

**Date:** August 01, 2025

**Listing Department**  
**BSE Limited**  
Phiroze Jeejeebhoy Towers  
Dalal Street, Fort,  
Mumbai - 400 001

**Listing Department**  
**National Stock Exchange of India**  
**Limited**  
Bandra Kurla Complex  
Bandra East  
Mumbai - 400 051

**BSE Scrip Code: 539289**

**NSE Symbol: AURUM**

Dear Sir/Madam,

**Sub.: Newspaper clippings of Notice for Extra-Ordinary General Meeting published on August 01, 2025.**

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has published Notice for Extra-Ordinary General Meeting on Friday, August 01, 2025, in the following newspapers:

1. The Free Press Journal (English Edition).
2. Navshakti (Marathi Edition).

You are requested to take the above on record.

Thanking you.

Yours faithfully,

For **Aurum PropTech Limited**

**Sonia Jain**  
**Company Secretary & Compliance Officer**

**Phoenix ARC Private Limited**  
 REGISTERED OFFICE: 3rd Floor | Wallace Towers (earlier known as Shiv Building) | 139/140/8/1 | Crossing of Sahar Road and Western Express Highway | Vile Parle (E), Mumbai - 400 057

**POSSESSION NOTICE**

Whereas, the Authorized Officer of Phoenix ARC Private Limited (acting as trustee of Phoenix Trust as mentioned on the below table column) (Phoenix) under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act r/w rule 8 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.

Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there are given as under:

Name of Trust	Name and Address of the borrower, Co-Borrower, Loan account No., Loan amount	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
(Trustee of Phoenix Trust FY20-9)	<b>MANOHAR KISAN WAGHAMARE (S/D/W Of Kisan Waghamare)</b> Road No. 28, Nr Santosh Kirana Stores, Block No.57, Rannagar Thane, Maharashtra,(India)-400604 <b>RESHMA DADU AWAHD (S/D/W Of Dadu AwaHD)</b> Road No. 28, Nr Santosh Kirana Stores, Block No.57, Rannagar Thane, Maharashtra,(India)-400604 Loan Account Number: LXP00216-170029216 Loan Amount Sanctioned:Rs.9,40,581/- (Rupees Nine Lakh Forty Thousand Five Hundred & Eighty One Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No. 305, Situated On The 3rd Floor In A Wing Of The Building Known As Lotus Park, On The Land Bearing Survey No. 11, Hissa No. 1 At Village Adivali-Dhokali, Taluka-Ambarnath, District- Thane, Within The Limits Of Adivali-Dhokali Grampanchayat And Sub Regn. District-Ulhas Nagar-4 & Regn Dist. Thane.	1) Demand notice date 16-07-2018 2) Date of Physical Possession- 29-07-2025 3) Amount due in Rs. 9,03,556 (Nine Lakh Three Thousand Five Hundred & Fifty Six Only) Due And Payable As of 18-08-2018 With Applicable Interest From 19-08-2018 Until Payment In Full.
(Trustee of Phoenix Trust FY20-9)	<b>SUJEET BABAN KHAIRE (S/D/W Of Baban Khaire)</b> Room No. 213, Bapu Apartment Ramu Compound Narangi, Roar Ganpati Mandir, Room No. 213, Bapu Apartment Thane, Maharashtra, (India)-401303 <b>SANDHYA SUJEET PAWAR (S/D/W Of Sujet Pawar)</b> Room No. 213, Bapu Apartment Ramu Compound Narangi, Roar Ganpati Mandir, Virar East Thane, Maharashtra, (India)-401303 Loan Account Number: LXPAL00217-180064742 Loan Amount Sanctioned:Rs.11,59,522/- (Rupees Eleven Lakh Nineteen Thousand Five Hundred & Ninety Two Only)	All That Piece And Parcel Of Mortgaged Property Of Flat No.107,15T Floor, A Wing, Sai Leela Apt. S.No.71/2, 71/1, 84/1/2, 1/2, 1/3, 1/4 Hissa No. 1 2 3 4, Village More- Gaon, Nr Rock Garden Complex, Morigaon, Nallasopara(E), Taluka-Vasai, Dist-Palghar-4 401209 Maharashtra	1) Demand Notice Date 25-09-2018 2) Date of Physical Possession- 30-07-2025 3) Amount due in Rs. 11,09,355 (Eleven Lakh Nine Thousand Three Hundred & Fifty Five Only) Due And Payable As of 25-09-2018 With Applicable Interest From 26-09-2018 Until Payment In Full.

