kill him if their demands were not met.

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CIN : L74110MP2010PLC023011

Regd. Office: 208, White Lotus Plaza, Avantika Nagar, Scheme No. 51 Sangam Nagar, Army head Quarter Indore, Madhya Pradesh - 452006.

E-mail : sylphedu@gmail.com | Website : www.lucentindustries.in

NOTICE OF EXTRA ORDINARY GENERAL MEETING & E-VOTING INFORMATION

Notice is hereby given that the Extra Ordinary General Meeting ("EOGM") of the Members of the Company is scheduled to be held on Tuesday, 15th April, 2025, at 3.00 PM (IST) through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM") in compliance with applicable provisions of the Companies Act, 2013, General Circulars issued by Ministry of Corporate Affairs (MCA) read with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("The Listing Regulations") and SEBI circular dated January 05, 2023 and all other applicable laws to conduct the business as set forth in the Notice convening the said EOGM.

Pursuant to the provisions of Section 101 of the Companies Act, 2013 ('the Act'), rules made hereunder, Regulation 36 of the Listing Regulations and Secretarial Standard on General Meeting (SS-2), the notice of EOGM setting out the business to be transacted there have been dispatched electronically via e-mail to all the Members whose e-mail addresses are registered with the Company/Registrar and Transfer Agent or Depositories on 14th March, 2025.

In compliance with provisions of Section 108 of the Act read with rules made thereunder, as amended from time to time and Regulation 44 of the Listing Regulations, the Company is providing the remote e-voting facility to members to cast their vote electronically through electronic voting system of National Depository Services Limited ("NSDL") ("remote e-voting"). All members are informed that:

1. All the businesses as stated in the notice of EOGM will be transacted through voting by electronic means.

2. The remote e-voting period shall commence **Thursday, 10th April, 2025, 9:00 a.m. (IST) and ends on Monday, 14th April, 2025, 5:00 p.m. (IST)** The remote e-voting module shall be disabled by NSDL thereafter.

3. The **cut-off date** for determining the eligibility to vote by electronic means or at the EOGM is **Tuesday, 8th April, 2025.**

4. The persons who acquire shares and become members of the Company after dispatch of the Notice of EOGM and holding shares as on **cut-off date i.e. Tuesday, 8th April, 2025** may cast their votes by following the instructions and process of remote e-voting as provided in the notice of EOGM and on website of NSDL <https://www.evoting.nsdl.com>.

5. The members may note that:

a. Once the e-vote on the resolution is cast by the members, may also attend/participate in the EOGM through VCO/AVM but shall not be entitled to cast their votes again.

b. The 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 only shall be entitled to avail the facility of remote e-voting as well as voting at EOGM.

6. If you have not registered your email address with the Company/Depository(ies), you may follow the below instructions for obtaining the login details for e-voting:

Physical holding Please send a request to the Registrar and Transfer Agent of the Company, Satellite Corporate Services Private Limited at service@satellitecorporate.com providing folio no., name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) for registering email address.

Demat holding Please contact your Depository Participant (DP) and register your email address in your demat account, as per the process advised by your DP.

For technical assistance regarding VCO/AVM participation in EOGM or in case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call at 022-48867000 and 022-24997000 or send a request to Ms. Pallavi.Mhatre@evoting@nsdl.co.in. Notice is also available on the Company's website at www.lucentindustries.in, websites of stock exchange at www.bseindia.com and on website of NSDL at www.evoting.nsdl.com.

For Lucent Industries Limited

Sd/-

Place : Mumbai

Date : 21st March, 2025

Manali Gohil

Company Secretary & Compliance Officer

VASTU

HOUSING FINANCE

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra.

CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in therespective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Jafar , Raisa Bee LP000000009802	20-Sep-24 Rs.944956 as on 16-Sep-24	Phno. Old-61 New-51, Wno. 15, Part Of Land Sno. 484, House No. 122, Gram and Gram Panchayat Gunawad, Dhar, Madhya Pradesh. 454001, Total area 3135 Sq.ft Or 291.25 Sq.mtr. North : Open Plot, South : House of Haresingh, East : Road and House of Arsad Patel S/o Ajar, West : Road	Symbolic Possession Taken on 18-Mar-25

Date : 22.03.2025
Place : Dhar

Authorised officer
Vastu Housing Finance Corporation Ltd

pnb

punjab national bank

the name you can BANK upon

CIRCLE OFFICE :- 20, Sneh Nagar Sapna Sangeeta Main Road, Indore (M.P.)

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

Whereas, The undersigned being the Authorised Officer of Punjab National Bank under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (No. 54 of 2002) and in exercise of powers conferred under section 13(12) read with **Rule 3** of the Security Interest (Enforcement) Rule 2002 issued a demand notice on the dates mentioned against each account calling upon the respective Borrower/Guarantor to repay the amount as mentioned against each account within **60 days**. The Borrower / Guarantor having failed to repay the amount, Notice is here by given to the Borrower / Guarantor and the public in general that the undersigned has taken Symbolic Possession of the property described here in 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 against each account.

The Borrower/Guarantor in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of **Punjab National Bank** for the amount and interest thereon. The borrower's / guarantor's /mortgagor'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.

