

Invigorated Business Consulting Limited

(formerly Escorts Finance Limited)

Office: 15/5, Mathura Road, Faridabad - 121003 (HR)

Phone: 0129-2250222, 2564222; E-mail: ibcl@ibcl.ltd

Website : www.ibcl.ltd

CIN : L70200CH1987PLC033652

August 08, 2025

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001

Scrip Code – 511716

Sub: Newspaper Advertisements titled "Notice to the Shareholders- 37th Annual General Meeting"

Dear Sir/ Ma'am,

Pursuant to the applicable provisions of SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, please find enclosed herewith the copy of Newspaper Advertisements titled **"Notice to the Shareholders - 37th Annual General Meeting"** published in the newspapers viz. Financial Express (English) and Jansatta (Hindi) on August 08, 2025.

The above is for your information and records.

Thanking You,

Yours faithfully,

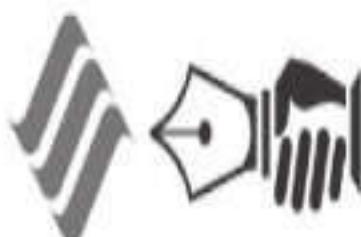
for **Invigorated Business Consulting Limited**

Chakshoo Mehta

Company Secretary & Compliance Officer

Encl.: As above

For All Advertising Booking Call : 0120-6651214



PUNJAB & SIND BANK
(A Govt. of India Undertaking)

BRANCH OFFICE:
RAMBA

[RULE 8 (1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)

Whereas the Undersigned being “**Authorized Officer**” of **Punjab & Sind Bank, Branch Ramba**, Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in Exercise of power conferred under section 13(12) read with security interest (Enforcement) Rules, 2002. Issued a **demand notice** under Section 13(2) of SARFAESI Act 2002 calling upon the following borrower(s)/Guarantor(s) to repay the amount mentioned in notice within 60 days of the date of receipt of the said notice.

The Borrower(s)/Guarantor(s) having failed to repay the amount notice is hereby given to the Borrower(s)/Guarantor(s) and the public in general that the undersigned has taken **Possession** of the property described here below in Exercise of the power conferred on him/ her under section 13(4) of said Act read with rule 9 of the said rules.

The Borrower(s)/Guarantor(s) in particular & the public in general is hereby cautioned not to deal with the said property and dealing with the property will be subject to the charge of the **Punjab & Sind Bank, Branch Ramba**, for an amount mentioned here in below, besides interest and other charges/expenses against calling account.

The borrower(s)/Guarantor(s) attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset(s).

