

SPOTLIGHT VANIJIA LIMITED

CIN - L65993WB1981PLC034252

Registered Office: 2, Red Cross Place, Kolkata - 700001

Website: www.spotlightvanija.com; e-mail: sec@somany.com

Tel: (033) 22543100; Fax: (033) 22543130

POSTAL BALLOT RESULT

Pursuant to the provisions of Section 110 of the Companies Act, 2013 read with rule 22 of the Companies (Management and Administration) Rules, 2014 approval of the shareholders were sought by the mean of Postal Ballot (in Physical & Electronic Form) for Delisting of the Equity Shares of the Company from the Calcutta Stock Exchange Limited in terms of Security and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 and considering amendments as and when made. As specified in the Postal Ballot Notice dated 20th August, 2025 read with the Special Resolution and Explanatory Statement attached thereto. Mrs. Maya Shaw, Company Secretary & CFO of the Company has announced the results of the Postal Ballot process on the basis of the report dated 25th September, 2025 submitted by the Scrutinizer, CS Ashok Kumar Daga appointed in accordance with the provisions of the Companies Act, 2013.

Details of the Postal Ballot received in Physical & Electronic mode and the results are as follows:

Sl.No.	Particulars	No. of Shares		
		Promoters	Public	Total
A	Postal Ballot with ASSENT - Physical	0	0	0
B	Postal Ballot with ASSENT - Electronic	465512	175005	640517
A+B	Total Postal Ballot with ASSENT in physical and electronic mode	465512	175005	640517
C	Postal Ballot with DISSENT - Physical	0	0	0
D	Postal Ballot with DISSENT - Electronic	0	0	0
C+D	Total Postal Ballot with DISSENT in physical and electronic mode	0	0	0

Note: The terms "Public Shareholders" and "Promoter Shareholders" have the same meaning as assigned to them under Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021.

Accordingly, the Special Resolution as set out in the Notice was declared as Carried Unanimously.

By order of the Board

For Spotlight Vanija Limited

Sd/-

Maya Shaw

Company Secretary & CFO

Place: Kolkata

Date: September 26, 2025



TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Siliguri Branch Address: 3rd floor/Sona Wheels Building [3rd Mile]Sevoke Road/Siliguri – 734 008/West Bengal
Kolkata Branch Address: Avani Signature, 91/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

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 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 **28-10-2025** 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 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 said secured asset / property shall be sold by **E- Auction at 2:00 P.M. on the said 28-10-2025**. 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 **27-10-2025 till 5.00 PM** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED, Avani Signature, 91/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016** and 3rd floor/Sona Wheels Building [3rd Mile]Sevoke Road/Siliguri – 734 008/West Bengal.

The sale of the Secured Asset/ Immoveable Property will be on “as is where condition is” as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Outstanding as on
1.	TCHHF05 00000100 073845	MR. SUMIT DAS S/O SHIB DAS MS. SARODA DAS D/O SHIB DAS MRS. RITA DAS D/O NAGEN- DRANATH SAMADDAR M/S LOKENATH ENTERPRISE	Rs. 32,04,961/- (Rupees Thirty Two Lakh Four Thousand Nine Hundred Sixty One Only) 08-11-2024	Rs. 45,00,000/- (Rupees Forty Five Lakh Only) Earnest Money Deposit (EMD) :- Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand Only) Type of possession:- Physical	Rs. 36,20,588/- (Rupees Thirty Six Lakh Twenty Thousand Five Hundred Eighty Eight Only) 15-09-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The Immoveable Property Being Flat Entire 2nd Floor Measuring About 1080 Sq. Ft. (Super Built Up Area) Of The Building Built And Constructed At Or Upon The Plot Of Land Measuring About 2 Cottah, 5.5 Chittacks And 17.05 Sq. Ft. I.E. 02 Cottah, 05 Chittack And 40 Sq. Ft. Forming Part Of Dag No. 324 Under Khatian No. 336, J.L. No. 22, Re Sa No. 19, Touzi No. 147 B-1 In Mouza- Santoshour, Under P.S. Survey Park In The District- South 24 Parganas, Presently Known And Numbered As Municipal Premises No. 30, Kalibari Road Under Municipal Ward No. 103 Within The Limits Of Kolkata Municipali Corporation.