PLACE: MUMBAI  
DATE: 01.08.2025

AUTHORISED OFFICER  
FOR PHOENIX ARC PRIVATE LIMITED.

**PUBLIC NOTICE**

NOTICE is hereby given that my clients Mr. Kiran Madhav Naik and Mr. Madhav Raju Naik, are the joint and lawful owners of the residential premises bearing Flat No. 2103, 1st Floor, in the building known as "Shree Vardhan" (Building No. C as per Occupation Certificate), standing on C.T.S No. 1087, Village Mulund, Taluka Kurla, Mumbai Suburban District, situated at 90 Feet, Opp. Kekar, Colaba, Mulund (East), Mumbai - 400081. (Hereinafter referred to as the "said premises"). Incidental to holding the said premises my clients hold membership of Shree Vardhan Co-operative Housing Society Limited, registered under Registration No. MUMWTHS/G(TC)10097/2011, and includes 10 fully paid-up shares of Rs. 50/- each bearing No. 10097/2011/021 to 0270, covered under Share Certificate No. 27 of the said society. The said premises was originally acquired by my clients from the Promoters/Developers, M/s. Neelam Enterprises, pursuant to a Registered Agreement for Sale dated 1st March, 2007 registered with the Sub-Registrar of Assurances at Kurla under Serial No. 20R-14/167/2007.

My clients are in the process of finalizing a transaction for the sale and transfer of the said premises along with the membership rights in the said Society.

Any person(s) who has or claims to have any right, title, interest, or claim against or in respect of the aforesaid premises or any part thereof by way of sale, exchange, mortgage, charge, gift, trust, maintenance, possession, tenancy, partnership, lease, leave and license, lien, or otherwise howsoever—is hereby required to make the same known in writing, along with copies of supporting documents, to the undersigned at Office No. 105, Gupta Bhawan, R.R.T. Road, Near Ganartha Hospital, Mulund (West), Mumbai - 400089, within a period of 14 (fourteen) days from the date of publication of this notice, failing which such claims shall be deemed to have been waived, abandoned, or to be non-existent.

Date: 01/08/2025

Sd/-  
Jethwa Jigisha Ashwin  
Advocate

**Bank of Baroda**  
 Zonal Stressed Assets Recovery Branch,  
 Meher Chamber, Ground Floor, Ballard Estate,  
 Mumbai-400 001 Ph. 022-43683801/02/03  
 E-mail: armbom@bankofbaroda.com

**POSSESSION NOTICE**  
**(For Immovable Property)**  
**[Rule 8(1) of Security Interest (Enforcement) Rules, 2002]**

**WHEREAS**

The undersigned being the Authorized Officer of Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 22.01.2025 calling upon the borrowers/proprietor/guarantors/mortgagors M/s. Sunny Enterprises, Mrs. Sheetal Chetan Tanna and Mr. Mr. Chetan Manilal Tanna to repay the amount mentioned in the notice being Rs. 11,00,69,887.13 (Rupees Eleven Crore Sixty Nine Thousand Eight Hundred Eighty Seven and Thirteen paise) along with other legal charges of Rs. 3,90,285.00/- within 60 days from the date of the receipt of said notice. The borrowers/proprietor/guarantors/mortgagors M/s. Sunny Enterprises, Mrs. Sheetal Chetan Tanna and Mr. Mr. Chetan Manilal Tanna having failed to repay the amount, notice is hereby given to the borrowers/proprietor/guarantors/mortgagors and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him/her under Sub-Section (4) of section 13 of the Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this the 30th day of July of the year 2025.

