



# A B INFRABUILD LIMITED

Registered Office : 104, 1st Floor, Shubhangan CHS. Ltd., Jawahar Nagar, Near Railway Crossing, Goregaon (W), Mumbai-400 062: Tel.: 28712114  
CIN : L45202MH2011PLC214834 • website : www.abinfrabuild.com

To,  
The Manager  
Listing Department  
**National Stock Exchange of India**  
Exchange Plaza, Bandra-Kurla Complex,  
Bandra (E), Mumbai -400051.

Ref. : Symbol- ABINFRA / ISIN-INE00YB01017  
Sub. : Newspaper Advertisement - for Postal Ballot Notice.

Dear Sir/Madam,

We are submitting herewith copies of the public notice published on April 15, 2023 in the following Newspapers informing about Postal Ballot Notice.

1. Active Times (English Newspaper)
2. Mumbai Lakshadeep (Marathi Newspaper)

Kindly take the same on your records and acknowledges the receipt.

For A B Infrabuild Limited



**Pawan R Prajapati**  
Company Secretary & Compliance Officer  
Membership No. A68870

Date: 15/04/2023

Place: Mumbai

DEEMED CONVEYANCE PUBLIC NOTICE
MAYUR CO-OP. HSG. SOC. LTD.

Has applied to this office under section 11 of Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, Management and Transfer) Act, 1963 for declaration of Deemed Conveyance of the following property. The next hearing is kept on - 25/04/2023 at 12.00 p.m.

Respondents - 1) M/s. Sandeep Construction Company through Shri. Arjun Shantaram Bhoir, Shri. Vikas Shantaram Bhoir, 2) a) Shri. Chandrakant Dhondiram Bhalerao, b) Shri. Rameshchandra Jagannathprasad Jathav, Shri. Balakram Umraoprasad Jathav and those who have interest in the said property may submit their written say at the time of hearing in the office mention at below address. Failure to submit any say it shall be presumed that nobody has any objection and further action will not take.

Table with 4 columns: Survey No., Hissa No., Plot No., Area. Row 1: 08, 06 (Part), -, 533.43 Sq. Mtr.

Office of District Deputy Registrar, Co-op Societies, Thane
First floor, Gaondevi Vegetable Market, Thane (W), Dist - Thane
Pin Code:- 400 602, Tel:- 022 25331486, Date: 14/04/2023



PUBLIC NOTICE

Notice is hereby given that my clients MR. KEDAR ARUN GOGATE & MRS. ANAGHA KEDAR GOGATE are intending to purchase from SMT. LATA GANESH ACHHIPALIA, her ownership Flat bearing Flat No.03, Ground floor, Blg. No.15, "A" Wing, Plot No.5, SAYALI Nagari Nirava Co-Op. Hsg. Soc. Ltd., Nagari Nirava Parishad, Gen. A.K. Vaidya Marg, Dindoshi, Goregaon(E), Mumbai-400 065, measuring 29.557 Sq. Mtrs. i.e. 318.25 Sq. Ft. Carpet area and 33.108 Sq. Mtrs. i.e. 356.242 Sq. Ft. built up area in the building having ground plus three upper floors, without lift and constructed on plot of land bearing C.T.S.No.827C, Village Malad(E), Taluka Borivali, M.S.D. The said SMT. LATA GANESH ACHHIPALIA has informed my clients that the above said Flat was originally allotted by Nagari Nirava Parishad in the name of her husband Late MR.GANESH HIRANAND ACHHIPALIA (name as Nagari Nirava Parishad Agreement MR.GANESH HIRANAND ACHHIPALIA) who expired on 12/03/2022.

The said SMT. LATA GANESH ACHHIPALIA also informed my clients that she has obtained written consent from her son MR. GIRISH GANESH ACHHIPALIA for sale/transfer of above said flat in the names of my clients MR. KEDAR ARUN GOGATE & MRS. ANAGHA KEDAR GOGATE by executing legal documents in their favour.

