



Accurate. Reliable. Innovative.

A NSE & BSE LISTED COMPANY

AAA TECHNOLOGIES LIMITED

CIN : L72100MH2000PLC128949

(An ISO 9001:2015 & ISO 27001:2013 Company)

278-280, F Wing, Solaris-1, Saki Vihar Road, Opp. L&T Gate No. 6, Powai, Andheri (E), Mumbai 400 072, INDIA

+91-22-2857 3815/16 +91-22-4015 2501 info@aaatechnologies.co.in www.aaatechnologies.co.in

Empanelled by CERT-In for IT Security Auditing Service

Date: 28/01/2026

To,

The Listing Department

National Stock Exchange of India Limited

Exchange Plaza, Plot no. C/1,

G Block, Bandra Kurla Complex,

Bandra (East) Mumbai-400051

NSE SYMBOL: AAATECH

BSE LIMITED

(Listing Department)

P.J. Towers, 1st Floor,

Dalal Street, Mumbai-400001

Scrip Code: 543671

SUB: Submission of Newspaper Advertisement regarding Notice of Postal Ballot

Dear Sir/Madam,

Pursuant to Regulation 30 and Regulation 47 and other applicable provisions of SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015, we are enclosing herewith the copies of Postal Ballot Notice published in Newspapers on 28th January, 2026 regarding the dispatch of Postal Ballot Notice to all the Shareholders as on the cut-off date i.e. 23rd January, 2026 through E-mail who has registered their E-mail ID with their depository.

This advertisement was published in following newspapers:

1. Business Standard. (ENGLISH)
2. Lakshadeep. (MARATHI)

This is in due compliance of the relevant Regulations of the SEBI (LODR) Regulations, 2015.

You are requested to take the same on record

Thanking You,

Yours Faithfully,

FOR AAA TECHNOLOGIES LIMITED

Shah Sagar

Manoj

SAGAR SHAH

COMPANY SECRETARY AND COMPLIANCE OFFICER

Digitally signed by Shah Sagar Manoj
DN: cn=Shah Sagar Manoj, o=AAA Technologies Limited, ou=AAA Technologies Limited, email=shah.sagar@aaatechnologies.co.in, c=IN
Date: 2026.01.28 12:06:11 +05'30'



AAA Technologies Limited
CIN: L72100MH2000PLC128949
Registered Office: 278-280, F Wing, Solaris 1, Sakli Vihar Road,
Opp L&T Gate No. 6, Powai, Andheri East Mumbai-400072
Website: www.aatechnologies.co.in Email: cs@aaatechnologies.co.in
Tel: +91-22-2857 3815/16

POSTAL BALLOT NOTICE

NOTICE is hereby given pursuant to Section 110 and other applicable provisions, if any, of the Companies Act, 2013 ("Act"), read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014, ("Rules"), General Circular No. 14/2020 dated April 8, 2020, the General Circular No. 17/2020 dated April 13, 2020, and subsequent circulars issued in this regard, the latest being 09/2024 dated September 19, 2024 issued by Ministry of Corporate Affairs (collectively referred to as "MCA Circulars"), the Secretarial Standard-2 on General Meetings issued by the Institute of Company Secretaries of India and other applicable Regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), to transact the special businesses set out below and proposed to be passed by the members of M/s AAA Technologies Limited ("Company"), by means of Ordinary/Special Resolutions through the process of by means of Postal Ballot, only by way of remote e-voting ("e-voting") process.

Sr. No.	Resolution for seeking Approval of Shareholders
1.	Appointment of Mr. Prateek Bhansali (DIN: 10168425) as Non-Executive Independent Director
2.	Appointment of Ms. Jyoti Torani (DIN: 09290618) as Non-Executive Independent Director
3.	Appointment of Mr. Kamal Kishor Sharma (DIN: 10611254) as Non-Executive Independent Director

In compliance with Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "LODR Regulations") and pursuant to the provisions of Sections 105 and 110 of the Act read with the rules framed thereunder and Pursuant to the General Circular No. 14/2020 dated April 8, 2020, the General Circular No. 17/2020 dated April 13, 2020, and subsequent circulars issued in this regard, the latest being 09/2024 dated September 19, 2024 issued by Ministry of Corporate Affairs, the manner of voting on the proposed resolution is restricted only to e-voting i.e., by casting votes electronically instead of submitting postal ballot forms. Accordingly, physical copy of the Notice along with Postal Ballot Form and pre-paid business reply envelope are not being sent to the Members for this Postal Ballot.

The communication of the assent or dissent of the Members would only take place through the remote e-voting system. In compliance with the MCA Circulars, the postal ballot notice and instructions for e-voting are being sent only through electronic mode to those Members whose email addresses are registered with the Company / depository participant(s).

The Postal Ballot Notice will be sent to the Member(s) whose names appear on the Register of Members/List of Beneficial Owners as received from the National Securities Depository Limited ("NSDL") and Central Depository Services (India) Limited ("CDSL") as on January 23, 2026. The Postal Ballot Notice will be sent to the Members who have registered their e-mail IDs for receipt of documents in electronic form to their e-mail addresses registered with their Depository Participant/s the Company's Registrar and Share Transfer Agent ("RTA"). For Members who have not registered their e-mail address so far, are requested to register their e-mail address by sending an e-mail to the Company/RTA directly.

The Board of Directors ("The Board") has appointed M/s VKM & Associates, Practicing Company Secretaries (ACS-5023, COP No.4279), as the Scrutinizer, for conducting the postal ballot (remote e-voting) process in a fair and transparent manner.

Member(s) whose names appear on the Register of Members/List of Beneficial Owner(s) as on the cut-off date i.e., January 23, 2026 will be considered for the purpose of e-voting. A person who is not a Member on the Cut-off Date should treat this Notice for information purposes only.

The voting period begins from 9:00 a.m. (IST) on Thursday, January 29, 2026 and ends on Up to 5:00 p.m. (IST) on Monday, March 2, 2026. During this period shareholders of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date i.e., January 23, 2026 may cast their vote electronically. The e-voting module shall be disabled by MUGF INTIME INDIA PRIVATE LIMITED for voting thereafter.