The borrowers/proprietor/guarantors/mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Baroda for the amount Rs. 11,00,69,887.13 (Rupees Eleven Crore Sixty Nine Thousand Eight Hundred Eighty Seven and Thirteen paise) along with other/legal charges of Rs. 3,90,285.00/- and interest charges thereon. The Borrowers attention is invited to the provision of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of the Immovable Property:**

"1. Residential property located at Bungalow at Plot No. 27-29, RSC 2, Code & Category No. 038-AGP-23, Survey No-120, Municipal "K" Ward, Versova, Andheri (W), Mumbai - 400053, admeasuring 105.84 sq. mtrs. Area, CTS No. 1374/B, Village Versova, District Mumbai Suburban, belongs to Mr. Chetan Manilal Tanna.

Boundary of the Property:  
 East- Adjoining Plot No. 26-28 West- Adjoining Plot No. 28-30  
 North- Scheme Boundary South- 12.00 M Wide Road RSC-2

2. Commercial property at Office premises consisting of Ground Floor area of 646.20 sq. ft. or thereabouts, first floor area of 604.44 sq. ft. or thereabouts and mezzanine floor area of 305.25 sq. ft. area or thereabouts in all aggregating to 1555.25 sq. ft. area built up and/or constructed on a part of the Plot No. 60/66 bearing CTS No. 866 of Bhuleshar Division at Babu Genu Road (New Hanuman Lane), Kalbadevi, Mumbai - 400002 belongs to Mr. Chetan Manilal Tanna."

Date: 30.07.2025  
Place : Mumbai

Authorized Officer  
Bank of Baroda

**सेंट्रल बैंक ऑफ़ इंडिया**  
**Central Bank of India**  
**CENTRAL TO YOU SINCE 1911**

Woodland Complex, 1st Floor, Furniture Bazar, Ulhasnagar-421003  
 E mail : bmtan0638@centralbano.co.in.  
 Website : www.centralbankofindia.co.in, Ph. No. 02512950509

**B/O ULHASNAGAR**  
**APPENDIX-IV [Rule-8(1)]**  
**POSSESSION NOTICE**

Whereas the Authorised Officer of Central Bank of India, under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 05/05/2025 (Which was published in two newspaper in edition dated 25/05/2025) issued under Section 13 (2) of the said Act, calling upon the borrower/s Mrs. Durgeshanda Murlidharan, At Flat No. 1102, 11th Floor, Jangid Heights, A Wing, Village-Chitalar, Manpada Road, Thane (W)-400607 to repay the aggregate amount mentioned in the said Notice being Rs. 10,38,40,91 + interest thereafter (Rupees Ten lakhs thirty eight thousands three hundred forty and ninety one paise) plus interest thereafter within 60 days from the date of the said Notice. The borrower mentioned hereinabove having failed to repay the amount, notice is hereby given to the borrower mentioned hereinabove in particular and to the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules on this 29th Day of July 2025.

The borrower mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Central Bank of India for an amount of Rs. 10,38,40,91-interest thereafter (Rupees Ten lakhs thirty eight thousands three hundred forty and ninety one paise) plus interest thereafter.

The borrower's attention is invited to provisions of sub-section (8) of section (13) of the Act. In respect of the time limit available to redeem the secured assets.

**DESCRIPTION OF SECURITY**

Flat No. 1102, 11th Floor, Jangid Heights, Village-Chitalar, Manpada Road, Near Cincmax, Gat No. 34 (Old Survey No. 38), Hissa No. 2 and Gal No. 35 (Old Survey No. 38, Hissa No. 1, Thane (W)-400607, admeasuring 41 sq.mtr.