Name of the Borrower(s)/Guarantor(s)	Description of Immovable Property	Date of Demand Notice	Date of Possession	Outstanding Demand
Borrower : Sh. Lakhwinder Singh S/o Malak Singh, R/o Village Janerson. Guarantor(s): 1. Sh. Gurlal Singh S/o Lakhwinder Singh, R/o Village Janerson. 2. Gurmeet Singh S/o Balwant Singh, R/o Village Salaru.	Residential House Measuring 589.88 Square Yards (approximately) i.e. 1K-0M being 10/81 share of land measuring 8K-2M, Comprised in Khewat No. 223, Khatoni No. 262, Khasra No. 288(8-2), Kittas 1, Situated at Village Janerson, Hadbast No. 53, Tehsil Indri, Distt. Karnal, Vide Sale Deed No. 1208/1 dated 12.07.2004, Registered with the office of Sub Registrar, Indri and Jamabandi for the year 2018-2019 and bounded as under: North: 55' Property of other (Open Land), South: 55' Passage, East: 98' House of Binder Singh, West: 98' Property of other.	11.11.2024	07.08.2025	Rs. 11,23,574.78
Borrower: Sh. Joga Singh S/o Balkar Singh, R/o Village Darar. Guarantor(s): 1. Sh. Surinder Singh S/o Joga Singh, R/o Village Darar. 2. Darshan Singh S/o Arur Singh, R/o Village Darar.	Three Plots Comprising 0K-10M as mentioned below:- 1. Gair Mumkeen Plot Measuring 0K-2M, Comprised in Khewat No. 8, Khatoni No. 9, Rect. No. 58, Khasra No. 20/5(0-2) as per jamabandi for the year of 2012-2013 and Mutation No. 2626, Situated in revenue estate of Village Darar , Tehsil & Distt. Karnal, Vide Regd. Sale Deed No. 4021/1 dated 12.11.1998 and bounded as under: North: Property of Jaspal Singh, East: Road, West: Property of other. 2. Gair Mumkeen Plot Measuring 0K-04M, Comprised in Khewat No. 8, Khatoni No. 9, Rect. No. 58, Khasra No. 20/8(0-2), 20/9(0-2), as per jamabandi for the year of 2012-2013 and Mutation No. 2627, Situated in revenue estate of Village Darar , Tehsil & Distt. Karnal, Vide Regd. Sale Deed No. 4748/1 dated 03.12.2002 and bounded as under: North: Property of Bir Singh, South: Property of Jaspal Singh, East: Road, West: Property of Nishabar Singh. 3. Gair Mumkeen Plot Measuring 0K-4M, Comprised in Khewat No. 104, Khatoni No. 163, Rect. No. 64, Khasra No. 5/9 (0-2), 5/10(0-2), Jamabandi for the year of 2012-2013 and Mutation No. 2698 and Regd. Sale Deed No. 5788/1 dated 22.07.2005 in revenue estate of Village Darar , Tehsil & Distt. Karnal, outside Municipal Corporation Limit, Karnal and bounded as under: North: House of Sahab Singh, South: Property of Davinder Singh, East: Road, West: Co-Op. Society.	17.07.2024	07.08.2025	Rs. 10,32,136.04

DATE: 07.08.2025

PLACE: Ramba

AUTHORISED OFFICER

KOTAK MAHINDRA PRIME LIMITED
Registered Office - 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 . Branch office - Plot No. 105, 2nd Floor, Mall Road, The Boulevard, Ludhiana – 141001

POSSESSION NOTICE
(For immovable property)

(As per Appendix IV read with Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)
Loan Account Name: M/S ADVERTISING SQUAD, Loan Account No. KLAP - 50024

WHEREAS,
The undersigned being the Authorized Officer of the Kotak Mahindra Prime Ltd., a Non-banking Finance Company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 and branch office at Plot No. 105, 2nd Floor, Mall Road, The Boulevard, Ludhiana – 141001 under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of the powers conferred under sections 13(2) and 13(12) read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated 8th May, 2025 to (1) M/S Advertising Squad, House No. 3453, Wazir Singh Street No.5 New Janta Nagar, Near Arora Palace Ludhiana, Punjab – 141003 (2) Dilpreet Singh, House No. 3453, Wazir Singh Street No.5 New Janta Nagar, Near Arora Palace Ludhiana, Punjab – 141003 (3) Gurinder Singh, House No. 3453, Wazir Singh Street No.5 New Janta Nagar, Near Arora Palace Ludhiana, Punjab – 141003 (4) Darshan Kaur, House No. 3453, Wazir Singh Street No.5 New Janta Nagar, Near Arora Palace Ludhiana, Punjab – 141003 to repay total outstanding amount aggregating to Rs. 38,90,029.59/- (Rupees Thirty Eight Lakh Ninety Thousand Twenty Nine and Fifty Nine Paisa Only) as on 08th May 2025, towards the outstanding amount for Loan Account No. KLAP-50024, together with further interest and other charges thereon at the contractual rates upon the footing of compound interest from 8th May 2025, till it's actual realization ("outstanding amount") within 60 days from the date of delivery of the said Demand Notice. The aforementioned Borrower/Co Borrower/Legal Heirs having failed to repay the amount, notice is hereby given to the Borrower/Co Borrower/Legal Heirs and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the SARFAESI Act read with Rule 8 of the above said Rules on this **07th Day of August 2025**. The Borrower/ Co Borrower/ Legal Heir mentioned hereinabove in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **KOTAK MAHINDRA PRIME LIMITED**, having Branch office at Plot No. 105, 2nd Floor, Mall Road, The Boulevard, Ludhiana – 141001, for an amount **Rs. 38,90,029.59/- (Rupees Thirty Eight Lakh Ninety Thousand Twenty Nine and Fifty Nine Paisa Only)** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest and substitute interest, incidental, costs and charges etc. due from 28/05/2025 till the date of full repayment and / or realization.
The Borrowers/Co-Borrowers/Legal Heirs Attention is invited to the Provisions of Sub Section (8) of Sec 13 of the Act, in respect of time available, to redeem the secured asset.