FOR AAA TECHNOLOGIES LIMITED
Sd/-
Date: 27th January, 2026
Place: Mumbai
Sagar Manoj Shah
Company Secretary and Compliance Officer

CORRIGENDUM
Notice dated 22/01/2026 the Mrs. Aruna Vikas Kamble is wrongly mentioned instead it shall be read name as Mrs. Sunita Deepak Gokhale

Sd/-
Dalesh V Bajaj
Advocate High Court

NOTICE
NOTICE is hereby given that certificate for 500 shares of Safari Industries India Ltd in the name of Ela Bose under Folio No. E00012 bearing Cert. No. 63 and Dist. Nos. 33006-33505 have been lost and application has been made to the Company to issue duplicate in lieu thereof. Any person who has a claim in respect of the said shares should lodge such claim with the Company's Registrars & Transfer Agents at "ADROIT CORPORATE SERVICES PVT LTD." 18-20, Jalerbhoy Ind Estate 1st Floor, Makwana Road, Marol Naka, Andheri (E), Mumbai - 400059 within 15 days from the date of publication of this Notice, else the Company will proceed to issue Duplicate Certificates.
Place: Mumbai
Date : 28/01/2026

Form No. INC-26
[Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014] Advertisement for change of registered office of the company from "State of Maharashtra" to "State of Haryana" Before Regional Director (the Central Government), Western Region, Maharashtra
In the matter of Sub-section (4) of Section 13 of Companies Act, 2013 and clause (a) of Sub-rule (5) of Rule 30 of the Companies (Incorporation) Rules, 2014
AND
In the matter of SMOKESCREEN TECHNOLOGIES PRIVATE LIMITED (CIN: U74999MH2015PTC265022) having its registered office at 1st Floor, D-Wing, HDIL Kaledonia, Sahar Road Andheri - East, Mumbai 400069, Mumbai City, Mumbai, Maharashtra, India, 400069 ...Petitioner

Notice
Notice is hereby given to the General Public that the company proposes to make application to the Regional Director (Central Government), Western Region, Maharashtra, under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra-ordinary General Meeting held on 22nd January 2026 to enable the company to change its Registered Office from the "State of Maharashtra" to the "State of Haryana". Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Western Region, Maharashtra at the address "Everest, 5th Floor, 100 Marine Drive, Mumbai-400002, Maharashtra" within 14 (Fourteen) days of the date of publication of this notice along with a copy to the applicant company at its registered office at the address mentioned below:
"1st Floor, D-Wing, HDIL Kaledonia, Sahar Road Andheri - East, Mumbai 400069, Mumbai City, Mumbai, Maharashtra, India, 400069"

For and on behalf of
Smokescreen Technologies Private Limited
Sd/-
Balakrishna Bhat Bayar
Director
DIN: 01982738
Date: 28-January-2026
Place: Bangalore

मलकापूर नगरपरिषद, जि. सातारा
बांधकाम विभाग
फेर ई-निविदा सुचना क्र. 17 व 22 सन 2025-26

मुख्याधिकारी, मलकापूर नगरपरिषद, जि. सातारा सदर कामाकरिता अनुमती मत्सेदारकडून दोन लिफाफा पद्धतीने खालील कामाच्या फेर ई-निविदा मागवित आहे. फेर ई-निविदेचा कोरा नमुना <https://mahatenders.gov.in/nicgpp/app> या संकेतस्थळावर दि. 28/01/2026 रोजी दुपारी 2.00 वाजलेपासून दि. 04/02/2026 रोजी दुपारी 4.00 वाजेपर्यंत उपलब्ध राहील व स्विकारण्यात येतील.

निविदा क्र.	कामाचे नाव	अंदाजपत्रकीय रक्कम रु.	बयाणा रक्कम रु.	कामाची मुदत	निविदा रक्कम करणे(करीत)
17	मलकापूर नगरपरिषद हद्दीतील वृत्तनगर येथील तालिमा टॉवर ते चांदेगावा याचे शेत अवन बंगल्या पर्यंतचा रस्ता काँक्रीटकरण करणे.	56,16,140/-	56,161/-	12 महिने	1,180/-
22	मलकापूर फाटा मेनरोड श्री. मोहिते यांचा बंगला ते मुख्याधिकारी निवासस्थान ते अहिल्याबाई होकरकर नवीन भाजी मंडई पर्यंतचा रस्ता डांबरीकरण व आर.सी.सी. गटर करणे.	61,19,164/-	61,191/-	12 महिने	1,180/-

1. उपरोक्त सर्व कामाबाबत निविदा अटी व शर्ती इ. बाबतचा तपशिल निविदा संचागम्ये नमुद केला असून को-या निविदा संच <https://mahatenders.gov.in/nicgpp/app> या संकेतस्थळावर स्थळावरून दि. 28/01/2026 रोजी 02.00 वाजलेपासून दि. 04/02/2026 रोजी दुपारी 4.00 वाजेपर्यंत ऑनलाईन पहावयास निक्कील.

2. उपरोक्त तत्कालीन कामाचे नावासमोर नमुद रक्कम ऑनलाईन (online) पद्धतीने भरण्याची आहे. सदर रक्कम <https://mahatenders.gov.in/nicgpp/app> या संकेतस्थळावरून दि. 28/01/2026 रोजी 02.00 वाजलेपासून दि. 04/02/2026 रोजी दुपारी 4.00 वाजेपर्यंत भरता येतील. तसेच निविदा अटी व शर्ती वरील संकेतस्थळावर उपलब्ध आहेत.