Date : 29-07-2025  
Place : Ulhasnagar

Sd/-  
BHAWANI DEEN  
CHIEF MANAGER

**YES BANK YES BANK LIMITED**  
 Registered Office : Western Express Highway, Santacruz (E), Mumbai, 400 055

Branch Office : 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai - 400708

**PUBLICATION OF NOTICE U/S 13 (2) OF THE SARFAESI ACT.**

Notice is hereby given that the under mentioned borrower(s)/ co-borrower(s)/ guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) calling upon them to repay the amount mentioned in the respective demand notice. In connection with above, notice is hereby given once again to the below mentioned borrower(s)/ co-borrower(s) guarantor(s)/ mortgagor(s) by way of this public notice and are hereby called upon to make payment of outstanding amount indicated herein below together with further interest thereon, within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

**Details of the Demand Notice/Borrowers/ Mortgaged Property**

Sr. No.	Loan A/c/ Cust ID	Name of Borrower / Co-borrowers, Guarantors, Mortgagor/Security Provider	Description of mortgaged property (full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2) Notice NPA Date
1.	AFH0068 01781255	Suresh Naresh Kanaujia (Borrower & Mortgagor) Sushel Kanaujia (Co-Borrower)	Flat No. 107, A-wing, 1st Floor, Area Ameasuring 21.51 Sq.Mtrs., Survey No.10237, Paramount Enclave Phase- 2, Building No.3, Type-C, Mahim Road, Palghar (W) - 401404	Rs. 15,27,166.67/-	25-Jul-2025 14-Jul-2025
2.	AFH0068 01509798	Kailash D Shingade (Borrower & Mortgagor) Swati Kailash Shingade (Co-Borrower & Mortgagor)	Flat No. B-201, 2nd Floor, Area Admeasuring 45.52 Sq.Mtrs., Building called Indra Lav Kush Co-op Housing Society Ltd., Block No.Sri Prastha Complex, Situated at Plot No. 164/165, Survey No.154, Nallasopara (W)- 401203	Rs. 23,63,692.84/-	25-Jul-2025 14-Jul-2025
3.	AFH0068 01556383	Bhagwan Das Jagdamba Pal (Borrower & Mortgagor) Seema Devi Bhagwan Das (Co-Borrower & Mortgagor)	Flat No.204, Area Admeasuring 270.35 Sq.Ft., Carpet Equivalent to 25.12 Sq. Mtrs., 2nd Floor, Ambrosia- 14, Building No.01, Type-B1, Mahim West, Palghar 401 404 Owned by Bhagwan Das Jagdamba Pal and Seema Devi Bhagwan Das	Rs. 14,06,392.49/-	25-Jul-2025 14-Jul-2025
4.	AFH0068 01488166	Khurshed Ahmed S/o Mohd Ibrahim (Borrower & Mortgagor) Jainab Khatoon (Co-Borrower & Mortgagor)	Flat No.410, Area Admeasuring 188.90 Sq.Ft., Carpet Equivalent to 17.55 Sq. Mtrs., 4th Floor, Ambrosia- 15, Building No.01, Type-A, Mahim West, Palghar 401 404 Owned by Khurshed Ahmed S/o Mohd Ibrahim and Jainab Khatoon	Rs. 8,04,782.42/-	25-Jul-2025 14-Jul-2025
5.	AFH0225 01832550	Sheeja Vijay Kasu (Borrower & Mortgagor) Vijaykumar Kasu (Co-Borrower & Mortgagor)	Flat No.304, Area Admeasuring 21.274 Sq. Mtrs. Carpet, Open Terrace Area 3.443 Sq. Mtrs. & Balcony Area 5.31 Sq. Mtrs., 3rd Floor, Shubharambh Gardens, Village Dhamote, Neral East, Karjat 410 101 Owned by Sheeja Vijay Kasu and Vijaykumar Kasu	Rs. 14,13,995.14/-	25-Jul-2025 14-Jul-2025
6.	AFH0225 01818651	Sikandar Haneef Shaikh (Borrower & Mortgagor) Tajrun Nisha Sikandar (Co-Borrower & Mortgagor)	Flat No.302, Area Admeasuring 403 Sq.Ft Carpet, 3rd Floor, C Wing, Nobel Residency, Plot No.03, Survey No. 162, Village Mamdapur, Neral East, Karjat 410 101 Owned by Sikandar Haneef Shaikh and Tajrun Nisha Sikandar	Rs. 18,95,783.25/-	25-Jul-2025 14-Jul-2025

Further, this is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Place : Mumbai  
Date : 01.08.2025

Sd/- Authorized Officer  
YES BANK Limited

**PUBLIC NOTICE**

TAKE NOTICE that I am investigating the title of Pranav Constructions Limited, (formerly known as Pranav Constructions Private Limited), a company duly incorporated under the Companies Act, 1956 and validly existing under the provisions of Companies Act, 2013, having its registered office at 1001, 10th Floor, DLH Park, Near MTLN, S. V. Road, Goregaon (West), Mumbai 400104 ("Developer"), to the property described in the Schedule hereunder written ("Property").