All persons/bodies/body corporate/financial institution/any other legal heirs of the deceased/State or Central Government having any claim/interest in respect of above said flat or any part thereof by way of sale, exchange, agreement, contract, gift, lease, lien, charge, mortgage, trust, inheritance, succession, easement, reservation, maintenance or otherwise whatsoever is/are hereby requested to inform & make the same known to the undersigned in writing, together with supporting documents in evidence thereof within 15 days from the date of publication of this notice hereof at their office address, failing which the claims or demands, if any, of such person or persons will be deemed to have been abandoned and my clients will proceed to complete the sale and purchase deal.

Place: Mumbai Date: 15.04.2023

Sanjay Pusalkar BCOM, L.L.B, Advocate High Court, Shop No.A-26, Suyash Shopping Centre, NNP Colony, Near Saraswati Bank, Goregaon(E), Mumbai-400 065. Mobile:9869305151 / 8108608600.

PUBLIC NOTICE

The Maharashtra Electricity Regulatory Commission, in exercise of its powers under Sections 61, 62 and 86 of the Electricity Act, 2003 and all other powers enabling it in this behalf, and after taking into consideration the submissions made by GIGAPLEX Estate Private Limited (GEP), the public and stakeholders and all other relevant material, has determined the Revised Tariff for FY 2023-24 and FY 2024-25 in its Mid-Term Review (MTR) Order dated 31st March 2023 in Case No. 215 of 2022. The revised tariff to various categories of consumers in GEPL Distribution Licensee area as applicable from 1st April 2023 is as follows:

Table with columns: Name of Category, Sanction load, Demand Charges, Wheeling Charges, Energy Charges for FY 2023-24 and FY 2024-25.

Place: Mumbai Date: 15 April, 2023 Authorized Signatory GIGAPLEX Estate Pvt. Ltd.

BAJAJ FINSERV BAJAJ HOUSING FINANCE LIMITED

Corporate office: Cerebrum IT Park B2 Building 5th floor, Kalyani Nagar, Pune, Maharashtra 411014
Branch Office: 3rd floor, Khullar Chambers, 304 and 305 Munje Chowk, Sitabuldi, Nagpur-440012

POSSESSION NOTICE

U/s 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, Rule 8-(1) of the Security Interest (Enforcement) Rules 2002. (Appendix-IV)
Whereas, the undersigned being the Authorized Officer of M/s BAJAJ HOUSING FINANCE LIMITED (BHFL) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred on him under section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice(s) to Borrower(s)/ Co-Borrower(s)/ Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

Table with columns: Name of the Borrower(s) / Guarantor(s), Description of Secured Asset (Immovable Property), Demand Notice Date and Amount, Date of Possession.

Place: Arvi Date: 15/04/2023 Sd/- Authorized Officer, Bajaj Housing Finance Limited

MINDSPACE BUSINESS PARKS PRIVATE LIMITED

Plot No. C-30, Block G, Opp. SIDBI, Bandra Kurla Complex, Bandra (E), Mumbai-400 051 \*Website: https://www.krahejacorppower.com

PUBLIC NOTICE

The Maharashtra Electricity Regulatory Commission, in exercise of its powers under Sections 61, 62 and 86 of the Electricity Act, 2003 and all other powers enabling it in this behalf, and after taking into consideration the submissions made by Mindspace Business Parks Private Limited (MBPPL), the public and stakeholders and all other relevant material, has determined the Revised Tariff for FY 2023-24 and FY 2024-25 in its Mid-Term Review (MTR) Order dated 31st March 2023 in Case No. 216 of 2022. The revised tariff to various categories of consumers in MBPPL Distribution Licensee area as applicable from 1st April 2023 is as follows:

Table with columns: Name of Category, Sanction load, Demand Charges, Wheeling Charges, Energy Charges for FY 2023-24 and FY 2024-25.

Place: Mumbai Date: 15 April, 2023 Authorized Signatory Mindspace Business Parks Pvt. Ltd.

PUBLIC NOTICE

This is to inform the General Public that following Share Certificate of Name of Co. White Organic Agro Ltd. having its registered office at 312, Kailas Plaza, Vallabh baug lane, Ghatkopar, Mumbai 77, registered in name of NOEL CARVALHO, bearing folio no. of: N90011, Certificate no.: 77714, Distinctive no.: 34388001-34389000, no. of shares: 1000. The Public are hereby cautioned against purchasing or dealing in any way with above referred share certificate.

