

**INDIA SME ASSET RECONSTRUCTION CO. LTD.**  
Regd. Off. : The Ruby 11th Floor, North - West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400028.

**POSSESSION NOTICE**  
As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002  
The borrowers/co-borrowers/guarantors/mortgagors mentioned hereunder had availed financial assistance/loan from Fedbank Financial Services Limited ("Original Lender"). The said loan, together with all underlying security interest and all rights, title and interest of the Original Lender therein, was assigned by the Original Lender under the provisions of the SARFAESI Act, 2002, in favour of India SME Asset Reconstruction Company Limited ("ISARC"), acting in its capacity as the Trustee of ISARC- 2025-2026-3 Trust, vide Assignment Agreement dated 26th September 2025.  
Whereas: The undersigned being the Authorised officer of India SME Asset Reconstruction Company Limited ("ISARC") under the 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 28-10-2025 calling upon the borrowers/co-borrowers/guarantors/ mortgagors 1) Annu Store, 2) Annu Munyammal V, 3) Vengatesan K, to repay the amount mentioned in the notice being Rs. 20,49,658.82 (Rupees Twenty Lakh Forty Nine Thousand Six Hundred Fifty Eight and Eighty Two Paise Only) with further interest and costs within 60 days from the date of receipt of the said notices.  
The borrowers/co-borrowers/guarantors/mortgagors having failed to repay the amount, notice is hereby given to them and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 rules on this 27 day of Jan of the year 2026.  
The borrowers/co-borrowers/guarantors/mortgagors' attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem secured assets.  
The borrowers/co-borrowers/guarantors/mortgagors 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 India SME Asset Reconstruction Company Limited ("ISARC") for an amount of Rs. 22,70,755/- (Rupees Twenty Two Lakhs Seventy Thousand Seven Hundred and Fifty Five Only) and interest thereon.  
**Description of Immovable Property**  
All the piece and parcel of Land And Building, Comprised in S.No.779/23 Part, T.S.No. 19, Block No.42E, Measuring With An Extent Of 538 Sq Ft, Situated At Door No.38, New Door No.242, Bhaktavachalam Colony, 151 Street, Vyasarpadi, Chennai 600 039, Perambur Village & Taluk, Chennai District And Bounded On The:Measuring and bounded as follows that is to say, On the North: By Bhaktavachalam Colony 151 Street And Plot No.342, On the East: By 6 Feet Lane And Plot No.20, On the South: By Plot No.254, On the West: By Plot No.18, East To West On The Northern Side : 7.6 Meter, East To West On The Southern Side : 7.6 Meter, North To South On The Eastern Side : 6.6 Meter, North To South On The Western Side : 6.6 Meter.  
**Date : 27.01.2026**  
**Authorized Officer**  
**Place : Chennai** India SME Asset Reconstruction Company Limited

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Whereas: The undersigned being the Authorised officer of India SME Asset Reconstruction Company Limited ("ISARC") under the 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 28-10-2025 calling upon the borrowers/co-borrowers/ guarantors/ mortgagors 1) Cathrine Manjula A, 2) Shyam A, to repay the amount mentioned in the notice being Rs.16,34,149.08 (Rupees Sixteen Lakh Thirty Four Thousand One Hundred Forty Nine and Eight Paise Only) with further interest and costs within 60 days from the date of receipt of the said notices.  
The borrowers/co-borrowers/guarantors/mortgagors having failed to repay the amount, notice is hereby given to them and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 rules on this 27 day of Jan of the year 2026.  
The borrowers/co-borrowers/guarantors/mortgagors' attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem secured assets.  
The borrowers/co-borrowers/guarantors/mortgagors 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 India SME Asset Reconstruction Company Limited ("ISARC") for an amount of Rs. 17,44,134/- (Rupees Seventeen Lakhs Forty Four Thousand One Hundred and Thirty Four Only) and interest thereon.  
**Description of Immovable Property**  
All That Piece And Portion Of The Ground Floor Of The Tenement No. D/37, Boopathy Nagar, Chennai Of The Building In Block No.44 Erected On The Land In Survey No. 2/1 & 4/1 Pt Of Village Al Puliyur, In Chennai Tenement Measuring 27.78 Sq. Mtrs. (plinth Area Of The Tenement) And Land Being Bounded On The North : By Private Land, On The East : By Tenement No D/36, On The South : By Scheme Road Boopathy Nagar, On The West : By Tenement No D/38.  
**Date : 27.01.2026**  
**Authorized Officer**  
**Place : Chennai** India SME Asset Reconstruction Company Ltd

**INDIA SME ASSET RECONSTRUCTION CO. LTD.**  
Regd. Off. : The Ruby 11th Floor, North - West Wing, Plot No. 29, Senapati Bapat Marg, Dadar (West) Mumbai - 400028.