Description of the Immovable Property

Mortgage over following properties: -

Sr No	Name of the Property	Description of the property	Name of the Owner
1	HOUSE NO. B-21-3453/610/7/9, MEASURING 100 SQ YARDS COMPRISED IN KHASRA NO. 570, SITUATED IN THE VILLAGE "GILL-2" LOCALITY KNOWN AS NEW JANTA NAGAR, H.B. NO. 253, TEHSIL & DISTRICT LUDHIANA, PUNJAB.	HOUSE NO. B-21-3453/610/7/9, MEASURING 100 SQ YARDS COMPRISED IN KHASRA NO. 570, SITUATED IN THE VILLAGE "GILL-2" LOCALITY KNOWN AS NEW JANTA NAGAR, H.B. NO. 253, TEHSIL & DISTRICT LUDHIANA, PUNJAB BOUNDED AS TOWARDS EAST - STREET 15' WIDE ADM 20', TOWARDS WEST - GURMUKH SINGH ADM 20' TOWARDS NORTH - MAHINDER KAUR ADM 45', TOWARDS SOUTH - NEIGHBOUR ADM 45'	OWNED BY GURINDER SINGH S/O SH. ISHAR SINGH

Place: Ludhiana
Date: 07-08-2025

Sd/-
AUTHORISED OFFICER
KOTAK MAHINDRA PRIME LIMITED

Invigorated Business Consulting Limited
CIN: L70200CH1987PLC033652
Regd. Office: Plot No. 19, Industrial Area, Phase-2, Chandigarh - 160002
Phone: 0129-2250222, 2564222; E-mail: ibcl@ibcl ltd; Website: www.ibcl ltd

