

PRESS RELEASE



Ref No: BTL/OPR/24-25/69860

#### Mumbai, 5 March 2025

Beacon Trusteeship Limited, acting as the Debenture Trustee for the Secured, Unlisted, Unrated Non-Convertible Debentures (NCDs) issued by Oaktree Properties Private Limited ("the Issuer") under the Debenture Trust Deed dated 11 March 2020 aggregating to Rs. 27,25,00,000 (Rupees Twenty-Seven Crores Twenty Five Lakhs ) hereby informs that the Issuer has defaulted in redeeming the Debentures and not paid the maturity amount along with applicable coupon to the Debenture Holders due on 13 January 2025 and 18 January 2025..

As the Debenture Trustee to the issue we have been diligently undertaking all requisite actions for recovery of outstanding dues. We have been communicating and have issued following communications/ notices to the Issuer/ Smartowner Services India Private Limited till date-

25 January 2025	Email sent to the Issuer requesting for:
	<ul> <li>Confirmation of payments to Debenture Holders</li> </ul>
	• Proof of payment
	<ul> <li>If no payment, the expected timeline for payment</li> </ul>
	A letter was issued to the Issuer requesting below details:
27 January 2025	a c c c labortura radomation navments (iiit oil following)
	<ul> <li>Confirmation of dependure redemption payments (due on road that a 20245 &amp; 18<sup>th</sup> January 2025)</li> </ul>
	a to to to the the of Dahantura Halders
*	• Proof of debenture holdings
28 January 2025	A follow up reminder was sent to the Issuer requesting for the information
28 January 2025	
31 January 2025	Notice issued requiring the issuer to provide:
51 January 2025	Confirmation of payments status to Debenture Holders
	Immediate payment to Debenture Holders, in case of non-payment
	o List of Debenture Holders' contact details
7 February 2025	Communication sent requesting urgent clarification on:
, , , , , , , , , , , , , , , , , , , ,	• The Issuer's proposal for overdue payments
	• Proposed date for a Debenture Holders' meeting
	<ul> <li>List of Debenture Holders with contact details</li> </ul>
	• Proof of debenture ownership
	the service requests and seeking clarification
25 February 2025	Letter sent to the Issuer reiterating previous requests and seeking clarification
	on:
	• Proposals for interest and principal payments
	<ul> <li>Reason for not inviting the Debenture Trustee to the Debenture Holders</li> </ul>
	meeting
	• Third-party scrutinizer
	<ul> <li>Voting mechanism</li> </ul>
	and SmortOwner raising below concern towards the
28 February 2025	Notice issued to the Issuer and SmartOwner raising below concern towards the
	Debenture Holder meeting called on 18 March 2025:
	<ul> <li>Non-invitation of the Debenture Trustee</li> </ul>
	• Absence of a voting mechanism

### **BEACON TRUSTEESHIP LIMITED**

Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Phone: +91 95554 49955 Email: contact@beacontrustee.co.in

Website : www.beacontrustee.co.in CIN : L74999MH2015PLC271288

Mumbai |Bengaluru | Ahmedabad | Pune | Kolkata | Chandigarh | Shimla (HP) | Patna | Delhi | Jaipur | Chennai | GIFT IFSC | Bhopal | Indore | Kochi | Nagpur | Bhubaneswar | Thiruvananthapuram | Lucknow | Hyderabad

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	<ul> <li>Lack of virtual participation provision</li> </ul>
s de la serie d	<ul> <li>Clarity on payment of outstanding interest</li> </ul>
	<ul> <li>Approval percentage for resolutions</li> </ul>
	<ul> <li>Appointment of a third-party Scrutinizer</li> </ul>
	<ul> <li>Appointment of an independent company secretary for recording Minutes</li> </ul>

### Key Concerns and Issues raised by us:

- Non-payment of maturity amount: The Issuer failed to pay the Debenture Holders the maturity amount due on 13 January 2025 and 18 January 2025.
- Lack of response: The Issuer has not responded to any of our communications, emails, letters and notices seeking updates on the payment status and concerns thereon.
- **Improper convening of EGM:** The Extraordinary General Meeting (EGM) of the Debenture Holders is being convened by the Issuer without consulting the Debenture Trustee and have several procedural deficiencies.
- Protection of Debenture Holders' interests: Beacon Trusteeship Limited has been actively following up with the Issuer to ensure the Debenture Holders receive their due payments. Despite of following up with the Issuer multiple times, the Issuer has failed to respond to any of our communications.

## For Beacon Trusteeship Limited



#### Enclosed-

Letter sent to the Issuer dated 27 January 2025

Notice sent to the Issuer dated 31 January 2025

Letter sent to the Issuer dated 25 February 2025

Notice issued to the Issuer and Smartowner dated 28 February 2025

Beacon Trusteeship Limited (BTL), in its capacity as Debenture Trustee for the 12% Series I Secured Non-Convertible Debentures ("NCDs") issued by Oaktree Properties Private Limited, is issuing this press release to address frequently asked questions from debenture holders. We aim to provide transparency and clarity regarding the current situation.

## 1. Meeting Participation and Process:

We have not been invited by the Issuer to attend the proposed meeting. Despite repeated communications to Oaktree Properties Private Limited, we have not received any response regarding our participation or clarification on several procedural matters. Upon our several communication to the Issuer, the Issuer has only forwarded the Notice of meeting which they have sent to the debenture holders without any clarification to the end whether BTL as the debenture trustee is invited to join the meeting.

### 2. Debenture Holder Information:

The official register of debenture holders is maintained by Oaktree Prperties Private Limited. As Debenture Trustee, we have consistently requested this information from the Issuer and SmartOwner Services India Private Limited but have yet to receive a response.

#### 3. Quorum and Resolution Passing:

To pass a Special Resolution, a majority of three-fourths (3/4th) of the outstanding debentures is required.

## 4. Meeting Authenticity and Verification:

As the meeting is being convened by the Issuer without our involvement, they are best positioned to address questions regarding the verification of attendees and proxies. We reiterate our lack of response from the issuer on any procedural matter. Any meeting of debenture holder is required to provide opportunity to the debenture holders to attend the meeting and vote on the resolutions both physically and virtually. We have time and again intimated the Issuer and Smartowners with regards the same. However, we have not received any revert or confirmation with regards to the same from the Issuer or Smartowners.

#### 5. Resolution Disagreement:

If a resolution is not passed, the Issuer cannot adopt it. In such a scenario, recovery proceedings may be initiated based on the instructions of the majority of debenture holders.

We reiterate that any resolution passed in the meeting of debenture holders convened by the Issuer is required to be passed by  $3/4^{\text{th}}$  of the outstanding debentures. Any resolution passed by the Issuer without satisfying the mentioned criteria shall be *void*.





## 6. Legal Action and Security Liquidation:

Any legal action, will be pursued based on the directives of the majority of debenture holders.

## 7. Assurances Regarding Resolution Terms:

The Issuer is responsible for fulfilling its obligations, including the payment of interest and principal outstanding. We have formally requested clarification from the Issuer regarding outstanding interest and assurances that agreed-upon terms will be honored, as evidenced by our letter dated February 25, 2025.

### 8. Outstanding Interest:

The Issuer remains responsible for the payment of all outstanding interest. We have formally requested clarification from the Issuer regarding outstanding interest, as evidenced by our letter dated February 25, 2025. We are still awaiting their reply.

### 9. Commitment to Debenture Holders:

Beacon Trusteeship Limited is committed to protecting the interests of debenture holders and will continue to pursue all available avenues to ensure their rights are upheld. We urge debenture holders to monitor our website for further updates.

## For Beacon Trusteeship Limited

Ritobrata Mitra

Vice President.

Place: Mumbai







Ref No.: BTL/OPR/24-25/67607

Date: January 27, 2025

#### То

**Oaktree Properties Private Limited** Level 3 & 4, Embassy Diamante, 34 Vittal Mallya Road, Bangalore, Karnataka, India, 560001

Subject: Confirmation of Payment or Non-Payment of Debentures on due date.

Reference: Secured Unlisted Unrated Redeemable Non-Convertible Debentures of ₹27,25,00,000 and Debenture Trustee Deed dated March 11, 2020.

#### Dear Sir/Madam,

We refer to the Debenture Trustee Deed dated March 11, 2020, and request you to kindly provide the following details at the earliest:

- Confirmation of the status of debenture redemption payments which was due on 13<sup>th</sup> January 2025 and 18<sup>th</sup> January 2025.
- 2. Contact details, including email addresses, of the debenture holders.
- 3. Proof of holding of the debentures by the debenture holders.

Please note that we have received a letter from Smartowner Services India Private Limited (attached as Annexure A), which states the company's failure to repay the debentures. We request your prompt response to address the concerns raised in this letter.