**SALE NOTICE**  
For Sale of Assets through Auction  
As per Regulation 27(1) of IBBI (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulation 2019 in the matter of  
**A. JOSEPH RAJ**  
(Personal Guarantor In Bankruptcy Process vide C.P.(IB)/169/CHE/2025)  
e-Auction Under Insolvency & Bankruptcy Code, 2016  
Notice is hereby given to the public in general that the assets of Mr. A. Joseph Raj (Personal Guarantor in bankruptcy process) shall be sold on standalone basis in accordance with Regulation 27(1) read with Schedule I of the Insolvency and Bankruptcy Board of India (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019 through e-auction platform <https://bankauctions.in>  

Sl.No.	Particulars	Details
1	Period of Submission of eligibility documents by prospective bidder and inspection or due diligence of assets and payment of EMD	31-01-2026 to 14-02-2026
2	Date and Time of e-auction	17-02-2026, 11:30 am to 02:30 pm (unlimited extension of 5 minutes each)

Block No.	Description of Assets	Reserve Price	EMD	Bid Incremental Value
1	*8.40 acres of Vacant land comprised in Survey Nos.767/2, 767/3, 787/1, 787/2, 787/3, 787/5 & 807/2, Marakkannam (South) Village, Marakkannam Taluk, Villupuram District, PIN - 604 303.	Rs.5.11 Crore	Rs.51,10,000 by 31.12.2026	Rs.2 lakhs

\* Extent of land mentioned as per the documents, however the bidder can verify actuals.  
1. E-auction will be conducted on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS".  
2. Interested bidders may refer to the complete details of the auction in e-auction process document uploaded on e-auction portal <https://bankauctions.in>.  
**Sd/-**  
**Chandrasekhar Sagutoor**  
Bankruptcy Trustee in the matter of A. Joseph Raj  
IBBI Regn. No: IBBI/PA-001/IP-P00960/2017-18/11581  
Email: [jssvsgutoor@gmail.com](mailto:jssvsgutoor@gmail.com)  
**Date: 31st January 2026**  
**Place: Chennai** F4&F5, First Floor, No.333/17, SVP Salma Arcade Complex, Arcot Road, Kodambakkam, Chennai - 600 024, Tamil Nadu

**Jumbo Bag Ltd.**  
ISO 22000, 9001, 14001, 45001 & BRCGS  
Regd. Office: "S.K. ENCLAVE" New No.4, (Old No.47), Nowroj Road, Chetpet, Chennai - 600 031.  
CIN : L36991TN1990PLC019944; website : [www.jumbobaglimited.com](http://www.jumbobaglimited.com);  
Email: [csjbl@jblsgrp.com](mailto:csjbl@jblsgrp.com); Ph:044 4385 1353

**EXTRACT OF UNAUDITED (STANDALONE) FINANCIAL RESULTS FOR THE PERIOD ENDED 31ST DECEMBER, 2025**  
(Rs. In lakhs except EPS)

Sl. No.	Particulars	3 Months ended	9 Months ended	Corresponding
		31.12.2025	31.12.2025	3 months ended 31.12.2024
		Un Audited	Un Audited	Un Audited
1	Total income from operations	2,857.69	9,115.94	3,328.26
2	Net profit/(Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	208.54	796.83	122.80
3	Net profit/(Loss) for the period before tax (after Exceptional and/or Extraordinary items)	208.54	946.83	122.80
4	Net profit/(Loss) for the period after tax (after Exceptional and/or Extraordinary items)	176.35	713.30	103.65
5	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	176.35	713.30	103.65
6	Equity Share Capital (Face Value of Rs.10 each fully paid up)	837.37	837.37	837.37
7	Reserves (Excluding Revaluation Reserve as shown in the Balance Sheet of Previous year)	2,460.77	2,460.77	1,572.30
8	Earnings per share (before Extraordinary items) (Face Value of Rs.10/- each)			
	a) Basic:	2.11	8.52	1.24
	b) Diluted:	2.06	8.42	1.24