NOTICE TO THE SHAREHOLDERS - 37th ANNUAL GENERAL MEETING

Notice is hereby given that

- The 37th Annual General Meeting ("AGM") of the members of Invigorated Business Consulting Limited ("Company") will be held on **Friday, September 12, 2025, at 12:00 Noon (IST)** through Video Conferencing ("VC") Other Audio Visual Means ("OAVM"), in compliance with the applicable provisions of the Companies Act, 2013 ("Act") and the rules made thereunder and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") read with General Circular Nos. 14/2020 dated April 08, 2020, 20/2020 dated May 05, 2020, 2/2021 dated January 13, 2021, 19/2021 dated December 08, 2021, 21/2021 dated December 14, 2021, 2/2022 dated May 05, 2022, 10/2022 dated December 28, 2022, 09/2023 dated September 25, 2023, and 09/2024 dated September 19, 2024, and other applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and Securities and Exchange Board of India ("SEBI") (collectively referred to as "**Relevant Circulars**"), to transact the business as set forth in the Notice calling the AGM.
- Notice of the AGM and Annual Report for the Financial Year ("FY") 2024-25 will be sent to those members whose email IDs are registered with Company/ Depository Participant(s) and a letter(s) containing the Company's weblink to access the Annual Report of FY 2024-25 will be sent to those members whose email addresses are not registered with the Company/ Depository Participant(s) and the same will also be available on the Company's website www.ibcl ltd, websites of Stock Exchange i.e. BSE Limited at www.bseindia.com and website of Central Depository Services (India) Limited ("CDSL") at www.evotingindia.com. Members can attend and participate in the AGM through VC/ OAVM facility only and their attendance shall be counted for the purpose of determining the quorum under Section 103 of the Act. The Instructions for joining the AGM are provided in the Notice of the AGM.
- Pursuant to the provision of Section 91 of the Act, the Register of Members ("**RoM**") and Share Transfer Books of the Company shall remain closed from September 05, 2025, to September 12, 2025 (both days inclusive) for the purpose of AGM.
- Manner of registering/ updating email addresses who have not registered/ updated their email addresses with the Company:**
 - Members holding shares in physical form**
Members holding shares in physical form and who have not updated their email addresses with the Company are requested to update their e-mail addresses by sending duly filled and signed Form ISR-1 (Form for registering PAN, KYC details or changes/ updation thereof) available on Company's website at <https://www.ibcl ltd/regulation-46.html> to the Registrar and Share Transfer Agent of the Company – Alankit Assignments Limited at RTA Division, 4E/2, Jhandewalan Extension, New Delhi – 110055. }
 - Members holding shares in electronic mode**
Members are required to register/ update their email address with their respective Depository Participant ("Dps") for receiving all communications from the Company electronically.
- Manner of casting vote(s) through e-voting:**
 - (a) Members will have an opportunity to cast their vote(s) on the business as set out in the Notice of the AGM through electronic voting system ("**e-voting**").
 - (b) The manner of voting remotely ("**remote e-voting**") by members holding shares in dematerialised mode, physical mode and for members who have not registered their email addresses is provided in the Notice of the AGM.
 - (c) The facility for voting through electronic voting system will also be made available at the AGM ("**e-voting during the AGM**") and Members attending the AGM who have not cast their vote(s) by remote e-voting and are otherwise not barred from doing so, will be able to vote at the AGM.
 - (d) The login credentials for casting votes through e-voting shall be made available to the members through email. Members who do not receive email or whose email addresses are not registered with the Company/ Alankit Assignments Limited/ Depository Participant(s), may generate login credentials by following instructions given in the Notes to the Notice of the AGM.
 - (e) The same login credentials may also be used for attending the AGM through VC/ OAVM.
- Manner of registering mandate for receiving Dividend:**
No dividend has been recommended for the FY 2024-25. However, member are requested to update their bank details by submitting the Form ISR-1 and other relevant forms available on Company's website at <https://www.ibcl ltd/regulation-46.html> with Company's Registrar & Transfer Agent i.e. Alankit Assignments Limited with details of folio number in case share(s) held in physical form or update their bank details with their respective Depository Participants ("**DPs**") in case share(s) held in electronic mode.
- Members are requested to carefully read all the Notes set out in the Notice of the AGM and in particular, instructions for joining the AGM, manner of casting vote through remote e-voting or e-voting during the AGM.

Place: Faridabad
Date: August 7, 2025

By the order of the Board
For Invigorated Business Consulting Limited
Sd/-
Chakshoo Mehta
Company Secretary

SBFC FINANCE LIMITED
Registered Office:- Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri- Kurla Road, Andheri (East), Mumbai-400059., Branch Address: SBFC Finance Ltd., SCO, 102, First Floor, Sector 40C Rd, Near Delhi Public School, Sector 40B, Chandigarh- 160036

PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of SBFC Finance Limited (Erstwhile SBFC Finance Pvt. Ltd.) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") for the recovery of amount due from below borrower/s, offers/Bids are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession of the secured creditor, on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "AS IS WHATEVER THERE IS BASIS", Particulars of which are given below:-