2.	TCHHL05 00000100 072544 & 9734090 & 10680787	MR. ASHESH DUBEY S/O MR. VIVEKANANDA DUBEY & MS. PARAMITA DUBEY W/O MR. ASHESH DUBEY	₹ 12,07,472/- is due and payable by you under the loan account number TCHHL0500000100072544, an amount of ₹ 3,42,665/- is due and payable by you under the loan account number 9734090 and an amount of ₹ 1,68,188/- is due and payable by you under the loan account number 10680787 i.e Totalling to an amount of ₹ 17,18,325/- 05-02-2025	Rs. 17,85,600/- (Rupees Seventeen Lakh Eighty Five Thousand Six Hundred Only) Earnest Money Deposit (EMD) :- Rs. 1,78,560/- (Rupees One Lakh Seventy Eight Thousand Five Hundred Sixty Only) Type of possession:- Physical	Rs. 13,12,178/- is due and payable by you under Agreement No. TCHHL0500010007072544 and an amount of Rs. 37,9511/- is due and payable by you under Agreement No. 9734090 and an amount of Rs. 19,2530/- is due and payable by you under Agreement no. 10680787 Totalling to Rs. 18,84,219/- 15-09-2025
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DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The Residential Being Flat No. C1 Measuring About 576.25 Sq. Ft. (Super Built Up Area) On The 3rd Floor Block-C Of The Building Named And Known As “Manoranjan Apartment” And Built And Constructed At Or Upon The Plot Of Land Measuring About 15 Cottahs, 6 Chittacks And 23.50 Sq. Ft. Forming Part Of C.S Khatian No. 64 Corresponding To C.S /R.S Dag Nos. 1080 & 1079 Under R.S Khatian Nos. 1204 & 1205 In Mouza Noapara J.L. No. 83, R.E. S.A. No. 137, C.S. Khatian No. 64, Under P.S. Barasat In The District North 24 Parganas Presently Known And Numbered As Municipal Holding No. 881 Pratapadiya Road Under Municipal Ward No. 3 Within The Limits Of Barasat Municipality.