By registered Development Agreement dt. 24.06.2024 and Supplemental Development Agreement dt. 13.11.2024, Rajesh Mandir CHSL along with its members confirmation have granted development rights of the Property to the Developer, on terms and conditions as more particularly contained therein.

Any person/s including any lender / bank / financial institution having any claim, demand, objection share, benefit, right, title and/or interest of any nature whatsoever in the Property, or any part thereof by way of any agreement, allotment, sale, transfer, mortgage, charge, lien, exchange, gift, bequest, release, encumbrance, pledge, guarantee, easement, right, covenant and condition, tenancy, development rights, right of occupancy, assignment, lease, sub-lease, leave and license, partnership deed, loans, advances, use, possession, partition, trust, inheritance, settlement, arrangement, outstanding taxes and/or levies, outgoings & maintenance, litigation, arbitration, attachment, injunction, decree, order, award, lis-pendens and/or by virtue of the original documents of title being in their possession/custody or otherwise in any manner howsoever and whatsoever are required to make the same known in writing, along with certified true copies of documentary proof, to the undersigned at 103, Joy Villa, Jawahar Nagar, Road No.4, Goregaon (West), Mumbai 400104 within (14) fourteen days from the date hereof, otherwise the investigation shall be completed without any reference to such claim/s, if any, and the same shall be considered as not binding, waived or abandoned for all intents and purposes.

**SCHEDULE OF THE PROPERTY:**

Land bearing Plot No. A of Survey No. 72, Hissa No. 1/2 corresponding to CTS No. 305 (part), Village Malad North, Taluka-Borivali admeasuring 1505 sq. mtrs. as per Property Register Card dated 27.09.2024 and 1607.62 sq. mtrs. or thereabouts (as per Unilateral Conveyance Deed dt. 01.10.2020) situated at Plot No. A-72, Shankar Lane, Kandivali (West), Mumbai 400067, Taluka Borivali, in Brihan-Mumbai Mahanagarpalika R/S Ward and in the Registration District and Sub-District of Mumbai City and Suburban along with a building viz., "Rajesh Mandir" comprising of A Wing and B-Wing (since demolished) and bounded on West by Nalla and CTS No. 297, on East by 6-meter-wide existing access road; on North by Nalla and access road & on South by CTS No.300.

Dated this 11th day of August 2025

Mr. Janakraj Rammiklal Vakil  
Proprietor,  
J. R. VAKIL & ASSOCIATES  
Advocate

**UNION BANK OF INDIA (Vasai East Branch)**  
 Shop No.19 & 20, Building No. 1, Agrawal Nagri,  
 Opposite Fire Brigade Station, Nallasopara  
 Link Road, Vasai East, District Palghar-401208.  
 Contact Number - 78299 02933  
 Email - ubim0827053@unionbankofindia.bank

**DEMAND NOTICE UNDER SEC.13 (2)**  
 Ref: Adv/Vasai East/NPA/270516650000015 Date : 30.06.2025  
 Place : Vasai East

To,  
**1. Borrower**  
 (a) Mr. Manish Ramadhar Gupta  
 B-201, Billee Apartment, Sector 3, Vasant Nagar, Vasai East, Palghar-401208.  
 (b) Mr. Manish Ramadhar Gupta  
 Flat No. B/202, B-Wing, Yamini Co-operative Housing Society Limited, Sector 10, Vasant Nagar, Village Manickpur Palghar, District Palghar.