Date: 15.04.2023, Place: Mumbai Noel Carvalho

PUBLIC NOTICE

Notice is hereby given that Late Shri. K. Shankar Shetty S/o Late Shri. Derama Ananta Shetty the Principal owner of 50% share in the properties mentioned in the First and Second Schedule is expired on 29.02.2012. On behalf of the clients, wife Mrs. Shubhalaxmi Shetty, one Son Mr. Prasad Shankar Shetty, and one Daughter Mrs. Theertha Shankar Shetty of deceased, the undersigned Advocates hereby invites claims or objections from other heirs or claimants or objectors for the transfer of the shares and interest of the deceased member in the said Residential and Non-Residential Premises within a period of 14 days from the publication of this notice, with copies of proofs to support the claim/objection. If no claims/objections are received within the period prescribed above, my clients shall be at the liberty to deal with the Residential Premises and shares and interest of the deceased member in the manner they deem fit.

FIRST SCHEDULE Residential Flat No. 801 measuring about 947 sq. ft. Built up and Flat No. 801-B measuring about 793 sq. ft. Built up at 8th floor Wing-A in the building and society known as Willows Twin Tower Co-Op. Housing Society Ltd. on the Plot of Land bearing Plot No. A-1, CTS No. 29, 32(p), 617, and 618, Village- Mulund, District- Mumbai Suburban at near Swagna Nagar, behind Veena Nagar, Vasant Garden, LBS Marg, Mulund West, Mumbai 400 080 AND 5 fully paid up Shares Rs. 50/- each bearing Share No. 116 to 120 issued under Certificate No. 024 along with all rights and privileges of all the amenities, common areas, and other facilities.

SECOND SCHEDULE Hospital Premises at Flat No. 11 measuring about 830 sq. ft. Built up along with fully paid-up Shares of Rs. 50/- each bearing share No. 1 to 5 issued under Certificate No. 1, Flat No. 12 measuring about 683 sq. ft. Built up along with fully paid-up Shares of Rs. 50/- each bearing share No. 6 to 10 issued under Certificate No. 2 and Flat No. 13 measuring about 830 sq. ft. Built up along with fully paid-up Shares of Rs. 50/- each bearing share No. 11 to 15 issued under Certificate No. 3, at 1st floor in the building and society known as Kailash Darshan Co-Op. Housing Society Ltd. on the Plot of Land bearing Plot No. 143, 144, and 151, Survey No. 1000, CTS No. 1314, Village- Mulund, District- Mumbai Suburban at Dr. Ambedkar Road, Mulund West, Mumbai 400 080 along with all rights and privileges of all the amenities, common areas, and other facilities.

Place: Mumbai Date: 15-04-2023 212, Veena Indl. Est. LBS Marg, Vikhroli West, Mumbai 400083

PUBLIC NOTICE

Late NIRANJAN GOPALDAS SHAH was the Member of a residential flat No. 14 in Anuradha wing of Anuradha-Anuja CHS Ltd., registered under No. BOM/WR/HSG/TC/3692/1988/89 situate at Manek Nagar, Chandavkar Road Borivali (west) Mumbai 400092 and holder of Share Certificate No.004 of Five fully paid up shares of Rs.50/-each. Distinctive nos. 16 to 20 of the said Society in respect of the said Flat. After the demise on 12/03/23 of Shri NIRANJAN GOPALDAS SHAH leaving behind them, legal heirs namely: 1)SMT. BHARATI NIRANJAN SHAH (WIFE) 2)RAJIV NIRANJAN SHAH (SON) 3) Mrs. Ronak Rishi Desai (Married Daughter) (Nee. Mrs. Ronak Niranjani Shah) Under His Succession Act, 1956 and the said flat and the shares have to be transferred in the name of SMT. BHARATI NIRANJAN SHAH For that, She has submitted all necessary documents to the Society from the other legal heirs. I hereby invite any right, claims or objections from any other heirs, persons or other claimants/ objectors to transfer in the name of SMT. BHARATI NIRANJAN SHAH as proposed, within 15days from the publication of this notice. The claims/ objections shall be forwarded to below mentioned address. If no claims/objections are received in stipulated time the Society shall be free to transfer the said flat in the name of SMT. BHARATI NIRANJAN SHAH regularize their membership with the Society.

