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P C VISHNUNADH

Minister for Tourism and Culture, Keralam

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pnb Housing Finance Limited Ghar Ki Baat

APPENDIX -IV-A E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY (IES)

E-Auction-Sale Notice for Sale of Immoveable Assets Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002)

Registered Office: - 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Ph.:-011-23357171, 23357172, 23705414, Web: - **www.pnbhousing.com**

Cochin Branch:- 1st Floor, R P Arcade, Adjacent to Gold Souk Mall, Near Railway Overbridge, Ponnuruni, Vytilla, Cochin – 682019. Thrissur Branch:- Ambalikkala Tower, 12/155/126, 2nd Floor, South amman kovil street, near Kothapuram Over Bridge, Thrissur-680004. Kollam Branch:-Raj Plaza, 1st floor, Kilikolloor, PO, Randamkutty, Kollam-691004.Trivandrum Branch:-F1, KEK Tower,First Floor, Opp. To Trivandrum Development Authority, Vazhuthacaud, Trivandrum-695010.

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "**AS IS WHERE IS, AS IS WHAT IS** and **WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. **www.pnbhousing.com.**

Loan No, Name of the Borrower/Co-Borrower/ Guarantor(s)/Legal heirs (A)	Demanded Amount & Date (B)	Nature of Possession (C)	Description of the Properties Mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumberances/ Court Cases if any (K)
HOU/TCR/1216/341142, B.O.: Thrissur, Sarika Unnikrishnan / Kumari V	Rs.1769488.24 as on 30-01-2020	Physical Possession	Sanroyal Sukriti,1,1 F, Sanroyal Sukriti, Chittilappilly Village, Thrissur Taluk, Re sy No 270/7 P,Thrissur, Kerala-680551,India	Rs. 1530000	Rs. 153000	15-09-26	Rs. 10,000	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown
HOU/TCR/0318/504729, B.O.: Thrissur, Mansoor Nalakath Pallath / Aidross Kutty	Rs.1921206.00 as on 11-02-2025	Physical Possession	Re Sy No.88/6, 94/10, 94/1, Engandiyur Village, Chavakkad Taluk, Engandiyur, Thrissur, Kerala-680616, India.	Rs. 2297000	Rs. 229700	15-09-26	Rs. 10,000	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown
HOU/TCR/1016/327151, B.O.: Thrissur, Reji Thomas / Mary Soniya V John	Rs.2702628.00 as on 23-09-2024	Physical Possession	Sy No.1397/8/3p, Peechi Village, Thrissur Taluk, Thrissur, Kerala, India, 680653	Rs. 2646000	Rs. 264600	15-09-26	Rs. 10,000	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown
HOU/TCR/0221/859636, B.O.: Thrissur, Sibi K P / Anisha Sibi	Rs.2983762.00 as on 06-01-2025	Physical Possession	Re.Sy.No.312/1,Pulakode Village,Talapilly Taluk, Pangarapilly, Thrissur, Kerala, 680586	Rs. 2734000	Rs. 273400	15-09-26	Rs. 10,000	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown
HOU/COC/1216/341249, B.O.: COCHIN, Manojkumar M S / Jincy Manoj	Rs.4216102 as on 23-09-2024	Physical Possession	Resy No.117/33/2/2, Block No.6, Vettiyar Village, Mavelikkara Taluk, Alappuzha, Kerala, India, 690558	Rs. 3488000	Rs. 348800	15-09-26	Rs. 10,000	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown
HOU/KLM/1220/843095,HOU/KLM/ 0521/885286, B.O.: Kollam, Rahul R / Thankamoney Thankamoney	Rs.3469603.00 as on 09-06-2025	Physical Possession	Re Sy No 413/13/25,Nooranad Village, Mavelikkara Taluk,Alappuzha,Kerala-690529, India.	Rs. 3477000	Rs. 347700	28-09-26	Rs. 10,000	02-09-26 11AM to 05PM	29-09-26 02PM to 03PM	Unknown
HOU/COC/0823/1155015,NHL/C OC/0923/1162043,B.O. Cochin, Vinisha V / Ragesh Gm	Rs.4435958.00 as on 22-07-2024	Physical Possession	Re Sy No 52/6,Block No.42, Thiruvaniyoor Village, Kunnathunadu Taluk, Ernakulam, Kochi, Kerala-682303, India.	Rs. 4233000	Rs. 423300	15-09-26	Rs. 10,000	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown
HOU/COC/0517/384323,NHLNHL/ COC/0517/384408,B.O. Cochin, Deepu Mathew / Mathew K K	Rs.9714704.55 as on 24-02-2023	Physical Possession	Re.Sy.No.246/23,246/21,246/1/5,Chengam anad Village,Aluva Taluk,Ernakulam,Kerala-683578,India.	Rs. 8332000	Rs. 833200	15-09-26	Rs. 20,000	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown
206660000853,HOU/TRI/0216/267 945,B.O. Trivandrum, Sajeevan S / Sasidharan V / Vijaya Kumari R	Rs.625188 as on 12-11-2024	Physical Possession	Sy No-261/3-1,Sy No-261/3-1, Velioor Village, Velioor Village, Thiruvananthapuram, Kerala, 695302, India	Rs. 3159000	Rs. 315900	15-09-26	Rs. 10,000	02-09-26 11AM to 05PM	16-09-26 02PM to 03PM	Unknown