**2. Co-Borrower**  
 2(a) Mrs. Savita Manish Gupta  
 B-201, Billee Apartment, Sector 3, Vasant Nagar, Vasai East, Palghar-401208.  
 2(b) Mrs. Savita Manish Gupta  
 Flat No. B/202-B-Wing, Yamini Co-operative Housing Society Limited, Sector 10, Vasant Nagar, Village Manickpur Palghar, District Palghar.

Sir/Madam,  
 Notice under Sec.13 (2) read with Sec.13 (3) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

You address No. 1 & 2 herein have availed the following credit facilities from our Vasai East Branch and failed to pay the dues/installment/ interest / operate the accounts satisfactorily and hence, in terms of the RBI guidelines as to the Income Recognition and Prudential Accounting Norms, your accounts have been classified as Non-Performing Asset as on 24/05/2025. As on 29/06/2025 a sum of Rs.34,57,461.80/- (Rupees Thirty Four Lakh Fifty Seven Thousand Four Hundred Sixty One and Eighty Paise Only) is outstanding in your account/s.

The particulars of amount due to the Bank from No.1 & 2 in respect of the aforesaid account/s are as under:-

Type of Facility	Outstanding amount as on 29/06/2025	Unapplied Interest w.e.f 29/06/2025 to till date	Penal Interest (Simple)	Cost/Charges incurred by Bank	Total Dues
Home Loan A/c No. 270516650000015	Rs.34,57,461.80/-	-	-	-	Rs.34,57,461.80/-

To secure the repayment of the monies due or the monies that may become due to the Bank, MR.MANISH RAMADHAR GUPTA AND MRS. SAVITA MANISH GUPTA had / have executed documents on 24/12/2021 and created security interest by way of :-  
**Mortgage Of Immovable Property Described Herein Below:-**  
 (i.e.72.49 Sq. Mtrs. or thereabouts ), in the building known as "YAMINI", in the society known as YAMINI CO-OPERATIVE HOUSING SOCIETY LIMITED, situated at Sector-10, Vasant Nagar Revenue Village Manickpur, constructed on N.A. plot of land bearing Survey No.108, 109, 110 Part, lying, being and situated at Village Manickpur, Tal. Vasai, Dist. Palghar, within the limits of Vasai Virar City Municipal Corporation, and in the Registration Sub District of Vasai & Registration District of Palghar.

Therefore You are hereby called upon in terms of section 13(2) of the Securitisation and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, to pay a sum of Rs.34,57,461.80/- (Rupees Thirty Four Lakh Fifty Seven Thousand Four Hundred Sixty One and Eighty Paise Only) together with further interest and charges at the contractual rate as per the terms and conditions of loan documents executed by you and discharge your liabilities in full within 60 days from the date of receipt of this notice, failing which, we shall be constrained to enforce the aforesaid securities by exercising any or all of the rights given under the said Act.

As per section 13 (13) of the Act, on receipt of this notice you are restrained /prevented from disposing of or dealing with the above securities without the consent of the bank. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI in respect of time available, to redeem the secured assets.

Yours faithfully,  
For Union Bank of India  
Sd/-  
Authorised Officer

**AURUM PropTech Limited**  
 Corporate Identification Number: L72300MH2013PLC244874  
 Regd. Office: Aurum G1, Aurum Park, Thane Belapur Road, Navi Mumbai 400710  
 Website: https://aurumproptech.in/ ; E-mail: investors@aurumproptech.in/ ; Phone: +91 22 6911 8800

**NOTICE OF EXTRA-ORDINARY GENERAL MEETING & REMOTE E-VOTING**

**Extra-Ordinary General Meeting:**

- Notice calling the Extra Ordinary General Meeting ("EGM") of the Members of Aurum PropTech Limited ("the Company") scheduled to be held in compliance with the applicable circulars issued by the Securities Exchange Board of India and Ministry of Corporate Affairs through Video Conferencing ("VC") facility / Other Audio Visual Means ("OAVM") on Thursday, August 21, 2025 at 2:00 P.M. (IST) have been sent on July 30, 2025 electronically to the Members of the Company.
- The Notice is also available on the Company's website at https://www.aurumproptech.in/investor/general-meeting and on the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and on the website of National Securities Depository Limited ("NSDL") agency for providing remote e-voting and e-voting during EGM at https://www.evoting.nsdl.com/.
- The documents referred to in the Notice of EGM are available electronically for inspection by the Members from the date of circulation of the Notice of EGM. Members seeking to inspect such documents can send e-mail to investors@aurumproptech.in.