For and on behalf of (SECRETARY) Anuradha-Anuja CHS Ltd. Manek Nagar Chandavkar Road Borivali (west) Place: Mumbai Date: 15/04/2023

PUBLIC NOTICE

A public notice is hereby given, that my client MR SATISH SHANTARAM AHIRE, adult Indian inhabitant residing at & owner of Flat No. 104, 1 ST Floor, Wing B, Building No. 3, measuring 371 Square Feet (Builtup area) equivalent to 34.47 Square Meters, (Builtup Area), building known as HANSRAJ CO-OPERATIVE HOUSING SOCIETY LTD, Constructed on N.A. Land bearing Survey No.262 Part, lying being and situate at Village- Virar, Virar (West), Taluka Vasai, Dist: Palghar, Pin No. 401 303, (within the Area of Sub Registrar at Vasai No.1-6 (herein after for brevity sake collectively referred to as The said Flat) And as such member THE OWNER is entitled to Five (05) shares having Share Certificate No. 22, having Distinctive No. starting from 111 to 115 of the said society and of the face value of Rs.50/- each, (hereinafter for brevity sake collectively referred to as the said shares). And while in transit towards Bolinj to Agashi, on 13/04/2023, at about 10.00 am, have lost his original above said share certificate, dated 25/01/2002 and after tremendous search it is untraceable. NC complaint no is 546/2023, at Arnala Sagri Police station, Virar (West), Pin No. 401302, dated 14/04/2023.

Whoever has found the same, shall come forward within 15 days from the publication of this Notice, and contact to me at following address. Otherwise my client shall ask for issuance of DUPLICATE SHARE CERTIFICATE, from the concerned society / builder / sub-registrar office & etc. Date: 15-04-2023 M. M. SHAH (Advocate) Shop No.04, D Wing, Garden K Avenue Shrihatt Garden CHSL, Global City, Chikhaldongre Road, Virar (West), Dist Palghar- 401303. Mobile No. 8805007866

IN THE COURT OF SMALL CAUSES AT MUMBAI (BANDRA BRANCH)

R. A. E. SUIT NO. 10 OF 2023

- 1. MR. DILIP CHUNNILAL DAVE (Plaintiff)
2. MR. MAHENDRA CHUNNILAL DAVE (Plaintiff)
3. MR. ADWEITA PRASAD AKSHAY DAS (Plaintiff)
4. MR. NIHAAR AIWALE (Plaintiff)

...Plaintiffs.

- 1. MR. SUPESH BABU SAVARDEKAR (Defendant)
2. MR. ADWEITA PRASAD AKSHAY DAS (Defendant)
3. MR. NIHAAR AIWALE (Defendant)

...Defendants

Whereas the Plaintiffs abovesaid have instituted the suit against the Defendants praying therein that the Defendants be ordered and decreed to quit, vacate and hand over vacant and peaceful possession of the suit premises to the Plaintiff i.e., Room No. 12, measuring about 10' X 15' sq. ft. ground floor, Chawl No. 1, situated at Anisbai & Jagdish Jageshwar Chawl No. 1, Dave Compound, Squatters Colony, Shyam Nagar, Jogeshwari (East), Mumbai- 400 060 and for other reliefs.

You are hereby summoned to file your written statement with a list of documents relied upon or before 20th April, 2023 at 11.00 A.M. and appear before the Court Room No. 35 in person or by a duly authorized Pleader of the Court, duly instructed and able to answer all material questions relating to the suit. You will bring with you or send by your Pleader, any documents in which you intend to rely in support of your defence and you are hereby required to take notice that in default of filing the written statement or your appearance on the day before mentioned, the suit will be heard and determined in your absence.