Sd/- कपिल जगताप
प्रशासक तथा मुख्याधिकारी
मलकापूर नगरपरिषद, जि.सातारा

ठिकाण - मलकापूर नगरपरिषद जि. सातारा
दिनांक - 27/01/2026

Emkay
Your success is our success

EMKAY GLOBAL FINANCIAL SERVICES LIMITED
CIN: L67120MH1995PLC084899
Registered Office: The Ruby, 7th Floor, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028.
Tel: +91 22 66121212; Fax: +91 22 66121299; Website: www.emkayglobal.com; E-mail: secretarial@emkayglobal.com

EXTRACT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2025
(₹ In Lakhs, except per share data)

Sr. No.	Particulars	Quarter ended			Nine Months ended			Year ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025	
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Total Income from Operations	8,707.85	7,208.58	7,730.07	23,213.50	26,599.34	33,816.93	
2	Net Profit for the period / year (before Tax, Exceptional and/or Extraordinary items)	601.35	32.30	1,123.14	1,159.08	5,977.73	6,073.07	
3	Net Profit for the period / year before tax (after Exceptional and/or Extraordinary items)	601.35	32.30	1,123.14	1,159.08	5,977.73	6,073.07	
4	Net Profit for the period / year after tax (after Exceptional and/or Extraordinary items)	433.03	30.32	873.16	943.73	4,849.59	5,891.46	
5	Net Profit for the period / year after tax and share of profit/(loss) of associates (after Exceptional and/or Extraordinary items)	430.15	45.95	856.70	954.41	4,834.56	5,883.06	
6	Net Profit for the period / year	430.15	45.95	856.70	954.41	4,834.56	5,883.06	
7	Total Comprehensive Income for the period / year [Comprising Profit for the period / year (after tax) and Other Comprehensive Income (after tax)]	475.28	44.96	845.75	1,004.78	4,752.68	5,559.00	
8	Equity Share Capital	2,591.08	2,560.57	2,501.70	2,591.08	2,501.70	2,536.70	
9	Reserves (excluding Revaluation Reserve as shown in the Audited Balance Sheet)	8,962.60	8,296.39	7,488.46	8,962.60	7,488.46	27,780.08	
10	Securities Premium Account	36,915.26	30,153.42	28,931.78	36,915.26	28,931.78	30,316.78	
11	Net Worth	8,177.54	6,089.95	2,000.00	8,177.54	2,000.00	4,800.00	
12	Paid up Debt Capital/Outstanding Debt	0.22	0.20	0.07	0.22	0.07	0.15	
13	Debt Equity Ratio	0.22	0.20	0.07	0.22	0.07	0.15	
14	Earnings Per Share (EPS) (of ₹ 10/- each) (not annualised)	1.68	0.18	3.45	3.73	19.49	22.80	
15	(a) Basic	1.68	0.18	3.45	3.73	19.49	22.80	
16	(b) Diluted	1.59	0.18	3.31	3.53	18.67	21.95	
17	Capital Redemption Reserve	1262.20	1262.20	1262.20	1262.20	1262.20	1262.20	
18	Debtenture Redemption Reserve	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
19	Debt Service Coverage Ratio	2.58	1.28	9.11	1.85	13.25	10.98	
20	Interest Service Coverage Ratio	2.58	1.28	9.11	1.85	13.25	10.98	

STANDALONE INFORMATION
(₹ In Lakhs)

Sr. No.	Particulars	Quarter ended			Nine Months ended			Year ended
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025	
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Revenue from Operations	7,948.25	6,356.79	7,242.99	20,787.54	24,832.15	31,535.30	
2	Profit/(Loss) before tax	433.86	(298.91)	1,198.73	413.51	5,813.09	6,104.47	
3	Profit/(Loss) after tax	313.08	(210.64)	985.80	378.32	4,795.59	5,891.28	
4	Total Comprehensive Income	340.64	(231.15)	970.73	390.84	4,713.51	5,773.06	

Notes:-
(1) The above is an extract of the detailed format of unaudited consolidated financial results for the quarter and nine months ended December 31, 2025 filed with the Stock Exchanges under Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the unaudited standalone and consolidated financial results is available on the Stock Exchange websites, www.bseindia.com and www.nseindia.com and on the Company's website, www.emkayglobal.com. The unaudited standalone and consolidated financial results along with limited review reports of the Statutory Auditors of the Company can be accessed by scanning the QR code provided below.

(2) The above financial results have been prepared in accordance with the Indian Accounting Standard (referred to as "Ind AS") 34 - Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules as amended from time to time and other accounting principles generally accepted in India with the requirements of Regulation 33 and 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended.

On behalf of the Board of Directors
For Emkay Global Financial Services Limited
Sd/-
Krishna Kumar Karwa
Managing Director

Date : January 27, 2026
Place : Mumbai

ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED ("ENCORE ARC")
having Registered office at Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi-110037 and Corporate Office at 5th Floor, Plot No. 137, Sector-44, Gurugram-122002 Haryana. Tel No +91, 124 - 4527200 http://www.encorearc.com

E- AUCTION CUM SALE OF PROPERTIES
Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties mortgaged/charged to the Secured creditor, the possession of which has been taken by the Authorized Officer (AO) of Encore ARC Pvt Ltd., an Asset Reconstruction Company registered with Reserve Bank of India under the provisions of the SARFAESI ACT, 2002, has acquired from the banks/financial institutions mentioned below the financial assets and has acquired the rights of the Secured Creditor. The assets will be sold on "As is where is", "As is what is", and Whatever there is basis as per the brief particulars given hereunder as per below mentioned schedule:

