



## HERO FINCORP LIMITED

CIN: U74899DL1991PLC046774

Registered Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057

Tel: 011-49487150, Fax: 011-49487150, Email: litigation@herofincorp.com

Website: www.herofincorp.com

**\* APPENDIX-IV-A (SEE PROVISION TO RULE 8(6)) SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY IN TERMS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

Notice is hereby given to the public in general and in particular to the Borrowers (B) that the below mentioned immovable property mortgaged / charged to the Secured Creditor (Hero FinCorp Limited), the physical possession mentioned below of which has been taken by the Authorized Officer of Secured Creditor (Hero FinCorp Limited) will be sold on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" on below mentioned date, for recovery of amount as mentioned below, due to the Secured Creditor from the Borrower. The Reserve Price is mentioned below and the earnest money to be deposited is mentioned respectively.

Name of the Borrower (B) / Guarantors (G) / with Address	Address of the Security charged covered under Auction	Reserve Price (RP)
1. <b>M/s. Winsoft Technologies</b> having its office at C-3/4, 2 <sup>nd</sup> Floor, Plot No.4, Janakpuri, Delhi-110058. <b>Also at:</b> HIG, Flat No.216, 4 <sup>th</sup> Floor, Sec-18B, Multi Storey Block, Dwarka, New Delhi-110078	Basement Floor Without Roof Rights and Second Floor Without Roof	Rs.3,08,00,000/-
2. <b>M/s. Winsoft Edutech Private Limited</b> , having its office at C-3/4, 2 <sup>nd</sup> Floor, Plot No.4, Janakpuri, Delhi-110058. <b>Also at:</b> HIG, Flat No.216, 4 <sup>th</sup> Floor, Sec-18B, Multi Storey Block, Dwarka, New Delhi-110078	Rights Built on Property Bearing No. F-9, Area Measuring 324 Sq. mtrs. Situated at Vikasipuri, New Delhi bounded as:	<b>EMD Amount 10% of the Reserve Price</b>
3. <b>M/s Winsoft Educate Private Limited</b> , having its office at C-3/4, 2 <sup>nd</sup> Floor, Plot No.4, Janakpuri, Delhi-110058. <b>Also at:</b> HIG, Flat No.216, 4 <sup>th</sup> Floor, Sec-18B, Multi Storey Block, Dwarka, New Delhi-110078	North: Plot No.10 & 11. South: Road 13.5 Mtr. East: Plot No.8 West: Path	Rs.30,80,00,00/-
4. <b>Mr. Kamlesh Kumar</b> , residing at HIG, Flat No.216, 4 <sup>th</sup> Floor, Sec-18B, Multi Storey Block, Dwarka, New Delhi-110078		<b>Incremental Amount</b>
5. <b>Mrs. Neetu Kumar</b> , residing HIG, Flat No.216, 4 <sup>th</sup> Floor, Sec-18B, Multi Storey Block, Dwarka, New Delhi-110078		Rs. 1,00,000/-

Outstanding Dues for recovery of which property is being sold	Date/Time of On-Site Inspection of Property with Name of Authorized Officer	Last Date for submission of EMD and Request letter of participation, KYC, Documents, Pan Card, Proof of EMD etc.	Date and Time of E-Auction with auto extension of 5 minutes each
Rs.4,36,89,122.34/- (Rupees Four Crores Thirty-Six Lakhs Eighty-Nine Thousand One Hundred Twenty-Two and Thirty-Four Paise Only) due as on 09.12.2022	11.06.2023, 10.00 AM to 5.00 PM Authorized Officer: Mr. Sanjeev Kumar Mob: 9999300998  Email: sanjeev.kumar2@herofincorp.com you can also contact: Mr. Ramesh Giri Mob:9643468804,ramesh.giri@herofincorp.com	On or before 12.06.2023 upto 5.00 PM and EMD through RTGS/NEFT	13.06.2023 Time: 10.00 AM to 1.00 PM

The intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft / Pay order in the Account No.0003031006116156, Name of the Beneficiary: "Hero FinCorp Limited", IFSC Code: HDFC0000003

**Terms and Conditions of the E-Auction:**

- E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online".
- The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No. (s): 07961200576/544/594/596/531/583/569, 6351896643 and E-mail on support@auctiontigner.net/ mailuk.shrimal@auctiontigner.net) and their web portal <https://sarfaesi.auctiontigner.net>.
- There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute an commitment or any representation of Hero FinCorp Limited.
- The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ Dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: <https://sarfaesi.auctiontigner.net>.