Sr.	Name of the Borrower/ Co Borrower/ Guarantor	Description of the Security (ES) Immovable Property	Date of Demand notice Date of Possession	Outstanding Amount
1.	Mrs Pooja Soni Branch: Vijay Nagar Indore	Collateral- Situated at Flat No.S/B-206 2nd Floor of GyanSheela Homes (Silk Space) Block- 0 at Residential Scheme - Super city Village- Dhabli, Tehsil- Sanwer, Dist Indore (Built Up Area 47.68 Sq Mtr) Boundries:- East- Other Land, West - Common Passage, North - Other Land, South - Flat no S/B-205 Owner: Mrs Pooja Soni	29-11-2024 18-03-2025	₹ 5,90,523.60 + Interest & Other Charges
2.	Shri Bhupendra Singh Yadav S/o Shri Kamal Singh Yadav, Smt. Aditi Yadav W/o Shri Bhupendra Yadav Branch: Sneh Nagar, Indore	Collateral- IP situated at Survey No 20/8, Survey No 20/9, Survey No 20/10, Survey No 23/5 and Survey No 23/6, Flat No 205, Second Floor, Block F, Ras Town, Talavai Chanda Indore Area - 414.36 Sq. Ft Boundaries are as under- East- Common Passage, West - Colony Road, North - Flat No 206, South - Open to sky area of building Property Owned by: Shri Bhupendra Singh Yadav	13-12-2024 18-03-2025	₹ 9,62,978.87 + Interest & Other Charges

Place : Indore
Date : 22-03-2025

Authorised Officer
Punjab National Bank

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IFIL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFIL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurgaon-122015 (Haryana) and Branch Office at "Ground Floor, Plot no. 8/1 A & 8/2 A, Aram Singh Marg Freeganj, Ujain-456011" / H.no 176 scheme no 97 slice -4 near Narmada square after groud square Indore-452001 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Act), 2002[hereinafter "Act"]. Whereas the Authorized Officer ("AO") of IFIL-HFL has taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS, AS IS WHAT IS BASIS and WITHOUT RECOURSE BASIS" for realization of IFIL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.ifilhome.com

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
1.Mr.Nikhlesh Jan, 2 Mrs.Amish Jan, 3 Jain Builders & Contractors (Prospect No 793459)	14-Nov-2019, Rs.17,91,493/- (Rupees Seventeen Lakh Ninety One thousand Four hundred Ninety Three Only)	All that part and parcel of the property bearing Flat No. 302, Block A, "Edon Gardens", comprised on Survey No. 414/12, Village Pigmamber, A.B. Road, Rau Indore, Madhya Pradesh 452001	04-Feb-2025 Total Outstanding as on Date 04-Mar-2025 Rs. 26,64,093/- (Rupees Twenty Six Lakh Sixty Four Thousand and Ninety Three Only)	Rs. 14,31,000/- (Rupees Fourteen Lakh Thirty One Thousand Only)
1. Mrs. Jaya (Prospect No 110280998)	27-May-2024 Rs.10,36,990/- (Rupees Ten Lakh Thirty Six Thousand Nine Hundred Ninety Only) Bid Increase Amount Rs.25,000/- (Rupees Twenty Five Thousand Only)	All that part and parcel of the property bearing East part of plot of land arising out of Sr. No. 165/1/2, 10, 11, 12 Land Area ad Measuring 400 Sq. Ft., Carpet Area ad Measuring 400 Sq. Ft. and built Up Area ad Measuring 400 Sq. Ft., Pawasa Village - Maxi road, Ujain, Madhya Pradesh, 456001	06-Aug-2024 Total Outstanding as on Date 08-Mar-2025 Rs.11,91,957/- (Rupees Eleven Lakh Ninety One Thousand Nine Hundred and Fifty Seven Only)	Rs. 10,29,000 /- (Rupees Ten Lakh Twenty Nine Thousand Only)

Important Information: This auction is published basis possession vide Sec 13 (4) of SARFAESI Act. Physical possession will be offered post receiving of Section -14 order as per process laid down under SARFAESI Act and as and when physical possession will be taken. Bidder shall do necessary due-diligence in respect of documents and legality before participating in auction proceedings

Date of Inspection of property 21-Apr-2025 1100 hrs.-1400 hrs	EMD Last Date 23-Apr-2025 till 5 p.m.	Date/ Time of e-Auction 25-Apr-2025 1100 hrs-1300 hrs.
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Mode of Payment :- EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.ifilhome.com> and pay through link available for the property/ Secured Asset only Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction. For Balance Payment - Login <https://www.ifilhome.com> >My Bid >Pay Balance Amount

TERMS AND CONDITIONS:-

1. For participating in e-auction, Intending bidders required to register their details with the Service Provider <https://www.ifilhome.com>, well in advance and has to create the login account, login id and password. Intending bidders have to send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.

2. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes.

3. The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.

4. The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.

5. The purchaser has to pay TDS application to the transaction/payment of sale amount and submit the TDS certificate with IFIL HFL.

6. Bidders are advised to go through the website <https://www.ifilhome.com> and <https://www.ifil.com/home-consulting-properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.

7. For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- care@ifilhome.com, Support Helpline No. 1800 2672 499

8. For any query related to Property details, Inspection of Property and Online bid etc. call IFIL HFL toll free no.1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email - care@ifilhome.com

9. Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFIL-HFL shall not be responsible for any loss of property under the circumstances.

10. Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.

11. In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.

12. AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason therefor. In case of any dispute in tender/auction, the decision of AO of IFIL-HFL will be final.

13. STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost

Place:- Ujain/ Indore, Date: 22-March-2025

Sd/- Authorised Officer, IFIL Home Finance Limited.