*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred up to the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the column no-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.**1.** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets.**2.** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s).The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.**3.** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money, if any, deposited) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the property/secured asset shall be resold.**4. ForeclosureIndia.com** would be assisting the Authorised Officer in conducting sale through an e-Auction having its Head of ce at 605A, 6TH Floor, Maitrivanam, Ameerpet, Hyderabad-500038. Website - info@bankauctions.in , For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with **Rahul/Sarathlal R/Afreed,** Contact Number 8848434163/9061485392/8129651394, is authorised person of PNBHFL or refer to **www.pnbhousing.com**

Place: Kerala, Dated: 26.08.2026 **Authorized Officer, M/s PNB Housing Finance Limited**

ECO HOTELS AND RESORTS LIMITED

CIN NO. - L55101KL1987PLC089987

Regd. Office: 67/6446, Basin Road, Cochin, Ernakulam High Court, Ernakulam, Kerala, India – 682031

Corporate Office: Block no 4, 2nd floor, Raj Mahal, VN Road, Churchgate, Mumbai – 400020

Tel.: +91 22 44550546 • E-mail: investor.relations@ecohotels.in • Website: www.ecohotels.in

INFORMATION REGARDING 39TH ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERENCE / OTHER AUDIO-VISUAL MEANS

NOTICE is hereby given that the 39th Annual General Meeting (AGM) of the Members of Eco Hotels and Resorts Limited (the Company) will be held on Wednesday, September 30, 2026 at 03:00 p.m. (IST) through Video conferencing (VC)/other Audio-Visual Means (OAVM) to transact the business as set out in the Notice of the AGM.

Pursuant to the General Circular No. 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs (MCA) and Circular SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133, dated October 3, 2024 issued by SEBI (hereinafter collectively referred to as "the Circulars"), Companies are allowed to hold AGM through VC/OAVM, without the physical presence of members at a common venue. Accordingly, in compliance with MCA circulars and relevant provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the 39th AGM of the Members of the Company will be through VC/OAVM.

In compliance with the above-mentioned Circulars, the Notice of the AGM and Annual Report for FY 2025-26 will be sent electronically by the Company to those Members whose email addresses are registered with the Company/RTA and Depositories. The Notice of the 39th AGM and the Annual Report for FY 2025-26 will be also available at the websites of the Company (www.ecohotels.in) and BSE Limited (www.bseindia.com). The AGM Notice will also be disseminated on the website of CDSL (agency for providing the Remote e-Voting facility and e-voting system during the AGM) i.e. www.evotingindia.com. Detailed procedure for attending the AGM and voting through remote e-voting and e-voting at the AGM is provided in the Notice of AGM. Members who have not registered their email addresses are requested to register the same for receiving all communication from time to time including Annual Report, Notices, etc. from the Company electronically.

Accordingly, to update the details with the company the following procedure may be followed:

1. The Members holding shares in physical form who have not registered their email addresses with the Company/RTA may get registered their email addresses, to contact the RTA at below mentioned Address:
   Bigshare Services Pvt. Ltd
   Office No: S6-2 | 6th Floor | Pinnacle Business Park |
   Next to Ahura Centre |Mahakali Caves Road|
   Andheri (East) Mumbai – 400093|
   or connect through email ID: investor@bigshareonline.com.
2. The Member holding shares in Demat form are requested to register their email addresses with their respective Depository Participant. Further, the Member may temporarily register their e-mail addresses with the Company/RTA, at https://www.bigshareonline.com/InvestorRegistration.aspx by providing details such as DP ID/Client ID, shareholder name, PAN, Mobile no, email id. It is clarified that for permanent registration of e-mail address, the members are requested to register the same with their respective Depository participant.