**Date: 24.05.2023, Place: Delhi** **Sd/- Authorized Officer, Hero FinCorp Limited**

DESCRIPTION OF THE IMMOVABLE PROPERTY	
<p>ALL THAT PIECE AND PARCEL OF THE BUILT-UP FREE HOLD ENTIRE PROPERTY/HOUSE BEARING NO. 7-B, NEW NO. NA 159, AREA MEASURING 200 SQ. YARDS OUT OF KHASRA NO. 21/11, WITH ALL ITS ROOF / TERRACE RIGHTS UP TO SKY HIGH &amp; STRUCTURE STANDING THEREON, SITUATED IN THE AREA OF VILLAGE KHYALA, DELHI STATE DELHI NOW COLONY KNOWN AS VISHNU GARDEN EXTN., (PART-B NORTH ) NEW DELHI-110018 WITH ELECTRICITY WATER CONNECTION AND SEWER CONNECTION WITH ALL ITS FITTINGS AND FIXTURE INSTALLED THEREIN AND WITH ALL ITS RIGHTS INTEREST DEPOSITS EASEMENTS TITLE OPTIONS PRIVILEGES APPURTENANCES ATTACHED THERETO WITH ALL ITS FREE HOLD RIGHTS OF THE LAND BENEATH THE SAID PROPERTY WHICH IS BOUNDED AS UNDER:</p>	
EAST : SERVICE LANE 10 FT.	WEST : 20 FT. WIDE ROAD
NORTH : PLOT NO. NA 158	SOUTH : PLOT NO. NA 160
Sd/-	
<p><b>Date: 19.05.2023</b> <span style="float: right;"><b>Authorised Officer</b></span></p> <p><b>Place: NEW DELHI</b> <span style="float: right;"><b>INDIABULLS HOUSING FINANCE LIMITED</b></span></p>	

**Green & Clean Energy with Consistent Growth**

**Power Generation Mix and Growth Targets:**

- Thermal Power:** Existing 1988
- Hydro Power:** Existing 1988
- Wind Power:** 25,000 MW by 2030
- Solar Power:** 5,000 MW by 2023-24
- Power Trading:** 50,000 MW by 2040

**Logos:** Azadi Ka Amrit Mahotsav, Incredible India, G20 India 2023

Extract of the Audited Financial Results for the Quarter and Year ended 31st March, 2023									
(₹ Lakh)									
S. No.	Particulars	Standalone				Consolidated			
		Quarter ended		Year ended		Quarter ended		Year ended	
		31.03.2023 (Audited)	31.03.2022 (Audited)	31.03.2023 (Audited)	31.03.2022 (Audited)	31.03.2023 (Audited)	31.03.2022 (Audited)	31.03.2023 (Audited)	31.03.2022 (Audited)
1.	Total Income from Operations	49,675	32,360	293,541	242,196	50,377	32,308	293,835	241,700
2.	Profit before exceptional items and tax	24,317	1,887	176,176	136,670	25,487	2,901	176,729	138,308
3.	Profit before tax	23,109	(439)	173,213	134,344	24,279	575	173,766	135,982
4.	Net Profit after tax for the period	1,361	(76)	136,345	97,752	1,721	749	135,930	98,980
5.	Total Comprehensive Income after tax	1,281	(82)	136,143	97,589	1,640	743	135,727	98,817
6.	Paid-up equity share capital (Face value of share ₹ 10/- each)	392,980	392,980	392,980	392,980	392,980	392,980	392,980	392,980
7.	Other Equity excluding Revaluation Reserve	989,217	919,881	989,217	919,881	992,974	924,054	992,974	924,054
8.	Net Worth	1,382,197	1,312,861	1,382,197	1,312,861	1,385,954	1,317,034	1,385,954	1,317,034
9.	Paid up Debt Capital	719,936	555,612	719,936	555,612	1,407,171	692,933	1,407,171	692,933
10.	Earnings Per Share for continuing operations (before net movement in regulatory deferral account balance) (of ₹ 10/- each) (not annualised) (in ₹)								
	- Basic & Diluted	0.37	(0.07)	3.50	2.60	0.38	(0.05)	3.49	2.63
11.	Earnings Per Share for continuing operations (after net movement in regulatory deferral account balance) (of ₹ 10/- each) (not annualised) (in ₹)	0.03	-	3.47	2.49	0.04	0.02	3.46	2.52
12.	Debt Equity Ratio	0.52	0.42	0.52	0.42	1.01	0.53	1.01	0.53
13.	Debt Service Coverage Ratio	2.41	1.59	4.05	5.26	2.68	1.69	4.22	5.31
14.	Interest Service Coverage Ratio	5.24	5.29	10.43	21.17	6.77	5.64	11.87	21.35

**Notes:** 1. The above is an extract of the detailed format of Quarterly/Yearly Financial Results filed with the stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Financial Results of the Company are available on the investor section of our website <http://www.sjyn.nic.in> and under Corporate Section of BSE Limited and National stock Exchange of India Limited at <http://www.bseindia.com> & <http://www.nseindia.com>. The Board of Directors have recommended final dividend of ₹0.62 per share (on face value of ₹10/- each) for the year 2022-23 in its meeting held on 22.05.2023. The total dividend (including interim dividend) is ₹1.77 per share (Previous Year: ₹1.70 per share) (on face value of ₹10/- each).

For and on Behalf of Board of Directors  
Sd/-  
(Nand Lal Sharma)  
Chairman & Managing Director DIN:03495554