For Beacon Trusteeship Limited

Name: Ritobrata Mitra Designation: Vice President

Place: Mumbai

### BEACON TRUSTEESHIP LIMITED

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Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Phone : +91 95554 49955 Email : contact@beacontrustee.co.in

Website : www.beacontrustee.co.in CIN : L74999MH2015PLC271288

## Smart

Own a slice of tomorrow Date: 22<sup>nd</sup> January 2025

То

Managing Director Oaktree Properties Private Limited Level 3 & 4, Embassy Diamante, 34 Vittal Mallya Road, Bangalore, Karnataka, India - 560001

Subject: Request for Immediate Redemption of Non-Convertible Debentures (NCDs) Issued to KN Realty Ventures Private Limited, Subsequently Acquired by Clients of SmartOwner Services India Private Limited

#### Dear Sir/Madam,

We are writing on behalf of SmartOwner Services India Private Limited operating under Portfolio Management Services (PMS) license number INP000006819 in connection with the Non-Convertible Debentures (NCDs) issued by your company to KN Realty Ventures Private Limited on 13<sup>th</sup> January 2020 and 18<sup>th</sup> January 2020 respectively, under a Subscription Agreement dated 5th December 2019. These NCDs were acquired by our clients, as detailed in Annexure A attached to this letter.

These NCDs were due for redemption on 13th January 2025 and 18<sup>th</sup> January 2025 respectively. However, we observe that, as of the date of this communication, there has been no communication from your company towards the redemption of these NCDs. We hereby demand the immediate redemption of the NCDs in accordance with their terms. You are requested to make payment of the redemption amount along with accrued interest no later than 30th January 2025.

We wish to remind you that not fulfilling your obligations will be treated as a breach of the terms of the Subscription Agreement and an event of default, and we reserve all rights available under law to seek redressal. We look forward to your prompt compliance.

#### Yours sincerely, For SmartOwner Services India Private Limited

T-L-1. (Bongclore)

Director SmartOwner Services India Private Limited

CC: Beacon Trusteeship Limited 5W, 5th Floor, The Metropolitan, Bandra Kurla Complex, Bandra(East), Mumbai, Maharashtra, India, 400051

Enclosure: Annexure A - List of Clients Holding NCDs

#### SmartOwner Services India Pvt Ltd

8th Floor, Delta Block, Sigma Tech Park, Whitefield, Bangalore 560066, India www.smartowner.com Tel +91 80 4667 9500 CIN: U74999KA2012PTC064449





(US)

Ref no-BTL/OPR/24-25/68036

## To, Oaktree Properties Private Limited ("Issuer") 8<sup>th</sup> floor Delta Block, Sigma Tech Park, Whitefield Varthur, Bangalore-560066, Karnataka

#### Address 2-

Level 3 & 4, Embassy Diamante, 34 Vittal Mallya Road, Bangalore, Karnataka, India, 560001

Subject: Listed/ Unlisted, Rated/ Unrated, Redeemable Non-Convertible Debentures aggregating to Rs. 27,25,00,000/- (Rupees Twenty Seven Crores only) ("Debentures/ NCD's") issued by Oaktree Properties Private Limited ("Company/Issuer") – Notice pursuant to non-receipt of maturity amount by the debenture holders due and payable on the due date i.e. January 13, 2025, and January 18, 2025,

Dear Sir/Madam,

We, are acting in the capacity of the Debenture Trustee for the Debentures issued in two tranches by Oaktree Properties Private Limited ("Issuer") aggregating to Rs. 27,25,00,000 (Rupees Twenty-Seven Crores Twenty-Five Lakhs Only) in terms of the Debenture Trust Deed dated March 11, 2020, executed between the Issuer and the Debenture Trustee ("DTD").

In accordance with the terms of the issued Debentures, the Debentures were due for maturing and was due for payment to the Debenture Holders on January 13, 2025, and January 18, 2025, respectively, for the two separate tranches.

We have been receiving emails from several debenture holders alleging non-receipt of payment towards maturity on the due date for the NCDs issued by the Issuer. Further, we are also in receipt of a letter dated January 22,2025 from Smartowner addressed to the Issuer requiring the Issuer to forthwith pay the redemption amount which was due on January 13, 2025, and January 18, 2025,

Further, in accordance with the terms of the issuer and in view of the non-payment of redemption amount of due date by the Issuer, we have been following up with you vide emails dated January 25, 2025; January 27, 2025; January 28, 2025 to seek an update on the status of payment on the maturity date to the debenture holders towards redemption of the Debentures issued by the Company. However, despite our best efforts, the Company has failed and neglected to respond to all our mails and letter.

## **BEACON TRUSTEESHIP LIMITED**

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Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Phone : +91 95554 49955 Email : contact@beacontrustee.co.in

Website : www.beacontrustee.co.in CIN : L74999MH2015PLC271288

## B E Â C O N

We draw your kind attention to our mail communications dated January 25, 2025; January 27, 2025; January 28, 2025 wherein we have requested you to provide list of information to which you have \repeatedly failed and neglected to respond. We hereby issue this final Notice to the Issuer to respond and reply to this Notice within 2 (two) days from the date of receipt of this Notice and provide us following details -

- Whether the payment has been made to all Debenture Holders in accordance to the terms of the Debenture Trust Deed on the maturity dates due on January 13, 2025, and January 18, 2025, respectively, for the two separate tranches. In case, the Issuer has defaulted in making the payment, provide reason for such default and timeline by when it shall be paid to the Debenture Holders. In case, the Debentures are redeemed on the maturity date, proof of payment of all Debenture Holders
- 2. List of Debenture Holders along with their holding details, address, email id, contact number as on January 13, 2025 for first tranche and List of Debenture Holders along with their holding details, address, email id as on January 18, 2025 for second tranche
- 3. Proof of holding of the Debentures by the Debenture Holders.

Further, you are requested to immediately pay all the outstanding amounts due and payable to the debenture holders, without any further delay or demur along with interest/ penal interest/ default interest as is applicable in terms of the DTD and provide confirmation of such payment to us along with proof of payment.

In the event, you fails and neglects to provide suitable response to this Notice and provide all the details sought within the stipulated timeline mentioned hereinabove and/ or fail and neglect to pay all outstandings due to the debenture holders alongwith interest/ penal interest/ default interest as applicable, your such action, which is detrimental to the interest of the debenture holders, shall be construed as breach of terms of DTD as committed by Issuer and we shall be forced to initiate necessary legal proceedings against you at your sole cost and consequence, in accordance with the instructions of the debenture holders.

## FOR BEACON TRUSTEESHIP LIMITED

Authorised Signatory

Ritobrata Mitra Vice President







Date: 25.02.2025

Ref. No. 69078/BTL/OPR/24-25

To,

**Oaktree Properties Private Limited ("Issuer")** 8<sup>th</sup> floor Delta Block, Sigma Tech Park, Whitefield Varthur, Bangalore-560066, Karnataka

#### Address 2-

Registered Office: level 3 and 4, Embassy Diamante, 34 Vittal Mallya Road, Bangalore 560001.

#### Kind Attn.: Mr. Amala Natarajan, Director

- Sub: Unlisted, Unrated, Secured, Redeemable, Non-Convertible Debentures' issued by Oaktree Properties Private Limited, aggregating to Rs.27,25,00,000/- (Rupees Twenty-Seven Crores Twenty Five Lakhs Only) ("Debentures").
- Ref: 1. Email dated January 25, 2025;
  - 2. Letter dated January 27, 2025;
  - 3. Email dated January 28, 2025;
  - 4. Notice dated January 31, 2025;
  - 5. Email dated February 07, 2025.

Dear Sir,

As you are aware, we, Beacon Trusteeship Limited, acting in the capacity of the Debenture Trustee for the Non-Convertible Debentures issued by Oaktree Properties Private Limited aggregating to Rs.27,25,00,000/- (Rupees Twenty-Seven Crores Twenty Five Lakhs Only), pursuant to the Debenture Trust Deed dated March 11, 2020 (**"DTD"**), executed between the Issuer and the Debenture Trustee.

We refer to our several captioned communications, including our last email dated February 7, 2025, pursuant to which we have sought details of the Issuer's proposal for clearing the outstanding dues towards unpaid interest and principal along with other additional details pertaining to your proposal of convening a meeting of debenture holders. However, despite, our repeated attempts to seek information from you, your ignorance to respond to our communication is unacceptable.



#### **BEACON TRUSTEESHIP LIMITED**

Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Phone : +91 95554 49955 Email : contact@beacontrustee.co.in

Website : www.beacontrustee.co.in CIN : L74999MH2015PLC271288

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It has now come to our attention, that you, the Issuer vide its notice dated February 19, 2025 have convened a meeting of debenture holders to be held on March 18, 2025. However, to our utter shock and surprise you, the Issuer have failed, neglected and wilfully ignored to invite us i.e. the Debenture Trustee to such meeting of debenture holders.