Given under my hand and the Seal of this Hon'ble Court, this 16th March, 2023

Place: Mumbai Sd/- (Atul G. Rane) Additional Registrar

A B INFRABUILD LIMITED

Regd. Office: 104, Shubhagan Chs. Ltd., Jawahar Nagar, Near Railway Crossing, Goregaon (West), Mumbai, 400104, CN-45202MH2011PCL14834

POSTAL BALLOT NOTICE

Notice is hereby given that pursuant to the provisions of section 108 & 110 of the Companies Act, 2013 read with Rule 20 & Rule 22 of the Companies (Management and Administration) Rules, 2014 (including any statutory modification or re-enactment thereof for the time being in force), read with the General Circular No. 14/2020 dated 8 April, 2020, General Circular No.17/2020 dated 13th April, 2020, General Circular No. 22/2020 dated 15th June, 2020, General Circular No. 33/2020 dated 28th September, 2020, General Circular No. 39/2020 dated 31st December, 2020 and General Circular No. 10/2021 dated 23rd June, 2021, 20/2021 dated 8th December, 2021, General Circular No. 20/2022 dated 5th May 2022 and General Circular No. 10/2022 dated 28th December, 2022 respectively (collectively termed as "MCA Circulars") issued by the Ministry of Corporate Affairs ("MCA") and pursuant to applicable provisions of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, Securities and Exchange Board of India (Listing Obligations and Disclosures Requirements) Regulations, 2015 and as amended from time to time any statutory modification or re-enactment thereof for the time being in force, to transact the Special Business set out in this notice as Special Resolutions through Postal Ballot by the members of A B Infrabuild Limited ("The Company") only through Remote E-voting.

Migration of Listing / Trading Of Equity Shares Of The Company From NSE Energy Platform Of National Stock Exchange Of India Limited (NSE) To Main Board Of National Stock Exchange Of India Limited As Well As On Main Board Of BSE Ltd. On account of threat posed by COVID-19 and in terms of the MCA Circulars and in compliance with the provisions of Section 108 and 110 and other applicable provisions, if any of the Companies Act/2013 read with the Companies (Management & Administration) Rules, 2014, the Postal Ballot Notice has been sent by email on 13th April 2023, only to those members who have registered their email address with the Company or Depository/ depository Participants. The communication of assent or dissent of the members would take place through the remote e-voting system or the Postal Ballot Notice is available on our website at www.abinfrabuild.com.

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e-mail ids for e-voting for the resolutions set out in this notice:

- 1. In case shares are held in physical mode please provide Folio No., Name of shareholders/canned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to cs@abinfrabuild.com.
2. In case shares are held in demat mode, please provide DPID-CLID (16-digit DPID + CLID or 16-digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to cs@abinfrabuild.com.

The Notice has been sent/published/displayed, for all Members whose names appear in the Register of Members as received from NSDL/ CDSL as on Friday, 07th April 2023, being cutoff date. Notice is hereby given that the Members can vote on the business specified in the Notice during the period commencing on Saturday, 15th April, 2023 at 09.00 A.M. and ending on Sunday, 14th May 2023 at 5.00 P.M. The e-voting module shall be disabled by NSDL for voting thereafter. Once the vote on resolutions is cast by a member, the member shall not be allowed to modify it subsequently. The Board of Directors has appointed M/s. BMB & Associates., Company Secretaries (COP-10198), Company Secretaries, as a Scrutinizer/scrutinize the postal ballot process in a fair & transparent manner. The result of the Postal ballot will be announced at the registered office of the Company on or before 16th May, 2023 and shall also be displayed at the Company's website: www.abinfrabuild.com.

To understand the process of e-voting, Members are requested to refer the "Frequently Asked Questions" and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 1800-222-990 or send a request at evoting@nsdl.co.in. For, A B Infrabuild Limited Pawan R Prapalati Company Secretary & Compliance Officer Mem No A68870

Date: 13th April, 2023 Place: Mumbai

केनरा बैंक Canara Bank

Registered Office: Axis Trustee Services Ltd., Axis House, Bombay Dyeing Mills Compound, Panchurung Budhkar Marg, Worli, Mumbai - 400025. Tel. No.: 022-6230047/08 \* Website: www.axistrustee.com. Corporate Identity Number (CIN): U74999MH2008PLC182264