Note: The Above is an extract of the detailed format of Quarterly/Half yearly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly/Annual Financial Results are available on the Stock Exchange websites URL - [www.bseindia.com](http://www.bseindia.com) and Company's website <http://www.jumbobaglimited.com/>  
**For and on behalf of the Board**  
**G.S.Anilkumar**  
**Managing Director**  
**Place: Chennai**  
**Date : 30.01.2026**

**EAST COAST RAILWAY**  
File No. DRM/Engg/KUR/25-26/  
E-Tender/105, Dt. 27.01.2026  
Tender No. : e-Tender/South/KUR-342-2025, Dtd. 20.01.2026  
**Description:** EXECUTION OF P WAY LINKING WORKS IN CONNECTION WITH PROVISION OF ONE ADDITIONAL LINE WITH HIGH LEVEL PASSENGER PLATFORM AT DOWN LINE SIDE OF PALASA STATION OF KHURDA ROAD DIVISION\*  
**Approx. cost of the work:** ₹ 113.67 Lakh, EMD: ₹ 2,06,800.00, Completion period : 12 (Twelve) Months.  
**Tender closing Date & Time:** At 1500 hrs. of 12.02.2026.  
No manual offers sent by Post/Courier/ Fax or in person shall be accepted against such e-tenders.  
Complete information including e-tender documents of the above e-tender is available in website : [www.reps.gov.in](http://www.reps.gov.in)  
**Note:** The prospective bidders are advised to visit the website ten days before the date of closing of tender to note any changes/compendium issued for this tender.  
**Divisional Railway Manager (Engg.)**  
PR-1071/Q/25-26 Khurda Road

**EAST COAST RAILWAY**  
Tender No. MCSW-SeatRep-25-26-24  
**Name of Work:** STRIPPING, TRANSPORTATION, REPAIR & FITMENT OF DIFFERENT TYPE OF SEATS/BERTHS/CHAIRS IN RAILWAY BG COACHES AND RETROFITMENT OF CHAIN ASSEMBLY FOR MIDDLE BERTHS OF ELIGIBLE ICF & LHB COACHES AT CARRIAGE REPAIR WORKSHOP, MANCHESWAR FOR A PERIOD OF 36 (THIRTY-SIX) MONTHS.  
**Advised Value:** ₹ 5,12,59,790.88, Earnest Money: ₹ 4,06,300.00, Period of Completion: 36 Months.  
**Bidding Start Date:** 31.01.2026.  
**Date & time of tender closing:** At 1200 hrs. on 14.02.2026.  
Manual offers are not allowed against this tender, and any such manual offer received shall be ignored.  
Complete information including e-tender documents are available in website : [www.reps.gov.in](http://www.reps.gov.in)  
**Dy. Chief Mechanical Engineer (POH-II)**  
Carriage Repair Workshop/  
PR-1070/Q/25-26 Manchewar

**Mahindra FINANCE**  
MAHINDRA & MAHINDRA FINANCIAL SERVICES LTD.  
Registered Office at: 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) 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 21<sup>st</sup> November 2025 calling Ms. MADURAI ARUN APPALAM AND CHIPS, MRS.SASIKALA P, MR.PANDI A, to repay the amount mentioned in the notice being Rs.73,75,106/- (Rupees Seventy three Lakh Seventy Five Thousand One hundred and Six 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 28<sup>th</sup> January, 2026.  
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.73,75,106/- (Rupees Seventy three Lakh Seventy Five Thousand One hundred and Six only) as mentioned herein under 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-1 - All the piece and parcel of land with building situated in Anuppanadi Village, Madurai South Taluk, Madurai South Regd. District, Madurai South No - 1 SRO, in S.No.-98/5, As per revenue record S.No - 98/5B, As per Property tax receipt Door No - 247 & 229, total extent of 1837.66 Ft of land with building, Boundary of 1837.66 Sq Ft of land with building On or Towards East by :- House belongs to Ramakrishna, Thangavel Asari, On or Towards West by :- 12 ft wide lane, House belong to Panchavaram Pillai, On or Towards North by :- Land belongs to Kannama, On or Towards South by :- Land belongs to Ibrahim Vagayara  
**Sd/-**  
**Authorized Signatory**  
**Date: 31.01.2026**  
**Place: Madurai, Tamil Nadu** Mahindra and Mahindra Financial Services Ltd