From a bare perusal of the agenda of the meeting it seems that although the Issuer is seeking an extension of the maturity date, however, there is no whisper with regards to any proposal of payment of coupon and step up coupon which are payable in terms of the terms sheet at Third Schedule to the DTD. Accordingly, the agenda of the meeting seems to jeopardise the interest of the debenture holders.

Furthermore, upon our review of your notice dated February 19, 2025 addressed to the Debenture Holders, we noticed that no third-party scrutinizer has been appointed. Furthermore, no proper voting mechanism for both physical and online voting has been provided.

Through this letter we hereby seek an immediate clarification with regards to the payment of the outstanding coupon and step up coupon payable by you, the Issuer. Additionally, we seek clarification as to why the Debenture Trustee has not been invited to attend the meeting on or before February 28, 2025.

Further, from the notice of the meeting issued by the Issuer it is evident that the outstanding dues shall not be paid by the Issuer within the cure period of 90 days as envisaged in the DTD. Accordingly, you may note that in case of failure to provide suitable clarification and also failure to provide requisite details as called for vide our captioned emails and letter, we shall be calling debenture holders meeting to discuss and deliberate on the necessary actions required to be initiated against you, the Issuer for non-payment of dues on the due date and within the prescribed cure period.

We look forward to your prompt response.

For Beacon Trusteeship Limited

Name: Ritobrata Mitra Designation: Vice President

Place: Mumbai

#### CC-

Smartowner Services India Private Limited 8th floor Delta Block, Sigma Tech Park, th floor Delta Block, Sigma Tech Park, Whitefield Varthur, Bangalore-560066, Karnataka







#### **BY EMAIL/REGISTERED POST**

Ref. No. 69388/BTL/OPR/24-25

Date: 28 February 2025

To,

1. The Board of Directors

Oaktree Properties Private Limited ("Issuer") 8<sup>th</sup> floor Delta Block, Sigma Tech Park, Whitefield Varthur, Bangalore-560066, Karnataka Address 2-Registered Office: level 3 and 4, Embassy Diamante, 34 Vittal Mallya Road, Bangalore 560001.

2. Smartowner Services India Private Limited ("Smartowner")

8th floor Delta Block, Sigma Tech Park, Whitefield Varthur, Bangalore-560066, Karnataka

Subject: Notice in relation to the Extraordinary General Meeting (EGM) of Debenture Holders scheduled on 18 March 2025

Ref: Notice of meeting of Debenture Holders dated 19 February 2025 issued by the Issuer and circulated by Smartowner

Dear Sir,

We, Beacon Trusteeship Limited, acting in our capacity as the Debenture Trustee for the 12% Series I Unlisted Unrated Secured Non-Convertible Debentures issued by Oaktree Properties Private Limited ("Issuer"), have reviewed the Notice of the Extraordinary General Meeting (EGM) dated 19 February 2025. From communication received from the Debenture Holder, we understand that the Notice was circulated to the Debenture Holders by Smartowner. We wish to highlight the following concerns and deficiencies in the notice and the proposed proceedings:



## **BEACON TRUSTEESHIP LIMITED**

BNO136

Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Phone : +91 95554 49955 Email : contact@beacontrustee.co.in

Website : www.beacontrustee.co.in CIN : L74999MH2015PLC271288

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### 1. Non-Invitation of the Debenture Trustee:

As the Debenture Trustee ("DT") appointed for the protection of the rights of the Debenture Holders, it is imperative that the Issuer convenes a meeting of the Debenture Holder in consultation with the Debenture Trustee and the DT is also invited to join the meeting by the Issuer as the convenor of the meeting. This omission is a serious lapse as we are mandated to safeguard the interests of the Debenture Holders. Our participation is crucial to ensure compliance with the provisions of the Debenture Trust Deed dated 11 March 2020 and applicable laws.

#### 2. Lack of a Voting Mechanism:

The EGM notice does not specify any clear voting mechanism for the Debenture Holders. The notice is silent on whether voting will be conducted by a show of hands, poll, or electronic means. This ambiguity creates uncertainty and may lead to procedural irregularities in decision-making. We have been receiving several queries from Debenture Holders with regards to the process of voting on the agenda items.

Further, it is important that both physical and online voting facility is provided in the meeting and details of such mechanism is detailed in the notice, which is totally absent in the present case.

## 3. No Provision for Virtual Participation:

Given that Debenture Holders are located across India, the absence of an online participation facility severely restricts their ability to attend and vote at the meeting. Conducting the meeting only in a physical format in Bangalore is inconvenient and discriminatory against Debenture Holders who cannot travel. A virtual participation mechanism should have been provided to ensure fair representation.

## 4. Lack of Clarity on Payment of Outstanding Interest Due::

Upon reviewing the notice, we understand that the notice does not provide details regarding the Issuers proposal for payment of outstanding interest dues, payment of which is now in default. As a result, Debenture Holders do not have sufficient information to make an informed decision regarding the proposed extension of the redemption date. The Issuer must clarify the treatment of interest accrued and payable on these Debentures. Several Debenture Holder have been raising queries regarding the treatment of the outstanding interest dues to be provided by the Issuer.





## 5. Mandatory Approval of Special Resolution by three-fourth of the Debenture Outstanding:

As per terms of the Debenture Trust Deed, any special resolution affecting the debenture terms must be passed with the consent of **at least 3/4<sup>th</sup> of the debenture outstanding**. No such mention is recorded in the Notice, thereby keeping the Debenture Holders in the dark.

## 6. No Appointment of a Scrutinizer for Voting:

The appointment of a third party scrutinizer is essential to ensure the fair and transparent conduct of the meeting and voting. The absence of such an appointment creates concerns about the validity and integrity of the voting process.

## 7. Non-Appointment of an Independent Practicing Company Secretary for Recording Minutes of EGM:

To ensure accurate and impartial recording of proceedings, an independent practicing company secretary should be appointed for recording Minutes of the EGM. The absence of such an appointment raises concerns about transparency and record-keeping.

We further refer to our notice dated 25 February 2025, wherein we had already raised serious concerns regarding the Issuer's failure to address outstanding dues towards unpaid interest and principal, as well as the irregularities in convening and conducting the proposed EGM. Despite our clear communication, the Issuer has neither provided any clarification nor rectified these deficiencies in the EGM notice, further reinforcing our concerns regarding the transparency and fairness of the proposed meeting.

It seems that the EGM is being conducted by the Issuer, without involving the Debenture Trustee, with a view to only get an extension of the maturity period without providing clear facts to the Debenture Holders, without any intention of curing the payment of the defaulted outstanding.

Unless the above-mentioned deficiencies are rectified and necessary corrective measures are implemented, the EGM called by the Issuer shall be deemed **infructuous**. Consequently, any resolution passed in the said meeting shall be considered as **invalid**, **non-binding**, **and unenforceable**.

We once again call upon the Issuer and Smartowner take immediate steps to rectify these issues and issue a revised notice incorporating the necessary amendments. Kindly treat this as an urgent matter,



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failing which we will be constrained to take appropriate legal and regulatory actions to safeguard the interests of the Debenture Holders.

Further, we also call upon the Issuer and Smartowner to take note of all our previous email/ letter communications including our communications dated January 25, 2025 (vide email), January 28, 2025 (vide email & post), Notice dated January 31, 2025 (vide email & post), February 07, 2025 (vide email), February 25, 2025 (vide email & post) and provide us with all requisite details as sought in such emails/letter addressed to the Issuer and Smartowner.

We look forward to your prompt response.

For Beacon Trusteeship Limited Con Name: Ritobrata Mitra **Designation: Vice President** 

Place: Mumbai





#### **BY EMAIL/COURIER**

Date: 7 March 2025

Ref No.:70005/BTL/OPR/24-25

To,

The Board of Directors Oaktree Properties Private Limited ("Issuer") 8<sup>th</sup> floor Delta Block, Sigma Tech Park, Whitefield Varthur, Bangalore-560066, Karnataka

#### Address 2-

Registered Office: level 3 and 4, Embassy Diamante, 34 Vittal Mallya Road, Bangalore 560001.

Subject: Reply to your letter dated March 06, 2025 regarding Mandatory Attendance at Debenture Holders' Meeting – Reminder of Legal Obligations as Debenture Trustee

#### Dear Sir / Madam,

At the outset we would like to state that the contentions of your letter are false and misleading.