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor	Trust Name	Immovable Secured Assets	Total Outstanding	Earnest Money Deposit (EMD)	Details for NEFT/RTGS	Reserve Price	Type of Possession
(1)	(Borrower) M/s Aegis Infra Solutions Pvt. Ltd (Borrower); Through Director Mr. Anand Sharma (Borrower) Mrs. Urmila Anand Sharma (Borrower)	EARC-Bank-032-Trust-Scheme ABFL	"Flat no. B.1, 1st Floor, Dwarkamal, Dominic Colony, Dominic Lane Road 3, C.T.S. No. 27, F1, F2 and F3 and other part of Village Valnai, Malad (W), Mumbai-400064."	Rs. 4,01,45,285/- outstanding as on 31.10.2024 and further interest at contractual rate till recovery and other costs, charges etc	Rs. 12,10,000/-	Beneficiary Name-EARC-BANK - 032 -Trust Account Number-50200086900529	Rs. 1,21,00,000/-	Symbolic Possession
			"Flat no. B2, 2nd Floor, Dwarkamal, Dominic Colony, Dominic Lane Road 3, C.T.S. No. 27, F1, F2 and F3 and other part of Village Valnai, Malad (W), Mumbai-400064."		Rs. 12,10,000/-	IFSC Code- HDFC0001720	Rs. 1,21,00,000/-	Symbolic Possession
(2)	M/s. Farid Collection (Borrower) (Through proprietor Mr. Farid Ahmed Mehboobali Shaikh) Mr. Farid Ahmed Mehboobali Shaikh (Co-Borrower), Mrs. Shabana Farid Shaikh (Co-Borrower)	EARC-Bank-032-Trust-Scheme ABFL	Flat No. C-203, 2nd Floor, Atlantica, Casa Rio, Carpet area - 725 sq. ft., Kalyan Shil Road, village Nilje, Dornbivil (East)- 421204.	Rs.77,09,932/- outstanding as on 31.10.2024 and further interest at contractual rate till recovery and other costs, charges etc	Rs.5,50,000/-	Beneficiary Name-EARC-BANK - 032 -Trust Account Number-50200086900529	Rs. 55,00,000/-	Symbolic Possession
			1-All that piece and parcel of Unit No. 30, admeasuring 60 sq.ft., on Ground, Floor, in D wing, in the building known as 'Eco Arcade Commercial, Premises CSL', situated at plot bearing No. F.P. No. 84 T.P.S. IV, Near Reliance Mall, Hill Road, Bandra (W) Mumbai - 50. North: Other Building, South: Internal Road, East: Geetanjali Arcade, West: Khabal Building Owned by Kalpesh R. Dedhia and Vimalaben R. Dedhia (hereinafter referred to as "Immovable property/ Secured Asset")	Rs.1,03,68,136/- outstanding as on 31.10.2024 and further interest at contractual rate till recovery and other costs, charges etc	Rs.3,00,000/-	Beneficiary Name-EARC-BANK - 032 -Trust Account Number-50200086900529	Rs. 30,00,000/-	Physical Possession
			2-All that piece and parcel of Unit No. 36, 1st Floor, D wing, in the building, known as 'Eco Arcade Commercial Premises CSL', situated at plot bearing No. F.P. No. 84 T.P.S. IV Near Reliance Mall, Hill Road, Bandra (W), Mumbai - 50 - AREA Carpet - 36 sq.ft. North: Other Building, South: Internal Road, East: Geetanjali Arcade, West: Khabal Building Owned by Kalpesh R. Dedhia and Vimalaben R. Dedhia		Rs. 1,80,000/-	IFSC Code- HDFC0001720	Rs.18,00,000/-	Physical Possession
(4)	M/s.POOJA TRANSPORT (Borrower) (Through Sole proprietor Mr. Rajendra Punarvasi Bari) Mr. Rajendra Punarvasi Bari (Co-Borrower/Mortgagor) Mrs. Jyoti Rajendra Bari (Co-Borrower)	EARC-BANK-032-Trust-Scheme ABFL	Property bearing Flat No. 104, admsg. 675 sq. ft. carpet area, on 1st Floor, in Building no 3, Wing A, in Building known as GREEN ACRES, in the society known as Green Acres Co-op. Hsg. Soc. Ltd., constructed on land bearing Plot No. 325, Survey No. 41 C.T.S. No. 1/76, Village Oshiwara, Andheri (West), Mumbai - 400 053 Owned by Mr. Rajendra P Bari	Rs.2,37,80,448/- outstanding as on 31.10.2024 and further interest at contractual rate till recovery and other costs, charges etc	Rs. 25,70,000/-	Beneficiary Name-EARC-BANK - 032 -Trust Account Number-50200086900529	Rs. 2,57,00,000/-	Symbolic Possession

Brief Information Regarding Auction Process:

1 Auction Date	06.03.2026	5 Last Date for submission of EMD	05.03.2026
2 Place for Submission of Bids and Place of Auction	E - Auction		
3 Web-Site For Auction	https://sarfaesi.auctiontiger.net	6 Time of Inspection	Property Physical Possession
4 Contact Persons with Phone Nos.	Virendra Ghanwat - 7045728788		10.02.2026 to 25.02.2026

A bidder shall participate in the online auction by making an application in the prescribed format which is available along with the offer document on the website address mentioned herein above. Online bidding shall take place at the website and shall be subject to the terms and condition contained in the tender document. The tender document and detailed terms and conditions can be downloaded from our website i.e. <http://www.encorearc.com/>. Please note that sale shall be subject to the terms and conditions as stated in the Bid document. The sale shall be strictly subject to the terms and conditions incorporated in this advertisement and in the prescribed Bid document/Tender document. The Authorized officer reserve the right to reject any/all bids without assigning any reasons. The details related to Encumbrance, if any, with respect to the above mentioned properties are given under terms and conditions as provided in Encore ARC's website i.e. www.encorearc.com/.

All payments including EMD to be made by way of NEFT / RTGS as per details mentioned above.
For detailed terms and conditions of the sale, please refer to the link provided in Encore ARC's website i.e. <http://www.encorearc.com/>.
Interested bidders may contact Authorized officer of Encore ARC on Mobile No. 7045728788 virendra.ghanwat@encorearc.com for any further information / query.