For Eco Hotels and Resorts Limited
Sd/-
Heena Supadia
Company Secretary & Compliance Officer

Date: 26.08.2026
Place: Ernakulam

TATA CAPITAL LIMITED

Reg. Office: 11th Floor, Tower-A, Peninsula Business Park, Ganpat Rao Kadam Marg, Lower Parel, Mumbai-400 013, India
CIN No. U65990MH1991 PLC060670

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Co- Borrowers, Mortgagor and Guarantor (s) that the below described Secured Assets mortgaged to Tata Capital Limited (TCL) (transferee of Tata Capital Financial Services Limited pursuant to and approved Scheme of Arrangement by NCLT), the possession under Section 13(4) of SARFAESI Act of the property described hereinbelow has been taken by the Authorised Officer of Tata Capital Limited (TCL) on date as mentioned in table below will be sold by E-auction on 16.09.2026for recovery of the secured debt for the Term Loan No. 21881370 amounting to Rs. . 4,30,60,334.28_/- (Rupees Four Crore Thirty Lakhs Sixty Thousand Three Hundred Thirty-Four and Twenty-Eight Paisa Only) and for the Loan against Property No. 21881381 amounting to Rs. 4,08,30,252.41/- (Rupees Four Crore Eight Lakhs Thirty Thousand Two Hundred Fifty-Two and Forty-One Paisa Only) totalling to an amount of Rs. 8,38,90,586.69/- (Rupees Eight Crores Thirty-Eight Lakhs Ninety Thousand Five Hundred Eighty-Six and Sixty-Nine Paisa Only) as on 08.07.2026 together with applicable interest and other charges from Borrower, Co Borrower, Guarantors and Mortgagor as mentioned in the table below. The sale of the Secured Asset will be on "As is where is", "As is what is", and "Whatever there is" basis.

Loan Account No.	Name of Borrower/Co-Borrower/Guarantors/ Mortgagors	Date of Demand Notice under Section 13 (2) of SARFAESI Act, 2002	Date of Possession Notice Section 13(4) of SARFAESI Act, 2002.
Term Loan: 21881370	1. M/s. Immaculate Agro Spices Private Limited ("Borrower"). 2. M/s. Kan Agro Spices ("Co-Borrower") 3. Jinu Varghese, ("Guarantor") 4. Jenny Varghese ("Mortgagor/Guarantor") 5. Geeba Jenny ("Guarantor")	Demand Notice Dated 29.05.2025 for the recovery of sum of is Rs. 3,50,19,621.90 (Three Crores Fifty Lakhs Nineteen Thousand Six Hundred Twenty-One Rupees and Ninety Paisa Only) as on 16th May 2025.	10-02-2026
Loan Against Property: 21881381	1. M/s. Kan Agro Spices ("Borrower"). 2. M/s. Immaculate Agro Spices Private Limited ("Co-Borrower") 3. Jinu Varghese, ("Guarantor") 4. Jenny Varghese ("Mortgagor/Guarantor") 5. Geeba Jenny ("Guarantor")	Demand Notice Dated 29.05.2025 for the recovery of sum of is Rs. 3,51,95,157.33 (Three Crores Fifty One Lakhs Ninety Five Thousand One Hundred Fifty Seven and Thirty Three Only) as on 16th May 2025.	05.08.2025

Reserve Price (Rs.)	EMD (Rs.)	Last Date of EMD	E-Auction Date
6,97,41,000	69,74,100	15.09.2026	16.09.2026

For detailed terms and conditions of the sale, please refer to the link provided: **http://www.tatacapital.com/cantent/dam/tcl/ImmaculateEsalenotice.pdf** in the website of Tata Capital Limited (TCL) i.e. **www.tatacapital.com This is also a mandatory notice of 15 days as per the provisions of SARFAESI Act, 2002 read with Rule 9(of the Rules to the Borrower/Guarantor(s)/Mortgagor informing them about holding of sale on aforesaid date.**

Date: 25.08.2026
Place: Mumbai

For Tata Capital Limited
Sd/-
Authorised Officer

Schedule – A
Description of Property Mortgaged by (Mr. Jenny Varghese)
All that piece or parcel of property described herein below:
As per DOC NO: 2660/2023

Sl No	:	1
District	:	Thrissur
Sub District	:	Chalakkudy
Taluk	:	Chalakkudy (Earlier Mukundapuram)
Village	:	Muringoor Thekkum muri
Kara	:	Muringoor Thekkum muri
Panchayath	:	Koratty
Re Survey Block No	:	No
Re Survey No	:	No
Sub Divion No	:	No
Old Survey No	:	571
Old Sub Divion No	:	4-9 (in location sketch and as per possession Certificate 4-10)
Extent	:	30 Ares 37 Sq Meter
Type of Property	:	Purayidom
Nature of Right	:	Pandaravakapattam

All that is part and parcel of immovable property having an extent of 30 Ares and 37 Sq Meters comprised in Old Sy No 571, old Sub Divion No 4-9 (in location sketch and possession Certificate mentioned as 4-10) having a residential building bearing Building No. 15/146 of Koratty Grama Panchayath, in Muringoor Thekkum Muri Village, with following Boundaries
East- Property of Koduveli Thomas and Balance property
North- PWD Road
West- Balance property and property of Kannokadan Saleena
South- property of Kannookadan Saleena



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