In our several correspondences dated January 25, 2025 (vide email), January 28, 2025 (vide email), Notice dated January 31, 2025 (vide email & post), February 07, 2025 (vide email), February 25, 2025 (vide email & post) and February 28, 2025 (vide email & post) we have pointed out that you have failed and neglected to call upon Beacon Trusteeship Limited as the Debenture Trustee to join the meeting. Infact you had failed to inform us that a Debenture Holder meeting has been convened by you until the time we pointed out such failure basis the communication received by us from the Debenture Holders vide our letter dated February 25, 2025.

We reiterate that the meeting convened by you suffers from several deficiencies and lacunas.

1. There is no provision for the Debenture Holders to join the meeting virtually. In the present circumstance when you, the issuer have defaulted in the repayment of Principal and Interest on the due date, it is essential that provision should be made for maximum Debenture Holders participation in any meeting.

#### **BEACON TRUSTEESHIP LIMITED**

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Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 Phone : +91 95554 49955 Email : contact@beacontrustee.co.in

Website : www.beacontrustee.co.in CIN : L74999MH2015PLC271288

# BEACON

We have time and again highlighted this deficiency and in the interest of the Debenture Holders, we have requested you to provide virtual access to Debenture Holders for joining and voting in the meeting.

- 2. The agenda of the meeting only provides for extension of maturity date. It does not have a whisper about the issuer's proposal for repayment of interest which is also in default as per terms of the issuance. We have time and again highlighted this deficiency and in the interest of the Debenture Holders, we have requested you to provide clarification with respect to the same.
- 3. The notice of the meeting issued by you does not provide for an independent third-party scrutineer who will monitor the proceedings and provide a report on the attendance and voting in the meeting. A third-party scrutineer is required so as to ensure impartial and transparent proceedings and recording of attendance and voting. We have time and again highlighted this deficiency in the interest of the Debenture Holders.
- 4. The notice only mentions that the maturity date shall be extended to July 13, 2027. However, no revival plan, cash flow projections etc. is provided as part of explanatory statement to the notice. This is required for the Debenture Holders to take informed decision on the agenda set forth. This data should have been given with the notice to give sufficient time to the Debenture Holders to analyse the same before they are made to vote on the agenda items.

Further in addition to the aforesaid we had also requested for the list of Debenture Holders along with their contact details which have not been provided as yet. It is the duty of issuer in accordance with The Companies Act, 2013 to maintain and provide the list of Debenture Holders to the Debenture Trustee.

We also seek clarification regarding your relationship with Smartowner Services India Private Limited, as there has been no direct communication between us and the Issuer. Furthermore, no designated officials / Director of the issuer has reached out to us at any time prior of after the notice of the meeting was issued. It has come to our attention that Smartowner Services India Private Limited has independently circulated the notice for the Debenture Holders' meeting to the Debenture Holders.

Additionally, we request the shareholding pattern of the Issuer Company for our records.

In response to the allegations made in your letter, we would like to state the following

- 1. We have always acted in accordance with the applicable laws and regulations, and for the protection of the interests of Debenture Holders. Accordingly we have time and again pointed out the deficiencies with regard to the proposed meeting called by you.
- 2. We have vide our notice dated January 31, 2025 called upon you to immediately pay all the outstanding dues.
- 3. We have vide our several communications pointed out that unless the deficiencies related to the meeting are cured, the meeting shall be infructuous and any resolution passed in such meeting shall be invalid and



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nonbinding. Also in the interest of the Debenture Holder we shall be convening a separate meeting of the Debenture Holders to seek suitable instructions for further course of action.

We would like to emphasize that we are well aware of our duties and responsibilities under law as Debenture Trustees and have been acting in the interests of the Debenture Holders. We have never refused to attend a validly convened meeting of Debenture Holders. However, in view of the several deficiencies as mentioned above, it is our understanding that the meeting is being convened by you to suit your interests with a sole objective of extending the maturity date without having any intension to repay the Debenture Holders.

Accordingly, we do not want to give credibility by joining such a proposed meeting convened by you which detrimental to the interests of the Debenture Holders and seek to serve the interest of the issuer only.

We are willing to participate in any Debenture Holder meeting which is validly convened and all the deficiencies mentioned above and mentioned in our several communications are rectified.

We still await to hear from you with regards to the several deficiencies highlighted by us and hope that you shall rectify the same immediately and notify us as well as the Debenture Holders.

We look forward to your prompt response.