3.	01621685	Mr. BIJAY SINGH Mrs. ROMA SINGH Mr. WILSON SINGH	Rs. 34,78,943/- (Rupees Thirty Four Lakh Seventy Eight Thousand Nine Hundred Forty Three Only) 17-06-2021	Rs. 55,21,800/- (Rupees Fifty Five Lakh Twenty One Thousand Eight Hundred Only) Earnest Money Deposit (EMD): - Rs. 5,52,180/- (Rupees Five Lakh Fifty Two Thousand One Hundred Eighty Only) Type of possession:- Physical	Rs. 63,96,948/- (Rupees Sixty Three Lakh Ninety Six Thousand Nine Hundred Forty Eight Only) 15-09-2025
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DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel Of The Residential Being Flat No. C1 Measuring about 576.25 Sq. Ft. (Super Built Up Area) On The 3rd Floor Block-C Of The Building Named And Known As "Manoranjan Apartment" And Built And Constructed At Or Upon The Plot Of Land Measuring about 15 Cottahs, 6 Chittaks And 23.50 Sq. Ft. Forming Part Of C/S Khatian No. 64, 64 Corresponding To C/S R/S Dag Nos. 1080 & 1079 Under R/S Khatian Nos. 1204 & 1205 In Mouza Noapara J.L. No. 83, R.E. S.A. No. 137, C.S. Khatian No. 64, Under P.S. Barasat In The District North 24 Parganas Presently Known And Numbered As Municipal Holding No. 881 Pratapadiya Road Under Municipal Ward No. 3 Within The Limits Of Barasat Municipality.					
3.	10621685	Mr. BIJAY SINGH Mrs. ROMA SINGH Mr. WILSON SINGH	Rs. 34,78,943/- (Rupees Thirty Four Lakh Seventy Eight Thousand Nine Hundred Forty Three Only) 17-06-2021	Rs. 55,21,800/- (Rupees Fifty Five Lakh Twenty One Thousand Eight Hundred Only) Earnest Money Deposit (EMD): - Rs. 5,52,180/- (Rupees Five Lakh Fifty Two Thousand One Hundred Eighty Only) Type of possession: - Physical	Rs. 6396948/- (Rupees Sixty Three Lakh Ninety Six Thousand Nine Hundred Forty Eight Only) 15-09-2025
DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece And Parcel of land measuring 0.1025 Acre, appertaining to Plot No. 234/247(R.S.), 518 (L.R.), recorded under Khatian No. 43 (Old), 407 (L.R.), situated within Mouza – Dayaram, J.L. No. 28, Touzi No. 91, Pargana – Hatghisa within the jurisdiction of Police Station – Naxalbari, in the District of Darjeeling, West Bengal					
Disclosure :- SA filed by the Borrower against TCHFL (Diary No. 37 of 2025) is pending before DRT, Siliguri. 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 subject to the outcome of the litigation.					
4.	TCHHL05 44000100 180419 TCHIN05 44000100 186103	MR. ASHOK KARMAKAR S/O MR. ANIL KARMAKAR	₹ 10,37,147 /- is due and payable by you under loan account number TCHHL0544000100180419 and an amount of ₹ 70,964/- is due and payable by you under the loan account number TCHIN0544000100186103 i.e Totalling to an amount of ₹ 11,08,111/- 11-03-2025	Rs. 14,70,470/- (Rupees Fourteen Lakh Seventy Thousand Four Hundred Seventy Only) Earnest Money Deposit (EMD): - Rs. 1,47,047/- (Rupees One Lakh Forty Seven Thousand Forty Seven Only) Type of possession: - Physical	Rs. 1141097/- is due and payable by you under Agreement no. TCHHL0544 000100180419 and an amount of Rs. 82723/- is due and payable by you under Agreement no. TCHIN0544000100186103 Totalling to Rs. 1223820/- 15-09-2025

DESCRIPTION OF THE IMMOVABLE PROPERTY: All That Piece Or Parcel Of Land Measuring 2 Katha 15.5 Chhatkal, Appertaining To Plot No. 403 (R.S.), 671 (L.R.), Recorded Under Khattian No. 3137 & 3131/ (R.S.), 3768 (L.R.), Situated Within Mouza - Binnaguri, J.L. No. 3, Sheet No. 10, Pargana - Baikunthapur, Within The Jurisdiction Of Police Station - New Jalpaiguri, In The District Of Jalpaiguri. **The Aforesaid Land Is Butted And Bounded As Follows: - North : 14 Feet Road; South : Land Of Nikhil Roy; East : Sold Land Of Gour Saha; West : Land Of Bangiri Roy.**

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 28-10-2025 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 at 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/- (Rupees 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 15-10-2025 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 included 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 areas 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 8589893696. Please send your query on WhatsApp Number - 9999077669 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 For Kolkata [www.https://suriilc.luvysps.com](https://suriilc.luvysps.com). For Siliguri <https://suriilc.oxsgxo.com> 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: SILGURI & WEST BENGAL
Date: 26.09.2025

Sd/- Authorized Officer,
Tata Capital Housing Finance Ltd.

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 at 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/- (Rupees 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 15-10-2025 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 areas 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, Amerpet, Hyderabad – 500038** Email : info@b9bankauctions.in or **Manish Bansal, Email id Manish.Bansal@tatacapital.com** Authorised Officer Mobile No 85889938696. Please send your query on WhatsApp Number – 9899078669 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 **For Kolkata [www. https://surl.luvyveps](https://surl.luvyveps). For Siliguri <https://surl.ci.usgxso>** 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: SILGURI & WEST BENGAL
Date: 26.09.2025

**Sd/- Authorized Officer,
Tata Capital Housing Finance Ltd.**