**PUBLIC NOTICE**  
(Under Section 102 of the Insolvency and Bankruptcy Code, 2016)  
For The Attention of the Creditors of Mr.Dharamshi K Patel, (Personal Guarantor To Evershine Wood Packaging Private Limited) RELEVANT PARTICULARS

Sl.No	Name of Personal Guarantor (PG)	Dharamshi K Patel
1.	Name of the registered office / principal office / Residence of PG	No.16, 11 Street, Kannan Avenue Extension, Perungalathur, Chennai - 600063.
3.	Details of Order of Adjudicating Authority	Hon'ble NCLT, Chennai Bench admitted the Insolvency Resolution Process against Dharamshi K Patel, Personal Guarantor to Corporate Debtor, (Evershine Wood Packaging Private Limited) vide order CP/IB/36/CH/2024 Dated 20.01.2026
4.	Date of commencement of Insolvency Resolution Process	20.01.2026
5.	Name and registration number of the Resolution professional	R Sugumaran IBBI/PA-001/IP-P00677/ 2017-2018/11147
6.	Address and e-mail of the Resolution professional, as registered with the Board	9A, Block 2, Ceebros Shyamala Garden, 136, Arcot Road, Saligramam, Chennai-600093 rsmaran@yahoo.co.in Mobile : 9940164435
7.	Address and e-mail to be used for correspondence with the Resolution professional	9A, Block 2, Ceebros Shyamala Garden, 136, Arcot Road, Saligramam, Chennai 600093 pgdharamshikpatel@gmail.com Mobile : 9940164435
8.	Last date for submission of claims	21.02.2026
9.	Relevant Forms are available at	<a href="https://ibbi.gov.in/en/home/downloads">https://ibbi.gov.in/en/home/downloads</a>

Notice is hereby given that the Adjudicating Authority, the National Company Law Tribunal Division Bench (Court 2), Chennai has ordered the commencement of insolvency resolution process of Mr.Dharamshi K Patel, Personal Guarantor to Ever shine Wood packaging Private Limited on 20.01.2026 u/s 100 of IBC, 2016. The order was received by the Resolution Professional on 30.01.2026

The creditors of Mr.Dharamshi K Patel, are hereby called upon to submit their claims with proof on or before 21.02.2026 to the resolution professional at the address mentioned against entry No. 7.

Submission of false or misleading proofs of claim shall attract penalties.  
**R SUGUMARAN**  
**RESOLUTION PROFESSIONAL**  
IBBI/PA-001/IP-P00677/2017-2018/11147  
AFA Valid Till 30.06.2026  
**Place: Chennai**  
**Date: 30.01.2026**

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**AXIS BANK**  
AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769) | [www.axisbank.com](http://www.axisbank.com)  
Stressed Assets Group, Corporate Office, "Axis House", 7th Floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.

AXIS/SAG/SOUTH/SK/2025-26/114 05<sup>th</sup> November, 2025  
By Speed Post with Ack. Due & Email