For Beacon Trusteeship Limited

Name: Ritobrata Mitra Designation: Vice President

Place: Mumbai



The undersigned being the Authorized Officer of INDIABULLS HOUSING COMPANIES (COMPROMISES, ARRANGEMENTS, AMALGAMATIONS) RULES, FINANCE LIMITED (CIN:L65922DL2005PLC136029) (now known as SAMMAAN 2016 CAPITAL LTD) under the Securitisation and Reconstruction of Financial Assets AND **CHANGE OF NAME CHANGE OF NAME PUBLIC NOTICE PUBLIC NOTICE** IN THE MATTER OF SCHEME OF AMALGAMATION OF SIRIUS ZIP FASTENERS and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred annappa. S/o. Late Mayanna was died or Siddaiah @ Nallaiah, S/o, Late Kalluputtaiah wa PRIVATE LIMITED AND MERCURY MANAGEMENT AND TECHNICAL SERVICES , George .M, Aged about 47 years, , DV Shaline Cinthiya, Aged about 1.08.2004 at House No.344/1. Tharalu Villac died on 03.08.1979 at House Pachepalva Villag under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules S/o. Muthu, R/at 3, Ground Floor, 26 years, D/o. A. David Vamsili, died on 03.08. 19/9 at House Pachepalya Village, Chikkanahalli, Tavarekere Hobi, Bangalore South, Bangalore-562130, for registering date of death, and obtaining death Certificates, the legal heirs of the deceased by namely Sri.Ramaiah has filed Crl. Misc. No. 208/2025, Under section PRIVATE LIMITED AND THEIR RESPECTIVE SHAREHOLDERS AND CREDITORS Kaggalipura, Uttarahalli Hobi, Bangalore South, Bangalore-560082, for registering date of death, and obtaining death Certificates, the legal 2002 issued Demand Notice dated 18.05.2021 calling upon the Borrower(s) G Block Slum Board Quarters. CA (CAA) NO. 29/BB/2024 B/at 40/10 Sannanna Lane SIDDAGUNTAPALYA N CHIKKANNIA H REDDY AND GARVEBHAVADLYA Hesaraghatta Boad, Chikka Opp. Lokesh Tent, Lingarajapuram, Sirius Zin Fasteners Private Limited heirs of the deceased by namely Smt.Sharada and other's has filed Crl. Misc. No. 236/2025. Bettahalli, Vidyaranyapura Post, CHINNASWAMY RANI ALIAS RANI G C to repay the amount mentioned in the Bangalore - 560 084, do hereby CIN: U28999KA1988PTC009372 Bangalore - 560 097, Under section 13(3) of the Karnataka Births and deaths Registration Act-1969 before the Hon 'ble II Addl Chief Judicial Magistrate, Bangalore Rural District at Bangalore, pertaining to this Petition if 13(3) of the Karnataka Births and deaths Registration Act-1969 before the Hon'ble Chie Judicial Magistrate, Bangalore Rural District a Bangalore, pertaining to this Petition if anybody Notice being Rs. 2.91.38.728.26 (Rupees Two Crore Ninety One Lakhs Thirty Registered Office: T1-109, Parappana Agrahara Main Road, Sai Meadows, Kudlu declare that I have changed my do hereby declare that Bangalore, Karnataka, India, 560068 Eight Thousand Seven Hundred Twenty Eight and paise Twenty Six Only) name from Shalini Sinthia I have changed my name ... APPLICANT COMPANY NO. 1 / TRANSFEROR COMPANY against Loan Account No. HLAPBGM00197120 as on 01.04.2021 and interes to DV Shaline Cinthiya from George Louis to George .M Mercury Management and Technical Services Private Limited anybody having any objection may be filed on naving any objection may be filed on 15.03.202 vide affidavit dated 07.03.2025 thereon within 60 days from the date of receipt of the said Notice vide affidavit dated 07.03.2025 CIN: U63023KA1996PTC019724 17.03.2025 at 11.am fails to do same may be at 11.am fails to do same may be disposed o sworn to before Prakasha .C. sworn to before Prakasha .C. sposed of exparte. suing on this 7th day of March 2025 with sea exparte. Issuing on this 7th day of March 2025 with se Registered Office: T1-109, Parappana Agrahara Main Road, Sai Meadows, Kudlu, The Borrower(s) having failed to repay the amount, Notice is hereby given to the Advocate & Notary, Bengaluru. Advocate & Notary, Bengaluru Bangalore, Karnataka, India, 560068 Borrower(s) and the public in general that the undersigned has taken Possession and signature of the Court. ind signature of the Court. ... APPLICANT COMPANY NO. 2 / TRANSFEREE COMPANY By Order of the Court, Shirastedar, CJM, Bangalore Rural, Bangalore. Advocate for Petitioner : Sri. B.L. Jayarama By Order of the Court. Shirastedar. C.IM. of the property described herein below in exercise of powers conferred on him Bangalore, Rural, Bangalore. Advocate for Petitioner : Sri. B.L. Jayarama NOTICE AND ADVERTISEMENT FOR DISPENSATION OF THE MEETINGS OF under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security EQUITY SHAREHOLDERS, SECURED AND UNSECURED CREDITORS OF CHANGE OF NAME Interest (Enforcement) Rules, 2002 on 05.03.2025. TRANSFEROR COMPANY , Yogesh, Aged about 28 years, C/o. The Borrower(s) in particular and the public in general is hereby cautioned not to AND NOTICE AND ADVERTISEMENT FOR DISPENSATION OF THE MEETINGS OF Irudianadan, R/at No. 19, 2nd Mair IN THE COURT OF THE PRINCIPAL CIVIL JUDGE & JMFC AT DEVANAHALLI deal with the property and any dealings with the property will be subject to the IN THE COURT OF THE PRINCIPAL CIVIL JUDGE & NOTICE IMEC AT DEVANAHALLI Road. 2nd Cross. Gangothri Lavout EQUITY SHAREHOLDERS OF TRANSFEREE COMPANY charge of INDIABULLS HOUSING FINANCE LIMITED (now known as SAMMAAN Notice is hereby given that the share certificate(s)for 55 equity shares of Rs.10/-each bearing certificate Nos.363773,363774 C. MISC. No. 90/2025 C. MISC. No. 92/2025 Notice is hereby given that by an order dated 26 02 2025, the Bengaluru Bench of the Margodanahalli, Bidarahalli Hobli CAPITAL LTD) for an amount of Rs. 2.91.38.728.26 (Rupees Two Crore Ninety Bengaluru - 560 029, do hereby Hon'ble National Company Law Tribunal (Hon'ble NCLT) has directed to dispense One Lakhs Thirty Eight Thousand Seven Hundred Twenty Eight and paise ...Petiti separate meetings to be held of the Equity Shareholders, Secured and Unsecured declare that I have changed my and 905475 and Distinctive Nos.39972902 And : The Tahasildar, Yalahanka Taluk. And : The Tahasildar, Yalahanka Taluk Twenty Six Only) as on 01.04.2021 and interest thereon. Creditors of Transferor Company and Equity Shareholders of Transferee Company 39972902 39972903-39972903 and name from Joseph Yogesh to 934188880-934188932 under Folio No.S0003608 standing in the name of J/w SUMATHI S PRABHU/MANURU SUBBARAYA ...Respondent ...Respondent considering affidavits for dispensation of meeting filed by their respective shareholder PUBLIC NOTICE The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of PUBLIC NOTICE I, the undersigned advocate on behalf of my client Smt. Narasamma and others have filed the petition for death certificate of Sri. Dobi Muniyappa S/o Dobi Munishamappa expired on 25-02-1950 at Manchappanahosahalli Village, Jala Hobii, Yalahanka Taluk, Bengaluru District. If any of the parties who have objections or claims may dispute regarding the same could and same any other interested persons appear before the Principal Civil Judge and J.M.F.C at Devanahalli on date of hearing on 03-04-2025 at 11-00 AM in C. Misc No. 90/2025. Yogesh vide affidavit dated ndersigned advocate on behalf of my clie trasamma and others have filed the petitic th certificate of Smt. Venkatamma W and creditors the Act in respect of time available, to redeem the Secured Assets 07.03.2025 sworn to before Copies of the said Scheme of Amalgamation under section 230, 231 and section 232 o PRABHU of ABB India Limited have been lost Prakasha .C, Advocate & Notary the Companies Act, 2013 ("the Act") along with applicable rules, can be obtained free DESCRIPTION OF THE IMMOVABLE PROPERTY or misplaced and undersigned have applied to the Company to issue duplicate share angappa expired on 20.10.1974 of charge at the registered office of the Transferor Company and Transferee Company being - " T1-109, Parappana Agrahara Main Road, Sai Meadows, Kudlu, Bangalore, Bengaluru. Manchappanahosahalii Village, Jala Hobli, Yalahanka Taluk, Bengaluru District. If any of the parties who have objections or claims may dispute regarding the same could and same any other interested persons appear before the Principal Civil Judge and J.M.C. at Devanhalli on date of hearing on 03-04-2025 at 11-00 AM in C. Misc No. 92/2025. ALL THAT PIECE AND PARCEL OF THE VACANT SITE BEARING NO. 78/10-2 certificate(s) for the said shares. Any person(s (OLD NO. 78 AND NEW NO 10-2), 8TH CROSS, 1ST MAIN, S.G. PALYA, D.R who have claim in respect of the aforesai Karnataka, India, 560068" by any of its Equity Shareholders, Secured and Unsecured shares should lodge claim for the same with the Company at its Registered Office: **3rd Floor, Plot No.5&6,2nd Stage, Peenya** COLLEGE POST, BANGALORE - 560029, KARNATAKA, BBMP, AND BOUNDED Creditors, on any working day, during the business hours of the Company and the same shall be furnished by company on requisition being made. PUBLIC NOTICE ON his is to inform the Debenture Holders of Regel Dwellings Private Limited & Oaktre rroperties Private Limited for the Unliste By Order of the Court, Chief Ministerial Office ಮುಖ್ಯ ಲಿಪಿಕಾರರು, Civil Judge & JMFC Court, T-00 Ani III C. INISCINO. 