DEMAND NOTICE FOR LOCKER RENT ARREARS & LOCKER BREAK OPEN NOTICE

This is to inform you that in respect of safe deposit locker hire agreement executed by you with us, we had sent you registered letters requesting you to surrender the locker in case you do not wish to renew the contract, which came to us undelivered and/or that you are yet to comply with our request to renew the hire contract or surrender the locker by clearing off all rent arrears. We therefore request you to renew the hire contract or surrender the locker by clearing off all rent arrears within seven days from this notice. Please note that on your failure to do so we shall be constrained to break open the locker at 11.30 a.m. on the date 24/04/2023 at the Site Nokliwada branch & if it is not possible to break open the locker on that day or any convenient date thereafter without a fresh notice to you. Please note that Bank has lien on the contents of the locker towards the amount due to the bank for costs, rent and other incidental expenses relating to the locker. In exercise of the said lien, the articles will be sold in public auction or private sale through brokers, auctioneer or otherwise at 1.00 p.m. on the date 29/04/2023. If it is not possible to hold the sale on that day, any convenient day thereafter without fresh notice to you.

Table with columns: S.No., Locker CBS No., Locker No., Name of the Hirsers, Address.

Place: Mumbai Date: 15/04/2023 MANAGER CANARA BANK

AXIS TRUSTEE

PUBLIC NOTICE FOR SALE OF PROPERTIES ("SECURED ASSETS") MORTGAGE FOR FINANCIAL ASSISTANCE AVAILABLE BY ELDER PHARMACEUTICALS LIMITED

Online offers are invited for e-auction sale of the following Secured Assets of Elder Pharmaceuticals Limited, as specifically set out hereunder in respect of the financial assistance availed by Elder Pharmaceuticals Limited ("the Borrower") on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the Act) read with the Security Interest (Enforcement) Rules, 2002, the possession of which is with the Authorized Officer (AO) of Axis Trustee Services Ltd. (hereinafter referred to as "ATSL Secured Creditor").

Table with columns: Lot No., Property Description, Bid Increment Value, Reserve Price (R.P.) & Earnest Money Deposit (EMD).

DATE OF INSPECTION OF PROPERTY 18.04.2023 & 04.05.2023 (ON PRIOR APPOINTMENT BASIS) LAST DATE FOR SUBMISSION OF ONLINE BID DOCUMENTS & EMD: ON OR BEFORE 16.05.2023 TILL 04:00 P.M.

DATE & TIME OF E-AUCTION: 18.05.2023, BETWEEN 12:00 NOON TO 01:00 P.M. All the above mentioned properties together with all structures, erections, fittings, furniture at in any way hereafter during the continuance of the security hereby constituted be erected, constructed or fitted thereon or on any part thereof belonging to or in anywise appertaining or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, priority, claim and demand whatsoever of the above mentioned respective owner's into and upon the same.