Sl No	Address of Borrower(s) / Co-Borrower(s)	Demand Notice Date & Amount	Description of the Immovable Property	Reserve Price (R.P.)	Earnest Money Deposit (EMD) (10% of R.P.)	Total Loan Outstanding as on 31st July 2025
1	1. Ravi Mobile Accessories , Shop No. 20, Mata Ravi Chowk, Near Hotel Lee Classic, Ludhiana, Punjab- 141001, 2. Rahul, & 3. Sanjay , No. 2 and No. 3 are having their address at H. No. 532/2, Ward No. 26, Sarup Nagar, Salem Tabri, Nethaji Nagar, Ludhiana, Punjab- 141008,	Rs. 14,49,085/- (Rupees Fourteen Lakh Forty-Nine Thousand Eighty-Five Only) as on 15th December 2021,	All that piece and parcel of the Property Shop No. 3 M.C. No. B-2-1855/1C(Portion) only upper ground Floor, (without upper and Lower roof) admeasuring 8 sq. yds. Situated at seher abadi niggar mandi, Mata Rani Road, Tehsil and District Ludhiana and bounded as under- East- Shop No. 2 adm. 8.6", West- Neighbourer Adm. 8'6-3/4", North- Common Passage Adm. 8'6-3/4", South- Neighbourer Adm. 8'6-3/4".	Rs. 11,67,531/- (Rupees Eleven Lac Sixty-Seven Thousand Five Hundred and Thirty-One Only)	Rs.1,16,753.1/- (Rupees One Lac Sixteen Thousand Seven Hundred and Fifty-Three and One Paisa Only)	Rs. 22,98,523/- (Rupees Twenty-Two Lac Ninety-Eight Thousand Five Hundred and Twenty-Three Only)

1. Last Date of Submission of Sealed Bid/Offer in the prescribed tender/Bid forms along with EMD and KYC (Self-attested) is **25/08/2025 on or before 11:00 AM** at the Head/Branch Office address mentioned herein above. Tenders/Bids that are not filled up or tenders received beyond last date will be considered as invalid and shall accordingly be rejected. , 2. EMD amount should be paid by way of Demand Draft/Pay order payable at Chandigarh Punjab in favour of "SBFC Finance Limited" which is refundable without interest to unsuccessful bidders. , 3. Date of Inspection of the Property is on **18/08/2025 between 11.00 AM to 4.30 PM.** , 4. Date of Opening of the Bid/Offer (Auction Date) for Property is **25/08/2025** at the above-mentioned branch office address at **12:30 PM.** The tender/Bid will be opened in presence of the Authorized Officer along with all bidders. , 5. Property will be sold to bidder quoting the highest bid amount. Inter-se bidding will be at sole discretion of Authorized Officer. However, the Authorized Officer has the absolute power and right to accept or reject any tender/bid or adjourn/ postpone the sale without assigning any reason whatsoever thereof. The property will not be sold below Reserve Price. , 6. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. , 7. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above-mentioned Head/Branch office. , 8. Any fees, charges, taxes including but not limited to transfer/conveyance charges, unpaid electricity charges, Municipal/local taxes, Stamp duty & registration charges shall have to be borne by the purchaser only. , 9. All dues/arrears/unpaid taxes including but not limited including sales tax, property tax, etc. or any other dues, statutory or otherwise on the secured property shall be borne by the purchaser separately. , 10. Encumbrances known to the secured creditor: NIL. , 11. The successful bidder shall deposit 25% of bid amount (after adjusting EMD) immediately and balance 75% amount must be payable within 15 days. On failure to pay the sale price as stated all deposits including EMD shall be forfeited without further notice. However, extension of further reasonable time to make the balance 75% payment in exceptional situations shall be at sole discretion of authorized officer. , 12. The particulars given by the Authorized officer are stated to the best of his knowledge, belief and records. Authorized officer shall not be responsible for any error, mis-statement or omission etc. , 13. The bid is not transferable. , 14. The Banker's Cheque or Demand Draft should be made in favor of '**M/s. SBFC FINANCE LIMITED**' payable at Chandigarh Punjab Only. , 15. The Borrower/ Co-Borrower are hereby given **15 DAYS STATUTORY SALE NOTICE UNDER THE SARFAESI ACT, 2002** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to **SBFC Finance Limited (Erstwhile SBFC Finance Pvt. Ltd.)** in full before the date of sale, auction is liable to be stopped. , 16. The notice is hereby given to the Borrower, Co-Borrower to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale.

Place: Chandigarh (Punjab), Date: 08th August 2025

Sd/- Authorised Officer, M/s. SBFC FINANCE LIMITED

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