92/2023. By Order of the Court, Chief Ministerial Office ಮುಖ್ಯ ಲಿಪಿಕಾರರು, Civil Judge & JMFC Court, Any person, company, or institution aggrieved by the aforesaid order may approach th Industrial Area 4, Peenya, Bengaluru, Karnataka 560058 within 15 days from the date of this notice, else the Company will EAST BY : PROPERTY OF SRI S. N. SRINIVASA REDDY Registry of the Hon'ble NCLT, Bengaluru Bench, at Corporate Bhawan, 12th Floor, Raheja Towers, M.G. Road, Bengaluru – 560001, with a copy sent to the respective WEST BY : PRIVATE ROAD ICD issued under DTD Dated February 27 Devanahalli Devanahalli 2020 and March 11, 2020, respectively that he EGM meeting of debenture holders calle roceed to issue duplicate share certificate(s) Advocate for Petitioner Address for Service Advocate for Petitioner Address for Service ompany's registered office as mentioned above. NORTH BY : 8TH CROSS ROAD Sri. Krishnamurthy H.S., Advocate Office at: M.R. Complex, Sulibele Road, Devanahalli Town, Bengaluru Rural Distric Sri. Krishnamurthy H.S., Advocate Office at: M.R. Complex, Sulibele Road, Devanahalli Town, Bengaluru Rural District. Sd/-For and on behalf of For and on behalf of Name of the Shareholder / Legal Heir: Mercury Management and Technical Services Private Limited by issuers suffers from several deficiencie Sirius Zip Fasteners Private Limited SOUTH BY : PRIVATE ROAD and lacunas namely Lack of clarity proposed cash flow & revival plans, Date: 10/03/2025 Place: Bengaluru (Transferor Company) MEASURING EAST TO WEST: 36 FEET AND NORTH TO SOUTH: 78 FEET Sd/-Subbareddy Pothiperumal DIN: 03329688 (Transferee Company) letails of independent scrutinizer provided in the notice, no option for investors to attend and vote virtually etc. The details of the Sd/-Subbareddy Pothiperumal Date : 05.03.2025 Authorised Officer Designation: Director Place: Bangalore Dated this 11th day of March 2025 DIN: 03329688 SAMMAAN CAPITAL LTD Place : BANGALORE deficiencies are posted on the Debentur Trustee website at https://beacontrustee.co. Notice under section 13(2) of the Securitisation and Reconstruction of Designation: Director (FORMERLY INDIABULLS HOUSING FINANCE LIMITED) Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) Place: Bangalore The meeting shall considered void unless the Particulars of Mortgaged Outstanding Name of Borrower(s) Date Of eficiencies are rectified prior to the meeting No property/properties (B) NPA amount (Rs.) Sd/ (C) (D) T Beacon Trusteeship Limited LOAN ACCOUNT NO. 03.01.2025 WESTERN PORTION OF SITE NO. Rs. 33.82.621.02/- (Rupees ΤΛΤΛ Thirty Three Lakh Eighty Two Thousand Six Hundred Twent One and Paise Two Only) as HI BGM00519048 33, LAGGERE KANESHUMARI NO. 403, 19TH MAIN ROAD, SWATANTRA YODHA NAGAR, KEMPEGOWDA TATA CAPITAL HOUSING FINANCE LTD. K J NAGAVEN GOWRAMMA IN THE COURT OF 1st ADDL. CIVIL JUDGE AND Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013. LAYOUT, BASAWESHWARA NAGAR on 03.02.2025 Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, No 82/1, Ground Floor, Krishna Towers, Richmond Road, Bengaluru - 560025 C.Mis. 74/2025 YESHWANTHPURA HOBLI BETWEEN: Smt. Gangarma and others ... Petitioner AND: THE TAHASILDAR, Chief Registrar of Births & De aths, Nelamangala Taluk, Nelamangala ...Respondent LAGGERE VILLAGE, BANGALORE NOTICE FOR SALE OF IMMOVABLE PROPERTY 560058, KARNATAKA. (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002) That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with PUBLIC NOTICE of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has beer Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 The petitioners have filed petition under section 13(3 of Registration of Births and Deaths Act 1969, seeking of Registration of Births and Deaths Act 1969, seeking direction to the respondent authority to issue the death certificate of **PUTTAHANUMAKKA** W/o LATE. PODJAGALAH Died on Q2/03/1991 at Sulukunte Village, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District. The above said case is posted to 01/04/2025 Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower. In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / their liabilities towards described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 28-03-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the to 01/04/2025 to 01/04/2025 for hearing on the said petition. That if any person/persons desire to oppose the said petition or claim or interest shall appear before the Honble court in person or by duly instructed pleader at 11:00 A.M. failing which the above said petition will be heard, disposed on enquiry. costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 28-03-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 27-03-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, No 82/1, Ground Floor Company in law. Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire Krishna Towers, Richmond Road, Bengaluru – 560025 disposed on enquiry. Given under my hand and seal of the court on this 07/03/2025 amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date o The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private reaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time rame, Borrower may not be entitled to redeem the property." O/s Amount Loan Name of Borrower(s) / Co-Sr Amount as per Reserve Earnest Type of A/c. No Borrower(s)Legal Heir(s) / Lega Representative/ Guarantor(s) By order of the Court, Chief Ministerial Officer, Court of Civil Judge Junior Division and JMFC Court. Money No Demand Notice Price In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor. Advocate for Petitioner: GANGARAJ.B. Devanga Street, Nelamangala Town Bangalore Rural District Rs. 36,77,669 /- (Rupees Thirty Six Lakh Rs. 4376367/- (Rupees Forty Three Mr. G C Basavaraju TCHIN0 Rs. Rs. Physical 37,80,000/-For SAMMAAN CAPITAL LIMITED Mrs. Geetha D C Seventy Seven Thousand Six Hundred and 3,78,000/ Lakh Seventy Six Thousand Three 808000 Sixty Nine Only) is due and payable by you (Formerly known as Indiabulls Housing Finance Ltd. Hundred Sixty Seven Only) is due and 100151 (Rupees (Rupees Place : BANGALORE Authorized Office payable by you under Agreement no. TCHHL0808000100141770 and an under loan account No Thirty Chree Lak 192 & IN THE COURT OF THE 15th ADDL. CHIEF JUDICIAL MAGISTRATE BENGALURU RURAL DISTRICT AT Note : We have no connection with Svamaan Financial Services Pvt. Ltd. TCHHL0808000100141770, and an amount Seven Lak Seventy TCHHL BENGALURU C. MISC. No. 1178/2025 of Rs. 1,21,242/- (Rupees One Lakh Twenty mount of Rs. 153358/- (Rupees One 080800 Eighty Eight c. milot. No. 11 /8/2025 BertWEetiv. SRI PLLAPPA REDDY, H/o Late. Indira. S/o Late. Annaish Reddy, aged about 64 years. R/at No.2555. H11 Cross. H50 layout, 15 Sector, Bengghur, 560 068, SMT. PADMANATI, D/o Late. Indira. Bengghur, 560 068, Annaih Reddy Building. 9th Cross, Maruth Nager Main Redt Thrones. Having, 9th Cross, Maruth Nager Main Redt Thrones. Science 2018 Statement Science 2018 Participation Science 2018 Science 2018 Science 2018 Participation Science 2018 Science 20 One Thousand Two Hundred and Forty Two 010014 Thousand Thousand Lakh Fifty Three Thousand Three Only) Only) is due and payable by you under loan Hundred Fifty Eight Only) is due and Only) 1770 account No TCHIN0808000100151192, payable by you under Agreement no totaling to Rs. 37.98.660/- (Rupees Thirty TCHIN0808000100151192 totalling to **D**RBLBANK Seven Lakh Ninety Eight Thousand Six Rs. 4529725/- (Rupees Forty Five Hundred and Sixty Only) Lakh Twenty Nine Thousand Seven AND: The Commissioner, The Registrar of Births ar Deaths, BBMP Bengaluru ...RESPONDENTS Hundred Twenty Five Only) as on apno ka bank NOTICE Notice Whereas, The Petitioners above named have filed the above petition seeking the relief of an order of direction to issue of Death Certificate of deceased S.H. Indira Wo Sri S.A. Pilapapa Redvy, who is legally wedded wife of the petitioner no. 1 and mother of the petitioner no. 2 herein as said Smrt. Indira died on 1/09/2002 Wednesday evening at Central Sik Board, Madiwala, Hosur Wain Road Bengaluru- 560068. As the Death Certificate of the deceased is required for the documentation purpose and to maintain family status of the petitioners herein. Any necrosine interested in this matter, may annear hefma 06-02-2024 03-03-2025 RBL BANK LIMITED Description of the Immovable Property: All that piece and parcel of the Residential Vacant Site No.64 bearing Grama Panchayath Khatha No.948/64 (Old Khatha No.948) and E-Khatha No.152500901200401041 (formed in Sy.No.61/4A) measuring East to West : 12.20 Mtrs and North to South: 9.14 Mtrs is situated at Yallapura Village, Kasaba Hobli, Tumkur Corporate Identification Number: L65191PN1943PLC007308 Taluk Bounded :- East :- Site No.79, West :- Road, North :- Others Land., South : - Site No.65 Note :- Writ Petition filed by the Borrower against TCHFL (WP/31694/2024) is pending Registered Office: 1st Lane, Shahupuri, Kolhapur - 416 001, Tel: +91 231 6650214 pefore Karnataka High Court, No stay order is passed against TCHFL in the said case. The bidders are advised to conduct due diligence before submitting the bid. The auction shall be Website: www.rblbank.com, Email: investorgrievances@rblbank.com subject to the outcome of the litigation **Postal Ballot Notice** Any persons interested in this matter, may appear before the above court on **16-04-2025** TCHHL Mr Rajiv Rs. 25,58,469 /- (Rupees Twenty Five Lakh Fifty Eight | Flat no 004 - | Flat no 004 Rs. 1,79,011/- (Rupees One Lakh Seventy Nine Physical Given under my hand and seal of this Court on th 04-03-2025 049300 Kumar housand Four Hundred and Sixty Nine Only) is due and Thousand Eleven Only) is due and payable by you - Rs. [Pursuant to Section 110 of the Companies Act, 2013 read with Rule 22 of Companies By order of the Court, Sheristedar, XV Addl. Chief Judicia Magistrate, Bengaluru City 010026 Singh payable by you under Agreement no. 30,00,000/-3.00.000/ under Agreement no. TCHIN0493000100267514 (Management and Administration) Rules, 2014, as amended] TCHHL0493000100262956 and an amount of Rs. and an amount of Rs. 27,77,781/- (Rupees Twenty 2956 & (Rupees (Rupees Advocate for Petitioner: Smt. Saraswath Members are hereby informed that, pursuant to Sections 108 and 110 of the Companies Act, 2013 (" the Seven Lakh Seventy Seven Thousand Seven 2,75,455/- (Rupees Two Lakh Seventy Five Thousand Thirty Lakh TCHHL hree Lakl Act") and other applicable provisions, if any, of the Act and Rule 20 and Rule 22 of the Companies Four Hundred and Fifty Five Only) is due and payable by you under Agreement No. TCHIN0493000100267512 Hundred Eighty One Only) is due and payable by you under Agreement no. Only) 049300 Only)