LIST OF THE TERMS & CONDITIONS APPEARING IN BID DOCUMENT

The e-auction sale of Secured Assets is on "As is Where is Basis", "As is What is Basis", "Whatever there is Basis" & "No Recourse Basis" for and on behalf of the Secured Creditor viz. Axis Trustee Services Ltd. The Secured Assets are total outstanding dues of Rs. 69,60,25,161/- (Sixty Nine Crores Sixty Lakhs Twenty Five Thousand (19) in respect of the Secured Assets. Secured Creditor has total outstanding dues of Rs. 69,60,25,161/- (Sixty Nine Crores Sixty Lakhs Twenty Five Thousand One Hundred Sixty One Only) and Rs. 70,35,14,804.80/- (Rupees Seventy Four Crores Thirty Five Lakhs Four Thousand Nine Hundred Ninety Nine Only and Paise Eighty only) and Rs.74,50,33,765.91 (Rupees Seventy Four Crores Fifty Lakhs Thirty Three Thousand Seven Hundred Eighty Five and Paise Ninety One Only) availed by Elder Pharmaceuticals Limited, as on 28.11.2014 till realization together with further interest and other expenses/costs thereon. (2) In case there is a discrepancy between the publications of sale notice in English and Vernacular Newspaper, then in such a case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. (3) Bid Document containing detailed terms and conditions of the sale can be obtained from https://axisae.auctioneet.net between 20.04.2023 to 16.05.2023. (4) For participating in online e-auction sale, Bid Document, copies of PAN Card, Board Resolution in case of Company and photo id, address proof are required to be submitted along with EMD (which is equal to 10% of the Reserve Price), which is payable by way of RTGS/NEFT in the name of Axis Trustee Services Limited, Account No. 6901020000134, IFSC Code No. UTIB0000695 on or before 16.05.2023 till 04:00 PM. Once an Online bid is submitted, the same cannot be withdrawn. (5) The Secured Assets shall be sold by the undersigned by way of Electronic Public Auction on 18.05.2023 through e-Auction Agency M/s. E-Procurement Technologies Ltd. at their website portal i.e. https://axisae.auctioneet.net between 12.00 Noon to 1.00 PM on a last and final extension clause, i.e. the end time of e-auction will be extended by 5 minutes each time till bid is made before close of Auction. (6) The EMD will be carried by the bidder. The bidder may participate in the e-auction from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/herself. The Authorized Officer/ AO and the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failures etc. (7) For details, bid, procedure & online training on e-auction, prospective bidders may contact (E-Procurement Technologies Ltd., Contact number: Contact: Mr. Ram Sharma at +91-6000023297 / 079-68136803, email: ramprasad.auctioneet.net/support@auctioneet.net) (8) The successful bidder will be required to deposit 25% of the sale price (including the EMD already deposited) immediately i.e. on the same day or not later than next working day of the confirmation of sale, as the case may be. The balance amount of the sale price is to be paid within fifteen (15) days of the confirmation of the sale. In case of failure to deposit the balance amount within the prescribed period, the EMD/ deposited amount shall be forfeited and no claim shall be entertained against ATSL in respect thereof. (9) AO reserves the absolute right and discretion to accept or reject any or all bids or adjupte/postpone/cancel the sale/modify any terms and conditions of the sale without prior notice and/or without assigning any reasons in respect thereof. In case all the bids are rejected, AO can negotiate with any of the bidders or other parties for sale of the Secured Assets. The decision of the AO shall be final and binding. (10) The bidders are requested in their own interests, to take possession of the assets put up for auction and satisfy themselves about the nature and condition of the said assets and other relevant details pertaining to the above-mentioned assets before submitting their bids. Statutory/Government dues if any the property taxes, sales tax, excise and other dues such as electricity dues, maintenance charges, etc. if any should be ascertained by the bidders. (11) The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the Borrower in favour of Secured Creditor. Interested parties are requested to verify details of the Secured Assets before submitting the bids. (12) The Secured Assets are being sold free from charges and encumbrances known to the Authorized Officer. (13) The successful bidder would be required to bear all the necessary expenses on transfer of immovable assets like stamp duty, registration expenses/ incidental costs and expenses and other incidental costs relating to sale and transfer of Secured Assets. (14) There are no known statutory liabilities relating to the Secured Assets. If any such statutory liabilities are discovered at a subsequent stage, the same shall be solely dealt with by the Successful bidder at his own costs and expenses. (15) The ATSL or the Authorized Officer of ATSL will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the Secured Assets. (16) There may be some dues such as electricity dues, society maintenance charges, or the like in respect of the Secured Assets which will have to be incurred by the successful bidder and ATSL or the Authorized Officer of ATSL will not be held responsible for the same. (17) The sale of the Secured Assets is subject to the terms and conditions prescribed in the SARFESI Act and Rules, 2002 and the conditions mentioned hereinabove. (18) The Borrower/Guarantor/Mortgagor(s) may treat this as 30 days notice to the bank. The Borrower/Guarantor/Mortgagor(s) is hereby given a last and final opportunity to discharge the liability in full as stated above within 30 days of date of this notice and redeem the mortgage over the Secured Assets falling within the Secured Assets will be sold as per the terms and conditions mentioned above. (19) The Borrower/Guarantor/Mortgagor(s)'s attention is invited to provisions of sub-section (8) Original documents pertaining to Maharashtra, Delhadrud and Panoshtat properties are not available with us. (20) For any details, you may contact Mr. Vishal Bidawatka, Contact No. +91-9892333349. Dated: 15.04.2023 Place: Mumbai, Dehradun, Vikasnagar, Pantnashih By Order Anil Grover, Authorized Officer