To,  
01) M/s. Veremax Management Services Private Limited (Borrower & Hypothecator) at 75-B, Teachers Colony, Lakshmiham, Chennai-600099  
02) Mr. Thulasimani M, S/O. Nallamuthu Marimuthu (Director & Guarantor) residing at No. 60B, Papatihadu-2, Veerapanchayam (M), Erode-638004.  
03) Ms. Shanmugapriya, D/O. Sundaresan Periyasamy, (Director & Guarantor) residing at No. 158A, Jeevanai Nagar Main Street, Tiruvottiyur, Tiruvallur-600019.  
04) Mr. T R M Venkatesh, S/O. Meganathan (Director, Mortgagor & Guarantor) residing at S-37, S Block, Flat 3 B, 21<sup>st</sup> Street, 6th Avenue, Anna Nagar, Chennai-600040.  
And also at :- S-27, S Block, Flat 3 B, 21<sup>st</sup> Street, 6th Avenue, Anna Nagar, Chennai-600040.  
05) Veremax Technology Services Ltd. (Guarantor) at No. 156, Doshi Towers, First Floor, Poonamallee High Road, Kipaku, Chennai- 600010.  
Email: [shanmugapriya.v@veremax.co.in](mailto:shanmugapriya.v@veremax.co.in); [barathi.drbueloutusservices.com](mailto:barathi.drbueloutusservices.com); [indhu.mblueloutusservices.com](mailto:indhu.mblueloutusservices.com); [venkatesh.tmr@veremax.co.in](mailto:venkatesh.tmr@veremax.co.in)

Ref.: i) Our NPA Intimation letter dated 22<sup>nd</sup> January 2025 bearing reference No.AXIS/CBG/TAMBARAM/1 informing you No. 01 about classification of account of M/s. Veremax Management Services Private Limited as Non-Performing Assets (NPA) and transfer of account to Structured Assets Group.  
ii) Our Recall Notice dated 21<sup>st</sup> March 2025 bearing reference No. AXIS/SAG/SOUTH/2024-25/167 wherein we have recalled the credit facilities sanctioned to you No. 01 i.e. M/s. Veremax Management Services Private Limited.  
iii) Our Guarantee Invocation Notice dated 09<sup>th</sup> October 2025 bearing reference No. AXIS/SAG/ SOUTH/SK/2025-26/99 whereby we have invoked the guarantees provided by you Nos. 02 to 05 towards Overdraft and two sub-limits facilities availed by M/s. Veremax Management Services Private Limited from our Bank.  
Sub: Notice under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

We, Axis Bank Limited, (hereinafter referred to as "the Bank"), a Company incorporated under the Companies Act, 1956 and carrying on its banking business under the Banking Regulation Act, 1949 and having its Registered Office at 'Treshu, 3<sup>rd</sup> Floor, Opp. Samaratheswar Temple, Near Law Garden, Ellis Bridge, Ahmedabad-380 008 and Structured Assets Group at Jawahar Towers, 1<sup>st</sup> Floor, New No. 3, Old No. 2, Club House Road, Anna Salai, Chennai-600002 and branch at Jawahar Towers, 2<sup>nd</sup> Floor, New No. 3, Old No. 2, Club House Road, Anna Salai, Chennai-600002 issued this Demand Notice under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act") in its capacity as Secured Creditor.

You No. 1, the principal Borrower is a private Company carrying the business of providing manpower supply in the name and style as "M/s. Veremax Management Services Private Limited" (hereinafter referred to as "Borrower Company"). In the end month of June 2022 the Borrower Company had approached our Bank for sanction of Overdraft facility ("OD") of Rs. 12.00 crores. Letter of Credit ("LC") of Rs. 10.00 crores as sub-limit of OD facility and Bank Guarantee ("BG") of Rs. 5.00 crores as sub-limit of OD facility. After due consideration our Bank sanctioned OD facility of Rs. 12.00 crores, LC of Rs. 10.00 crores as sub-limit of OD facility and BG of Rs. 5.00 crores as sub-limit of OD facility vide sanction letter dated 01<sup>st</sup> July 2022 bearing reference No. AXIS/BK/CBG/TAMBARAM/SE/NTB/2022-2023/003. The aforesaid OD and two sub-limits facilities were Renewed/revived from time to time. The terms and conditions of the aforesaid sanction letters were duly acknowledged by you.

You have accepted all the terms and conditions of the said sanctions and entered into and executed various documents and created various securities including inter-alia charge on the You No. 01 i.e. Borrower Company's movable assets/properties as detailed in Schedule B and charge on You No. 04 immovable properties as detailed in Schedule C herein below, with the Bank, inter-alia agreeing to pay interest at the contractual rate of interest and also to repay the principal amount as per the terms of sanctions.