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BEFORE THE HON'BLE NATIONAL COMPANY LAW TRIBUNAL, BENGALURU BENCH

IN THE MATTER OF SECTIONS 230 TO 232 READ WITH RULE 3(2) OF THE

POSSESSION NOTICE

Whereas

IN THE COURT OF THE PRINCIPAL CIVIL JUDGE & JMFC AT DEVANAHALLI C. MISC. No. 91/2025 And : The Tahasildar, Yalahanka Taluk.

#### PUBLIC NOTICE

the undersigned advocate on behalf of my clien imt. Narasamma and others have filed the petition or death certificate of Sri. Dobi Munishami S/o ate Dobi Muniyappa expired on 05.10.1980 a Aporbanapatoseballi Vilalbank. Manchappanahosahalli Village, Jala Hobli, Yalat Taluk, Bengaluru District. If any of the parties have objections or claims may dispute regardli same could and same any other interested pe appear before the Principal Civil Judge and J. nd J M F at Devanahalli on date of hearing **on 03-04-2025** a 11-00 AM in C. Misc No. 91/2025.

By Order of the Court, Chief Ministerial Office ಮುಖ್ಯ ಲಿಪಿಕಾರರು. Civil Judge & JMFC Court, Devanahalli

Advocate for Petitioner Address for Service: Sri. Krishnamurthy H.S., Advocate Office at: M.R. Complex, Sulibele Road, Devanahalli Town, Bengaluru Rural District.

#### IN THE COURT OF THE PRL. CIVIL JUDGE AND JMFC AT HOSKOTE Crl. Misc. No. 15/2025

Cri. MISC. NO. 15/20/25 BETWEEN: 1. Smt. Lakshmamma, W/o Late Venkataramanappa Aged about 71 years, 2. Smt Bharathamma D/o Late Venkataramanappa Aged abou 45 years, R/at Chowdadenahili Village, Lakkur Hobl Malur Taluk, Kolar District-563160. 3. Smt. Sujatha D/c Malur Taluk, Kolar District-563160. **3. Smt. Sujatha uov** Late Venkataramanappa Aged about 43 years, **4. Sri** Muniraju So Late Venkataramanappa Aged about 39 years, **5. Sri Venkates**h S/o Late Venkataramanappa Aged about 39 years. Petitoners 1. 3 to 5 are R/at Gunduru Viliage Anugondanahalli Hobii, Hosakote Taluk, ore Rural District, Bangalore - 560067 ...Petitioners

AND: The Tahasildhar, Hosakote Taluk, Hosakote ....Respondent

GENERAL NOTICE TO PUBLIC

Whereas the petitioners have filed the above petition seeking a direction to the Tahasildhar, Hosakote Taluk to register the date of death of Sri KRISHNAPPA S/o Lat register the date of death of Sri KHISHNAF FR 400 5 and Yellappa the great grand father of petitioner No 2 to 5 and grand father of petitioner no 1 who died on 01-02-1980 a Gunduru Village, Anugondanahalli Hohi, Hosakote Taluk Bangalore Rural District. Wherefore any party directly c bangator interested or likely to be affected may appear before this hon'ble court **at 11.00** A.M on 19.04.2022 either in person or through advocate duly instructed railing which the matter will be heard and disposed off. nder my hand and seal of the court this day 10.03.2025

By Order of the Court, Sheristedar Prl. Civil Judge & JMFC, Hoskote. SATHYANARAYANA, Advocate

III JUDGE SCC	
BEFORE THE MOTOR ACCIDENT CLAIMS	
TRIBUNAL AT CHENNAI	
O.P.No.4848 of 2024	
S. Sathya	
Petitioner	
-Vs-	
1.R.Saravanan alais Kalyanasundram	
2. United India Ins Co Ltd	
3.I C Mohan	
4. National Ins Co Ltd	
5. The Managing Director Tiruchirapalli Region	
Tnstc Kumbakonam	
Respondents	
TO: R3	
I C Mohan S/O.Chandregowda	
NO.82, Hotel Mass Residence	
Compount, Hosur Main Road, Madiwala,	
Bengalore-560 068.	
Above case was posted on 16/04/2025 in	
your appearance. Before the Hon'ble Court III	
Judge Small Causes Court at Chennai 10:30	
am either in person or through gone counsel	
without fail failing which the matter will be	

cided in your absence M/s SARAVANA BHAVA ASSOCIATES C.BALASUBRAMANIAN COUNSEL FOR PETITIONER

Place : Mumbai

Date : March 10, 2025

by electronic means ("remote e-voting") [hereinafter collectively referred to as "MCA Circulars"], Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, ("SEBI Listing Regulations") including any statutory modification(s) or re-enactment(s) thereof for the time being in force, Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and subject to other applicable laws and regulations, approval of Members is being sought by way of Postal Ballot, only through voting by electronic means for the below items of special business:

(Management and Administration) Rules, 2014 ("Rules"), as amended from time to time, read with

General Circular No. 14/2020 dated April 8, 2020, General Circular No. 2/2022 dated May 5, 2022,

General Circular No. 11/2022 dated December 28, 2022, General Circular No. 09/2023 dated September

25, 2023 and General Circular No. 9/2024 dated September 19, 2024 issued by the Ministry of Corporate

Affairs ("MCA") pertaining to holding of general meetings / conducting postal ballot process through voting

Sr. No.	Description of the Resolutions	Type of Resolutions		
1.	To approve the appointment of Mr. Soma Sankara Prasad (DIN: 02966311) as Non-Executive Independent Director of the Bank, with effect from January 15, 2025	Special		
2.	To approve re-appointment of Mr. R. Subramaniakumar (DIN: 07825083) as the Managing Director & CEO of the Bank for a period of three years with effect from June 23, 2025 to June 22, 2028	Ordinary		

The Bank has completed the dispatch of the Postal Ballot Notice (Notice) dated March 07, 2025, along with Explanatory Statement through electronic mode on March 10, 2025 to all those Members, whose email addresses are registered with the Bank or with the depository(ies) / depository participants and whose names appear in the Register of Members/list of beneficial owners as on Friday, February 28, 2025. A person who is not member as on Friday, February 28, 2025, should treat the Postal Ballot Notice for information purpose only.

In terms of MCA Circulars as the voting is to be executed only by electronic means, the Physical copy of the Notice along with postal ballot forms and pre-paid business envelope has not been sent to the Members. Accordingly, the communication of the assent or dissent of the Members would take place through Remote e-voting only.

Members holding shares in physical or dematerialized form, as on the Cut-off date, being Friday, February 28, 2025 shall only be entitled to exercise their right to vote by electronic means on the items of business specified in the Postal Ballot Notice. The Bank has engaged the services of Central Depository Services (India) Limited ("CDSL") to provide Remote e-voting facility to the Members. The voting rights of the Members shall be in proportion to the percentage of shares held by Members in the paid-up equity share capital of the Bank as on the Cut-off date. The Remote e-voting period commences on Tuesday, March 11, 2025, 10:00 a.m. (IST) and ends on Wednesday, April 09, 2025, 5:00 p.m. (IST). During this period, Members of the Bank holding shares either in physical form or in dematerialized form, as on the Cut-off date may cast their vote. The e-voting shall not be allowed beyond aforesaid date and time and shall be disabled by CDSL. Once the vote on the resolution is cast by the Member, the same shall not be allowed to be changed subsequently.

Members holding shares in physical form are requested to register/update their KYC details including email address by submitting duly filled and signed Form ISR-1 along with such other documents as prescribed in the Form to the Registrar and Transfer Agents of the Bank ("RTA") viz. MUFG Intime India Private Limited (formerly known as M/s, Link Intime India Private Limited). Form ISR-1 is available on the

website of the Bank at https://ir.rblbank.com/investors-awareness.aspx and on the website of RTA at https://linkintime.co.in/. For necessary guidance on the process for updation, the Members can also reach the RTA of the Bank at MUFG Intime India Private Limited, C-101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai - 400083 or Email at - rnt.helpdesk@linkintime.co.in. for any clarification.

The Postal Ballot Notice is available on the Bank's website https://ir.rblbank.com/general-meetings.aspx for download. The Postal Ballot Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, respectively. The Postal Ballot Notice is also disseminated on the website of CDSL (agency for providing the Remote e-Voting facility) i.e. www.evotingindia.com.

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, Central Depository Services (India) Limited (CDSL), A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or an email can be sent to helpdesk.evoting@cdslindia.com or call at toll free no. 1800 21 09911.

The Board of Directors of the Bank has appointed Mr. S N Viswanathan, Practicing Company Secretary (ACS: 61955), failing him, Ms. Aparna Gadgil, Practicing Company Secretary (ACS: 14713) of M/s. S. N. Ananthasubramanian & Co., Company Secretaries to scrutinize the Remote e-voting process in a fair and transparent manner.

The results of Postal Ballot will be announced within 2 working days of conclusion of Remote e-voting period at the Registered Office and Corporate Office of the Bank. The results along with the Scrutinizer's Report(s) shall be intimated to the Stock Exchanges i.e. BSE Ltd. and National Stock Exchange of India Limited and the same shall be simultaneously published on the website of the Bank at https://ir.rblbank.com and on the website of CDSL www.evotingindia.com.