Place: Mumbai Date: 24.01.2026

Sd/- Authorised Officer, Encore ARC

FORM "Z"
See under M.C.S. Act 1960 & sub-rule 11 (d-1) of rule 107) of Rule 1961 Possession Notice for Immovable Property

OW No./B.O.D./R.S.R./1059/1980
Recovery Officer (M.C.S. Act 1960 & Rule 107 of M.C.S. Act Rule 1961)
C/o.Shri Riddhi Siddhi Sahakari Patsanstha Maryadit Mumbai
Row House, Plot No. 80, Sec. 15, Koparkhairane, Navi Mumbai, 400709, Tel. 9619722810
Email : sridhissiddhi9@gmail.com
Date : 27/01/2026

Whereas the undersigned being the A. R. Patil, Recovery Officer under the M.C.S. Act 1960 Section 156 & Rule 107 of M.C.S. Rule 1961 of Shri Riddhi Siddhi Sahakari Patsanstha Maryadit Mumbai, issued a Demand Notice to Judgment debtor Mr. Irfan Arif Sheikh dated 31/03/2008 of Rs. 21,32,107/-

Undersigned Recovery Officer issued Notice of Attachment dated 15/11/2019.The said Property was Seized & Possessed by exercise of powers conferred under rule 107 (11(d-1)) of Maharashtra Co-Operative Societies Rules, 1961 by Panchnama dated 17/12/2019. The said procedure was confirmed by Order dated 17/12/2019.

After services of said notices the Judgment debtor having failed to repay the amount. Hereby the Judgment debtor in particular and the public general is hereby cautioned, not to deal with the Property described herein below. Any dealing with the property will be subject to the charge of Shri Riddhi Siddhi Sahakari Patsanstha Maryadit Mumbai, of Rs 47,01,485/- up to Dt. 27/01/2026 and interest & Recovery Expenses thereon. Description of the Immovable Property/The Property is situated in Jurisdiction of District Collector Thane.

Sundar Kamla Nagar Co.-Op. Hsg. Soc. Ltd., Building No. 1, Room No. 405, Bhau Daji Marg, Sion, Mumbai 400022

Sd/-
Shri. Ashok Rajaram Patil
Recovery Officer
Shri Riddhi Siddhi Sahakari Patsanstha Maryadit Mumbai

Date : 27/01/2026
Place : Mumbai

Distric Deputy Registrar, Co-operative Societies, Mumbai (1) City
Malhotra House, 6th Floor, Opp. G.P.O.Fort, Mumbai-400 001
FOR DEEMED CONVEYANCE OF

No. DDRI/MUM/Notice/3050/2026 Date : 27/01/2026
Application No. 50/2025

Chairman/Secretary,
New Shri Sagar CHSL
29C, Doongersey Road,
Walkeshwar, Mumbai - 400006

.....Applicant

Versus

1. Laxmidas Devidas (Deceased)
Address not known
2. Mathuradas Devidas
Address not known
3. Haridas Devidas
Address not known
4. Narotamdas Devidas
Address not known
5. Tareti Co-operative Housing Society Ltd.,
Dongarsi Cross, Teen Batti, Malabar Hill,
Mumbai - 400006
6. M/s. Hind Rajasthan Construction Company
A Partnership Firm through its Partners
6a. Hariram Keshavdas Rohira
6b. Candamiram Kevaji Govani
6c. Punamchand Malukhand Shah
474, Kalbadevi Road, Mumbai - 400002

.....Opponents

All the concerned persons take notice that New Shri Sagar CHSL, 29C, Doongersey Road, Walkeshwar, Mumbai - 400006, has applied to this office on Dated 23.09.2025 for declaration of Unilateral Deemed Conveyance (The Maharashtra Ownership Flats Regulations of the Promotion of Construction, Sale, Management and Transfer Act, 1963) of the properties mentioned below.

Hearing of the said application was kept on 09.12.2025, 23.12.2025, 08.01.2026 On Principles of natural Justice hearing of above mentioned case is fixed on dt. 05.02.2026 at 3.00 p.m. to hear Opponent parties as a last chance. Failure to remain present by non applicant will result in ex-parte hearing of the application.

DESCRIPTION OF THE PROPERTY

Place of land situated at C.S. No. 197, Malabar Hill and Cumbala Hill Division, New Shri Sagar CHSL, 29C, Doongersey Road, Walkeshwar, Mumbai - 400006 admeasuring 1180 Sq. Meters or thereabouts together with the building standing / constructed requested of conveyance by the Applicant Society.

Those who have interest in said property may submit their say in writing with evidence within 15 days from the date of publication of this notice or upto next date of hearing and may remain present for hearing at the office mentioned above. Failure to submit any say shall be presumed that nobody has any objection and further action will be taken.

Place: Mumbai
Date : 27/01/2026

Sd/-
Competent Authority and District Deputy Registrar,
Co-operative Societies, Mumbai (1) City