That in terms of the sanctions letters:  
i) You No. 01 the Borrower Company have created charge on your movable assets/properties more particularly described in Schedule B herein below vide Deed of Hypothecation dated 02<sup>nd</sup> July 2022 in favour of our Bank, thereby securing the due repayment of the aforesaid OD and two sub-limits facilities availed by the Borrower Company along with the interest and future charges.

ii) You No. 04 had created charge on your immovable properties more particularly described in Schedule C herein below vide Registered Memorandum of deposit of title deeds dated 04<sup>th</sup> July 2022 in favour of our Bank, thereby securing the due repayment of the aforesaid OD and two sub-limits facilities availed by the Borrower Company along with the interest and future charges.

iii) You Nos. 02 to 04 had jointly executed Deed of Guarantee dated 02<sup>nd</sup> July 2022 and You No. 05 had executed Deed of Guarantee dated 02<sup>nd</sup> July 2022, in favour of our Bank, thereby securing the due repayment of the aforesaid OD and two sub-limits facilities availed by the Borrower Company along with the interest and future charges.

The aforesaid securities are "Secured Assets" within the meaning of Section 2(1)(c) of the SARFAESI Act.

The Borrower Company after availing the aforesaid OD and two sub-limits facilities, failed and neglected to operate the same in accordance with the agreed terms and conditions of the sanctions and has committed various defaults/irregularities in repayment of interest and principal amounts. In spite of repeated requests, the Borrower Company has not paid the outstanding dues to the Bank and no concrete proposal or solution, acceptable to the Bank, to regularize the account has been made by Borrower Company. In view of default committed by the Borrower Company in servicing the dues, the Borrower Company's account has been classified as Non-Performing Asset ("NPA") as on 27<sup>th</sup> December 2024. The Bank's books in accordance with guidelines issued by the Reserve Bank of India ("RBI") from time to time. However, we regret to note that no concrete proposal or solution acceptable to the Bank, for repayment of the Bank's dues has been submitted by the Borrower Company, Mortgagor and Guarantors respectively.

The outstanding position of aforesaid OD and two sub-limits facilities availed by the Borrower Company and the liability of the You No. 01 being Borrower & Hypothecator, You No. 04 as director, mortgagor & guarantor and You Nos. 02, 03 and 05 as guarantors towards repayment of the aforesaid OD and two sub-limits facilities, as on 05 November 2025 (after giving due credit to all payments made by you, if any) is given in Schedule A herein below along with interest levied as per the terms of the sanctions.

Having regard to your failure to meet your liability in respect of the aforesaid OD and two sub-limits facilities and classification of your account as NPA, we hereby invoke the provisions of Section 13 of the SARFAESI Act and by this Notice issued under the provisions of Section 13(2) of the SARFAESI Act and without prejudice to the Bank's rights arising from the various documents executed by all of you, we hereby call upon You No. 01 being Borrower & Hypothecator, You No. 04 as director, mortgagor & guarantor and You Nos. 02, 03 and 05 as guarantors to pay the Bank jointly and severally an amount of Rs. 12,81,17,362 (Rupees Twelve crore eighty one lakh seventeen thousand three hundred sixty-two Only) outstanding as on 05 November 2025 with further interest w.e.f. 06 November 2025 till the date of payment at contractual rate payable/computed at monthly rests and penal interest as applicable, within a period of 60 days from the date of this demand notice. In case of your failure to make repayment of the Bank's dues in the aforesaid manner, the Bank will be entitled to and will exercise all or any of the rights available to it under Section 13 (4) and 15 of the SARFAESI Act in respect of the Secured Assets mentioned herein above including takeover of the management of business of You No. 1, i.e. Borrower Company.

Please further note that under provisions of SARFAESI Act, in case you Nos. 01 to 05, jointly and severally, fail to make the payment of aforesaid outstanding dues within the stipulated period of 60 days from the date of this demand notice, in terms of Section 13 (4) of the SARFAESI Act, we shall be constrained to invoke the provisions thereof and take possession of the Secured assets/properties i.e. mortgaged/hypothecated charged to the Bank and which is more particularly described in Schedule B and C herein below.

Please further note that in terms of Section 13(13) of the SARFAESI Act, you Nos. 01 to 05 shall not transfer by way of sale, lease or otherwise any of the Secured Assets/properties stated under Schedule B and C of this Notice without prior written consent of the Bank.