> For RBL Bank Limited Niti Arya Company Secretary FCS - 5586

TCHINO	Two Hundred and Four Only) is due and payable by you	Only)	(Only)	I nousand Seven Hundred Eight Only) is due and
493000	under Agreement No. TCHHL0493000100262696,			payable by you under Agreement no.
100267	totalling to Rs. 76,45,239/- (Rupees Seventy Six Lakh			TCHHL0493000100262696 totalling to Rs.
514	Forty Five Thousand Two Hundred and Thirty Nine Only),			82,87,150/- (Rupees Eighty Two Lakh Eighty
				Seven Thousand One Hundred Fifty Only) as on
	10-06-2024			05-03-2025

And

lat no 101

Rs

50.00.000/-

(Rupees

Fifty Lakh

And

lat no 101

- Rs.

5.00.000/

(Rupees

Five Lakh

TCHHL0493000100262956 and an amount of Rs

3,07,650/- (Rupees Three Lakh Seven Thousand

Six Hundred Fifty Only) is due and payable by you

under Agreement no. TCHIN0493000100267512

Rs. 50,22,708/- (Rupees Fifty Lakh Twenty Two

Description of the Immovable Property: Item No.1 SCHEDULE "A" PROPERTY All that piece and parcel of undeveloped and converted land property bearing BBMP Khata Serial No.1616, Sv.No. 93/4, Muncipal No. 179 (BBMP Khatha No. 1616/93/4/179), situated at Varthur I Formerly Portion of converted Survey No. 93/4 of Varthur Village, Varthur Hobli Previously Bangalore South Taluk, Presently East Taluk, converted for residential purpose vide official memorandum No. ALN.EVH.SR.287/14-15 dated 25.03.2015 now coming under urisdiction of BBMP, Ward No. 149, Bangalore, measuring 9.10 Guntas and bounded on the :- East By : Remaining Land in Survey No.93/4, West By : Remaining Land in Survey No.93/4. North By : Land in Survey No. 92. South By : Road

SCHEDULE 'B' PROPERTY 230 Square Feet of, undivided share, right, title and interest of the land in the total land of Schedule A Property referred to above.

and an amount of Rs. 1,56,111/- (Rupees One Lakh Fifty

Six Thousand One Hundred and Eleven Only) is due and

payable by you under Agreement No.

TCHIN0493000100267514 and an amount of Rs.

46,55,204/- (Rupees Forty Six Lakh Fifty Five Thousand

SCHEDULE 'C' PROPERTY Flat bearing No.101 on First Floor having super built up area of 1128 Square Feet, with One Covered Car Parking together with 804 Square Feet of CARPET AREA of the Apartment known as "VE-MEADOWS" / "HEMA VIJAYA" contains 2 BHK Bed room, kitchen, dining, toilet, Living room along with water and electricity together with common areas such as passages, lobbies, lifts, staircase and other areas for common use.

tem No.2 SCHEDULE "A" PROPERTY All that piece and parcel of undeveloped and converted land property bearing BBMP Khata Serial No. 1616, Sy.No. 93/4, Muncipal No. 179 BBMP Khatha No. 1616/93/4/179). situated at Varthur I Formerly Portion of converted Survey No. 93/4 of Varthur Village. Varthur Hobli, Previously Bangalore South Taluk, Presently East Taluk, converted for residential purpose vide official memorandum No. ALN.EVH.SR.287/14-15 dated 25.03.2015 now coming under jurisdiction of BBMP, Ward No. 149 3angalore, measuring 9.10 Guntas and bounded on the :- East By : Remaining Land in Survey No.93/4 West By : Remaining Land in Survey No.93/4, North By : Land in Survey No.93/4, North By : Land in Survey No.92, South By : Road

SCHEDULE 'B' PROPERTY 110 Square Feet of undivided share, right, title and interest of the land in the total land of Schedule A Property referred to above.

SCHEDULE 'C' PROPERTY Flat bearing No.004 on in Ground Floor having super built up area of 674 Square Feet, and 352 Square Feet pf Carpet Area of the Apartment Know as ""VE-MEADOWS" / "HEMA VIJAYA" contains 1 BHK Bed room, kitchen, dining, toilet, Living room along with water and electricity together with common areas such as passages, lobbies lifts, staircase and other areas for common use

3	TCHHL	Mr. Jwala Narasimhalu	Rs. 2704091/- (Rupees Twenty Seven Lakh Four	Rs.	Rs.	Physical	Rs. 3288768/- (Rupees Thirty Two Lakh
	046900	S S/o Pakkirappa	Thousand Ninety One Only) is due and payable	19,00,000/-	1,90,000/-		Eighty Eight Thousand Seven Hundred
	010008	Salemmagari	by you under Agreement no.	(Rupees	(Rupees		Sixty Eight Only) is due and payable by you
	8674 &	Mrs. Mandhari	TCHHL0469000100088674 and an amount of Rs.	Nineteen	One Lakh		under Agreement no.
	TCHHF	Salemmagari W/o	961086/- (Rupees Nine Lakh Sixty One Thousand	Lakh Only)	Ninety		TCHHL0469000100088674 and an amount
	046900	Jwala Narasimhalu S,	Eighty Six Only) is due and payable by you under		Thousand		of Rs. 1155083/- (Rupees Eleven Lakh Fifty
	010008		Agreement no. TCHHF0469000100088681		Only)		Five Thousand Eighty Three Only) is due
	8681		totaling to Rs.3665177/- (Rupees Thirty Six Lakh				and payable by you under Agreement no.
			Sixty Five Thousand One Hundred Seventy				TCHHF0469000100088681 totalling to Rs.
			Seven Only)				4443851/- (Rupees Forty Four Lakh Forty
							Three Thousand Eight Hundred Fifty One
			11-08-2023				Only) as on 03-03-2025

Description of the Immovable Property: All the piece and parcel of Residential property Flat No.202, on the 2nd Floor, in the building Styled as "Kanhaiya Residency" having built up 71.210 Sq.mtrs with 1.11% i.e. 38.451 Sq.mtrs, undivided interest in land comprised in Plot No.1 formed in Block No.213 measuring 34 Guntas, 4.75 Annas, situated within Hubli Dharwad Municipal Corporation Limits, Amargol, Hubli , district : Dharwad. Bounded :- East :- Block No214/Side Margin, West :- Block No212/Passage, North :- Nala & R S No.218 South: Road/Flat No.203.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal http://bankauctions.in/ on 28-03-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each. Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall al once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs 10.000/- (Ruppes Ten Thousand Only) 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 18-03-2025 between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property. exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. 4Closure, Block No.605 A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038 Email : info@bankauctions.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number - 9999078669 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website https://surl.li/awsqde for the above details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- Karnataka Date :- 11-03-2025

Sd/- Authorised Officer Tata Capital Housing Finance Ltd.



PRESS RELEASE



Ref No: BTL/LIT/25-26/193

## Update for Debenture Holders of Oaktree Properties Private Limited Debentures

**Mumbai, April 3, 2025** – Beacon Trusteeship Limited, the Debenture Trustee appointed for the 12% Series I Non-Convertible Debentures (NCDs) issued by Oaktree Properties Private Limited, wishes to update all the debenture holders on recent legal developments.

On March 18, 2025, a debenture holders' meeting was convened by Oaktree Properties Private Limited, where the extension of the redemption date for the NCDs was discussed and approved. Following this, in an attempt to restrict Beacon Trusteeship Limited from acting as the debenture trustee on the extension of the redemption of the NCDs, a suit (O.S. No. 2111 of 2025) was filed by Mr. P Thiruvengadam and others (debenture holders) before the Hon'ble CCH41 XL Additional City Civil Court, Bengaluru, Karnataka.

On March 21, 2025, the Hon'ble Court, without hearing Beacon Trusteeship Limited, passed an *ex-parte* order directing '*status quo*' to be maintained. As a result of this order, Beacon Trusteeship Limited is currently restrained from taking any further steps in relation to the extension of the redemption date. The matter is pending before the Hon'ble City Civil Court, Bengaluru, with the next hearing scheduled for June 04, 2025.

Beacon Trusteeship Limited assures all debenture holders that it has at all times acted in accordance with its fiduciary duties and in the best interests of the debenture holders. The company is fully committed to fulfilling its obligations as debenture trustee and is cooperating with the legal process and taking necessary steps to safeguard the rights of all stakeholders.

Further updates will be provided as the case progresses. For any queries, debenture holders may contact Beacon Trusteeship Limited at <u>compliance@beacontrustee.co.in</u>

For Beacon Trusteeship Limited

Ritobrata Mitra

Vice President.



### **BEACON TRUSTEESHIP LIMITED**

Registered Office & Corporate Office : 5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Phone : +91 95554 49955 Email : contact@beacontrustee.co.in

Website : www.beacontrustee.co.in CIN : L74999MH2015PLC271288

BROGAT