बुधवार, दि. २८ जानेवारी, २०२६

मंढई लक्षदीप ५

जोहार सूचना	
या जाहीर सुमनेदारे सर्व जाणते। सूचित करण्यात येते की, (पंचरत्न कोल्ल्यातील) प्लॉट क्र.५, मुलजी नगर, एस.झी. रोड, बोवेल्ली पश्चिम, मुंबई-४०००६९ (सदर सोसायटी), श्रीमती कल्पना बसंत शर्मा आणि श्री राजीव कृष्णाकांत शर्मा हे दुकान क्र.बी/१०, तळमजला, प्लॉट क्र.५, मुलजी नगर, एस.झी. रोड, बोवेल्ली पश्चिम, मुंबई-४०००६९ या मालमत्तेचे सह-मालक म्हणून हक्कदार आहेत आणि त्यांनी असे सादर केले आहे की, सदर मालमत्तेच्या राजीव शर्मा प्रवाह खातीलाप्रमाणे आहे: १. दिनांक १० डिसेंबर, १९८० रोजीच्या करारनुसार मे. कर्नाटक ट्रेडर्स यॉर्नी सदर दुकान (१) बी. बसंत कृष्णाकांत शर्मा आणि (२) राजीव कृष्णाकांत शर्मा यांच्या नावे, त्यामधे विशेषतः नमूद केलेल्या किंमत, मोबदला आणि नवीन व घातनुसार विकले, हस्तांतरित केले आणि सोपवले होते; २. सजीव कर. शर्मा यांचे २०.०२.२००५ रोजी निधन झाले आणि त्यांच्या पश्चात राजीव के. शर्मा आणि बसंत के. शर्मा हे एकमेव कायदेशीर वारसदार आहेत. ३. बसंत के. शर्मा यांचे १०.०४.२००८ रोजी निधन झाले आणि त्यांच्या पश्चात श्रीमती कल्पना बसंत शर्मा, उज्ज्वली बसंत शर्मा आणि श्री. उत्कर्ष बसंत शर्मा हे एकमेव कायदेशीर वारस आहेत. ४. दिनांक ३० डिसेंबर, २०२५ रोजीच्या हक्कसंप्रदायानुसार कुमारी उज्ज्वली बसंत शर्मा आणि श्री. उत्कर्ष बसंत शर्मा यांनी त्यांचे ५०% हक्क, मालकी आणि हितसंबंध श्रीमती कल्पना बसंत शर्मा यांच्या नावे त्यांक केले आहेत. ५. बसंत शर्मा आणि कल्पना बी. व्यक्तींचा कोणताही दावा आणि/किंवा कोणतीही हक्क अस्तित्, अशा व्यक्तींना या जाहीर सुमनेदारे सूचित करण्यात येत की, त्यांनी या सुमनेच्या प्रसंगामधील तात्काळपणे १४ दिवसांच्या आत सोसायटीच्या सर्व नियमां व अटीला धावी, अन्यथा सोसायटी अशा कोणत्याही दबावांना विनव न करता सदर दुकानाचे हस्तांतरण पूर्ण करेल.	स्थायर मालमत्तेचे वर्णन (३) भागणी सूचना दिनांक कार्डनंतर आणि सह-कार्डनंतराचे नाव कडील खाते क्र. DRHLKUP00556846 एकूण धकावाकीची रक्कम स्थायर मालमत्तेचे वर्णन (४) भागणी सूचना दिनांक कार्डनंतर आणि सह-कार्डनंतराचे नाव कडील खाते क्र. DRBLKAL00593867 and DRBLKAL00593914 एकूण धकावाकीची रक्कम स्थायर मालमत्तेचे वर्णन (५) भासवितक ताबा दिनांक - २४ जानेवारी, २०२६ भागणी सूचना दिनांक कार्डनंतर आणि सह-कार्डनंतराचे नाव कडील खाते क्र. DRHLPAU00573679 and DRBLPAU00581994 एकूण धकावाकीची रक्कम स्थायर मालमत्तेचे वर्णन
पंचरत्न कोलीसो. करिता सही/- (सविब) दिनांक: २८.०१.२०२६	सही/- प्राधिकृत अधिकारी पोलीसी नंबर लिमिटेड

जाहीर सूचना

यादार् सूरचित करण्यत येते की, मी माझ्या अशिलाच्या वतीने निर्विवाद पांड्या मालिका आणि सुहितबंधांची चौथ्याची कला आहे, ज्यांची श्री. प्रवेश कुण्यांकता हांच्या याचकाकडून एक फ्लॅट खोदी करण्यास सरमती देवाविणी आहेत, जे अनुसुवीयधर्म नमुद्र केलेल्या फ्लॅटचे एकोनवे मालक आहेत, (यापुढे **सरदार हसन** संदर्भित), जो त्यांना त्यांच्या दिवंगत पालकांचे एकमेव वारस म्हणून वारसा हक्कीने मिळाला आहे, ज्यामध्ये त्यांच्या रू००५ हिस्सा आहे आणि त्यांच्याकडे प्रत्येकी ५० रुपायेचे ५ शेअर्स आहेत, ज्यांचे भाग प्रमाणपर ४०८, विशेष फ्लॅट क्र.२०६ ते २१०, दिनांक १५ ऑगस्ट, १९८७ आहे. (यापुढे **सरदार शेअर्स** म्हणून संदर्भित).

आहे अस फ्लॅटच्या मालकी हक्काच्या कागदपत्रांची मालिका आणि मालकीचा क्रम खालीलप्रमाणे आहे.

(१) मूल नोंदणी न केलेला कारामार्ग, दिनांक २३ ऑगस्ट, १९८३, मे.यास्मिन कोर्पोरेशन, नाहास-किन्नेरी (एफ पक्ष) यांच्याकडून, श्री. कुण्ठाणां एम. पांड्या आणि श्रीमती चंद्रकला के. पांड्या, फ्लॅटधारक (दुसरा पक्ष) यांच्या नावे.

(२) श्री. कुण्यांकता एम. पांड्या, जे सरदार फ्लॅटचे ५०% हिस्श्याचे पहिले सह-मालक होते, त्यांचे २७ ऑक्टोबर, २०१९ रोजी निघन झाले आणि, आणि श्रीमती कोणता के. पांड्या, सरदार सर फ्लॅटच्या ५०% हिस्श्याच्या दुसऱ्या सह-मालक होत्या, त्यांचे २३ डिसेंबर, २०१९ रोजी निघन झाले आहे, (यापुढे त्यांना **सरदार दोन मुद्र व्यक्ती** म्हणून संबोधले जाईल), आणि त्या दोघांचाही कोणताही मृत्युपत्र किंवा मृत्युपत्रब्रजवा घोषणा न करता मृत्यू झाला आहे, आणि इतर तीन कार्यकारी वारसांनी दिलेल्या ना-हक्करत प्रमाणपत्राच्या आधारावर, सरदार सोसायटीने सर्वील मानवशास्त्री नांव सदर शेअर्स हस्तांतरित केले आहेत.