Your attention is invited to provision of Section 13(8) of SARFAESI Act in respect of time available to redeem the Secured Assets. As per the provision of the aforesaid SARFAESI Act, you Nos. 01 to 05 are also informed that in case if the proceeds from the liquidation of the Secured Assets are not adequate to cover the dues of the Bank, the Bank reserves its right to proceed against all of you jointly and severally for recovery of balance dues by initiating appropriate legal action.

Kindly note that all costs, charges, expenses that shall be incurred by the Bank in the process of its actions under Section 13 (4) of SARFAESI Act and incidental thereto shall be recoverable from you in the manner prescribed under the SARFAESI Act.

Please note that the Bank shall exercise its right to set off the credit facilities, if any, available in any of your accounts/s with us, towards outstanding dues in respect of the aforesaid credit facilities availed by you No. 01 i.e. Borrower Company.

i) Our NPA Intimation letter dated 22<sup>nd</sup> January 2025 bearing reference No. AXIS/CBG/TAMBARAM/1 informing

you No. 01 about classification of account of M/s. Veremax Management Services Private Limited as Non-Performing Assets (NPA) and transfer of account to Structured Assets Group.

ii) Our Recall Notice dated 21<sup>st</sup> March 2025 bearing reference No. AXIS/SAG/SOUTH/2024-25/167 wherein we have recalled the credit facilities sanctioned to you No. 01 i.e. M/s. Veremax Management Services Private Limited.

iii) Our Guarantee Invocation Notice dated 09<sup>th</sup> October 2025 bearing reference No. AXIS/ SAG/SOUTH/ SK/2025-26/99 whereby we have invoked the guarantees provided by you Nos. 02 to 05 towards Overdraft and two sub-limits facilities availed by M/s. Veremax Management Services Private Limited from our Bank.

Please note that vide our NPA intimation letter dated 22<sup>nd</sup> January 2025 bearing reference No. AXIS/CBG/TAMBARAM/1 informing you that the account of You No. 01 i.e. M/s. Veremax Management Services Private Limited is classified as Non-Performing Assets and transferred to Structured Assets Group. We have issued recall notice dated 21<sup>st</sup> March 2025 bearing reference No. AXIS/SAG/SOUTH/2024-25/167 wherein we have recalled the aforesaid OD and two sub-limits facilities sanctioned to you No. 01 i.e. M/s. Veremax Management Services Private Limited. We have issued Guarantee Invocation Notice dated 09<sup>th</sup> October 2025 bearing reference No. AXIS/SAG/SOUTH/SK/2025-26/99 whereby we have invoked the guarantee provided by you Nos. 02 to 05. In the captioned Recall Notice dated 21<sup>st</sup> March 2025 and Guarantee Invocation Notice dated 09<sup>th</sup> October 2025, we had also stated that in case of failure to comply with the requisition stated therein, the Bank will be constrained to initiate legal action/proceeding for recovery of their outstanding dues and enforcement of security.

Please note that this Demand Notice u/s. 13 (2) of SARFAESI Act is issued without prejudice to our right to initiate or to proceed with, if already initiated, such other legal actions against the Borrower Company/Mortgagors/Guarantors including the action under The Recovery of Debts and Bankruptcy Act, 1993 ("RDB Act") and Insolvency & Bankruptcy Code, 2016 ("IBC") any other legal action, as the Bank may deem fit, for recovery of its legitimate dues.

In case of any clarification you may feel free to contact the undersigned as per below mentioned contact details.  
Yours faithfully,  
Suresh K  
Senior Manager & Authorised Officer under SARFAESI Act,  
Structured Assets Group  
Axis Bank Limited  
Structured Assets Group First Floor, Club House Road, Anna Salai, Chennai-600 002.  
Mobile No.: 9443837231 | Email id: [k6.suresh@axisbank.com](mailto:k6.suresh@axisbank.com) & [sag.south@axisbank.com](mailto:sag.south@axisbank.com)

**SCHEDULE A**  
Total Outstanding as on 16th November 2025

Facility	Ac No	Sanction Amount	Loan O/s (Excluding unapplied interest) as on 05 <sup>th</sup> November 2025	Unapplied interest up to 05 <sup>th</sup> November 2025	Total O/s as on 05 <sup>th</sup> November 2025
Overdraft	922030035346634	12,			