निवासी फ्लॅटची अनुसूची

फ्लॅट क्र.४०१, १४था मल्ला, बी विंग, द क्रॉयगेट रोड,एच.एस. लिमिटेड, चौथी फ़्लॉरेस, लोखंडवाल कॉम्प्लेक्स, अंधेरी (पश्चिम), मुंबई- ४०० ०५३, महाराष्ट्र, ज्याचे बिल्ट अप घटक ७५५ ची फूट म्हणजेज ७२.९६ चौ.मी., सांबात भाग प्रमाणपर फ्लॅट क्र.४०, आणि सरदार इमारतीत ठळमजला अधिक सात वरचे मदले असून लिफ्टची सोय आहे, आणि सरदार इमारत १९८६ साली बांधलेली आहे, जी के वेस्त महासण फ्लॅटकारिता प्रभागात, सी.टी.एस. फ्लॅट क्र.१६८, १६९ असलेल्या जमिनीवर, महानगर गाव-ओशिवास, तालुक्या-अंधेरी, मुंबई उपनगर नोंदणी जिल्ह्यात स्थित आहे. घर मालमत्ता फ्लॅट क्र.४०१४३५००००००००, जी सर वर्ल्कीना विक्री, पेठ, भोडापुर, धारणाधिकार, हक्कोडी, बोजा, विश्वरत, गरण, पोटां, सुर्यभोग हक्क किंवा इतर कोणत्याही प्रकारे, सरदार फ्लॅटवैध किंवा त्यांच्या कोणत्याही भागामध्ये कोणताही हक्क, मार्केची, हिसंसंध, दावा आणि मागणी आहे किंवा असल्याचा दावा करतात, आणि/किंवा मार्केचाविषयक आणि सरदार फ्लॅटवैध कोणताही दावा आहे, अशा सर्व वर्ल्कीना यादार् सूरचित करण्यत येते की, त्यांनी ही सूचना प्रसिद्ध शाल्याच्या ताराखेपसून १४ दिवसांच्या आत, मूळ कारवायासारखे लेखी स्वरुपात त्यांची माहिती खाली सर्ी करणया-यांच्या कार्यपालक, सुकुन क्रमिक १९, ठठमजला, निर्मिला सी.एच.एस. लिमिटेड, राईसर रोड आणि जे.पी. राऊदा चंत्ररत, अंधेरी (पश्चिम), मुंबई-४०० ०५८ येथे थावी, असे करण्यत अन्वेषणी शाल्यास, अशा व्यक्तीने कोणताही दावे सोडला म्हणजे सर फ्लॅटच्या विक्रीचा व्यवहार पूर्ण केला जाईल.

सहरी/-
श्री. गौलेश नी. शाह,
वकील उच्च न्यायालय
दिनांक: २८ जानेवारी, २०२३

नोंणी क्र.: एएमएच/६४४/१९८८

क्रिमाण: मुंबई

[illegible]

मालगुला बँकेकडे तारा ठेवली गेलेली स्थवर मालगुला	राखीव मूक	निलगुलाची तिलगुलाचे वेळ
मालगुला-ए: (स्वायं विदुल मुकारा जोशी यांचे कायदेशीर वास्तवर व प्रतिनिधी श्री. अजर विदुल जोशी व विजय विदुल जोशी यांच्या मालगुली मालगुला) कॉन्ट. क्र.१२२१, रस्ता, विरलट ६३० चौ.फु. (२०% लॉडिंग कॉन्ट. क्षेत्र) वालविक मोजमानानुसार कॉन्ट. क्षेत्र १,२२१ चौ. फु. अर्थात विरलट-अन क्षेत्र १,४६४ चौ.फु. (२०% लॉडिंग कॉन्ट. क्षेत्र) मुल्यांकनानुसार, रस्त्याक क्र.१८११, मातंग मालवेंजकर, खाता क्र.४८/४४६/२४३, उल्हासनगर १९६०, जिह्वा रोड व उग-नोली उल्हासनगर, जिह्वा रोड, माहसुल वग उल्हासनगर कॅम्प-४, रस्ता मातंगमा १९६०: पूर्वी बायलेली आहे आणि ती उल्हासनगर महानगरपालिकेच्या हद्दीत असलेल्या जागेचे सब प्राप व खंड. चतुर्विध: मुर्ख: झोपडा; दक्षिण: झोपडा; पश्चिम: झोपडा; उत्तर: रस्ता.	रु.२५,००,०००/- (रुपये पंचशती लाख फक्त)	१८.०१.२०२६ रोजी दु.०१.०१
भाग - २		
कर्जदारांचे नाव: १) श्री. विनायक सिताराम शिंदे, सिताराम कुणा शिंदे यांचा मुलगा, क्र.२/५, साईबाग चाळ, उंबेली रोड, मानपाडा रोड, सारस धारा टोंगवळकर, टेंडकणगर, डांडवेली रोड, ठाणे-२२१०११. क्र.२) श्रीमती अर्चना विनायक शिंदे, विनायक सिताराम शिंदे यांची पत्नी, क्र.२/५, साईबाग धारा, उंबेली रोड, मानपाडा रोड, सारस धारा टोंगवळकर, टेंडकणगर, डांडवेली रोड, ठाणे-२२१०११. धनकाशीतार सारिल्ल फक्त: र.१२,०१.०१.२०२६ रोजी रु.२०,०५,६३०/- (रुपये सत्तासह लाख पाच हजार सहस्रे सत्ताशहस्री फक्त)अधिक २२.०१.२०२६ पासून आकाशवाणीच्या हद्दीत असलेल्या जागेचे सब प्राप व खंड. चतुर्विध: मुर्ख: झोपडा; दक्षिण: झोपडा; पश्चिम: झोपडा; उत्तर: रस्ता.		
मालगुला बँकेकडे तारा ठेवली गेलेली स्थवर मालगुला	राखीव मूक	निलगुलाची तिलगुलाचे वेळ
(श्री. विनायक सिताराम शिंदे, सिताराम कुणा शिंदे यांचा मुलगा व श्रीमती अर्चना विनायक शिंदे, विनायक सिताराम शिंदे यांची पत्नी यांच्या मालगुली मालगुला) फ्लॅट क्र.४०१, ४था मजला, क्षेत्रफळ ६३० चौ.फु. विरलट-अन क्षेत्र, कृष्णा रेगिडेली, सखे क्र.१, हिस्सा क्र.१८९ भाग, गाव सोनागवा, तालुका मालगुला, जिह्वा रोड. मालगुलेच्या चतुर्विध: मुर्ख: रस्ता; पश्चिम: सरवती विधा भवन रोड; उत्तर: सरवती विधा भवनचे फाळंड; दक्षिण: आई मावली मंदिर.	रु.१४,००,०००/- (रुपये फक्त)	१८.०१.२०२६ रोजी दु.०१.०१
पुनर्निर्दिष्ट-सह-तिलगुलाचे ठिकाण: सती युनिव्हन बँक लिमिटेड, मुंबई-कल्याण शाखा, १-२, पामकुण रस्ता, मुंबाव रोड, कल्याण पश्चिम, मुंबई, ठाणे -४२१३३०. दारुणी क्र.०२५१-२२०३२२२, सेल क्र.९३२५०४४२५२, ८९२५९४४०८.		
पुनर्निर्दिष्ट-सह-तिलगुला विक्रीच्या अटी व शर्ती:		
१) इच्छुक बोलीदारांनी तिलगुलासाठी वैयक्तिकत्वाच्या उद्दिष्टात राहून वैयक्तिकत्वाच्या भाग घ्यावा आणि तो/ती स्वतःसाठी कोली लावत असल्याची लेखी घोषणा घ्यावी. २) इच्छुक बोलीदारांनी व्यवस्थापक, सती युनिव्हन बँक लिमिटेड, मुंबई-कल्याण शाखा, १-२, पामकुण रस्ता, मुंबाव रोड, कल्याण पश्चिम, मुंबई, ठाणे-४२१३३० येथून निव्वर कोल मिल्ल्ड झकत. ३) इच्छुक बोलीदारांनी त्यांच्या बोली फक्त मोहोवळ हितकार्यासाठी प्राथमिक अंशकारी, सती युनिव्हन बँक लि. च्या नावाबोलेले निव्वर कोली मिल्ल्ड झकत, तेथे पाहणे किमतीच्या १०% च्या खंडासाठी पे अडवी/डिमांड डायर, निव्वर-सह-तिलगुला विक्रीच्या सारख्या दुरावरी १२.०० चौ. फी. किंवा रूपायुची १-१ कृतिता आणि दुरावरी १.०० चौ. फी.दर २२.०१.२०२६ - करिता, सती युनिव्हन बँक लि. च्या नावे काढण्यात येईल. ४) मान्यवरी तालमारी अर्जित ठारलांनित्यात, इच्छुक बोलीदारा दारुणी क्र.०२५१-२२०३२२२, सेल क्र.९३२५०४४२५२, ८९२५९४४०८ व सारंग क शकतो. ५) मालगुला चार ओठे अवे आहे आणि ते अवे आहे आणि ओठे अवे आहे आणि ते अवे आहे या तालवरी वगळता ५) मोहोवळ निव्वर इच्छुक बोलीदारांच्या उपस्थितीत २२- करिता आणि दुरावरी १.०० चौ. किंवा रूपायुची २२- करिता उडण्यात जावित, निव्वर-सह-तिलगुला विक्रीच्या सारख्या दुरावे अधिचक्रित. ६) सर्व मालगुलापणे विक्री सर्व निव्वरदारांचे कोली जावेली, तरीही अधिकृत अधिकारी, त्याच्या अधिकृत कुटुंबीद्वारा, अज नांवित प्राक्रियेत प्राप्त सारख्या बोलीपेक्षा जास्त बोली लागू इच्छण्याच्या इच्छुक बोलीदारांच्या खुली तिलगुला अधिचक्रित क शकताने आणि अज नांवितदारा, विक्री सारख्या बोली लावण्याच्या व्यक्तीला लेखी जावेली. ७) त्याची, विक्री सती युनिव्हन बँक लिमिटेडच्या पूर्वीकत्वाच्या अर्जात आहे. ८) (९) घराब्यी बोली लावण्याच्या विक्री पूर्वी स्याल्लानत सलडोवळ इच्छुक रूपायुची रुमेच्या २५% (इश्टरेवळ) आणि उर्वरित रूपायुची ७५% किंवाच्या घुल्ल्याच्या सारख्यापुन १५ दिवसांच्यात विक्री पूर्वी स्याल्लानत, असे न केल्यास प्राक्रितिक रुत २५% च्या कोली जावेली. (८) येथे मुरग केल्यास कामगमपेक्षा मुरग किंवा मोबदला मिलडल्लानतचे अधिकृत अधिकार्याकडून घ्यामरी खेरीददाराना येथे विक्री प्रागोपचारी जावे कोली जावेली. (९) घराब्यी खेरीददाराने कायमपुन दिला होणारे मुकल्ल/लागत, जे की मुद्राक मुलम, नोली मुलम व. घालुकीद्वारा नोली जावेली. (१०) स्याल्लानत कोली लावण्यापेक्षा नोलीन रुत (कायदेशीर चार कर, योज मुलम आणि इतर रुत), डीडीए, बीएसटी चार असले तर, सारखी, सरकारी उल्लेख आणि स्याल्लिक स्याल्ल स्याल्लानत रुत. (११) प्राक्रितिक अधिकार्याला कोलीसाठी फक्त न देता तिलगुला स्याल्लिक फक्त नाकारणारेचे किंवा विक्री पुढे दुकल्लानतचे किंवा रज कार्याचे सर्व अधिकार असतील.		
टिकाण: कुबाकोणगर, तारीख: २३.०१.२०२६		
प्राथमिक अधिकारी सती युनिव्हन बँक लि.		
नोंद. कार्याल्ल: १४१, टी.एस.आर. (मोरा) रस्ता, कुबाकोण, तारावळ-४२१०१४. सीआयएए: एल४२११०टीएन१९०८एनसी०१८५८, टी.ए.०४२४-२४०२२११, फॅक्स: ०४२४-२४०२२११, वेबसाइट: www.cityunionbank.com		