**Instructions for remote e-voting and e-voting during EGM:**

- In accordance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended from time to time), the Secretarial Standard-2 on General Meetings issued by The Institute of Company Secretaries of India, Regulation 44 of the SEBI Listing Regulations (as amended) and MCA Circulars, the Company is providing the facility of remote e-Voting to its Members in respect of the business to be transacted at the EGM. For this purpose, it has appointed NSDL to facilitate voting through electronic means. Accordingly, the facility of casting votes by a member using a remote e-voting system before the EGM as well as e-voting during the EGM.
- The Remote E-Voting shall commence on Monday, August 18, 2025 at 9:00 A.M. (IST) and ends on Wednesday, August 20, 2025 at 5:00 P.M. (IST). The remote e-voting module will be disabled by NSDL for voting thereafter.
- A person whose name appears in the Register of Members/ Register of Beneficial Owners, as on the cut-off date i.e. Wednesday, August 13, 2025, only shall be entitled to avail the facility of remote e-voting/ e-voting at the EGM.
- Those Members, who will be present in the EGM through VC / OAVM facility and have not cast their vote on the Resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through the e-voting system during the EGM.
- The Members who have cast their vote by remote e-voting prior to the EGM may also attend/participate in the EGM through VC / OAVM but shall not be entitled to cast their vote again.
- Any person who becomes a member of the Company after dispatch of the Notice of the EGM and holding shares on the cut-off date, may obtain the Login ID and password by sending a request to NSDL on the e-mail id: evoting@nsdl.com. However, if he/she is already registered with NSDL for remote e-voting then he/she can use his / her existing user ID and password for casting the vote.
- Contact details for grievance in respect of e-voting:  
 In case of any queries, you may refer to the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll-free no.: 022 - 4886 7000 or send a request to Ms. Pallavi Mhatre, Senior Manager, NSDL at evoting@nsdl.com.

By order of the Board of Directors  
For Aurum PropTech Limited  
Sonia Jain  
Company Secretary & Compliance Officer

Place: Navi Mumbai  
Date: July 30<sup>th</sup>, 2025

**CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**  
 Corporate Office:- "CHOLA CREST", C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032. Branch Address:- Unit No. 203, Lotus It Park, Road No. 16, Wagle Estate, Thane west, Maharashtra-400604.

**DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002**

You, the under mentioned Borrower / Mortgagor is hereby informed that the company has initiated proceedings against you under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and that the Notice under section 13 (2) of the Act sent to you by Registered Post Ack. Due for Borrower/s has been returned undelivered. Hence, you are hereby called upon to take notice and pay the outstanding loan amount mentioned against the said account with interest accruing there from within 60 days from the date of this publication, failing which the company will proceed against you by exercising its right under Sub-Sec (4) of Section 13 of the Act by enforcing the below mentioned security to realize its dues with interests and costs. It is needless to mention that this notice is addressed to you without prejudice to any other remedy available to the company.

Sl. No.	Loan Account No. & Name and Address of the Borrower/s	Loan Amount(s)	Date of Demand Notice & Amount Outstanding
1.	(Applicant), 2. Jaibunisa Asif Bhola (Co-Applcant), Both are at: Flat 1006 A Wing A.K.Tower CHSL S.V.Road, Madina Manzil Compound, Goregaon, Mumbai, Maharashtra-400104. Both are at: 902 G Wing, Raj Estate, S/H No.11/1 to 7, Nr. Jari Mari Talakoshi, Mira Road, E Thane-401107	Rs. 29,00,000/- 15,00,000/-	10-07-2025 & Rs.44,20,526/- as on 10-07-2025
2.	Loan Account No.: HE01MAI0000021369:- 1. Electrex International Private Limited (Applicant), 1202, 12th Floor, Esperanza Building, 198, Opp. HP Petrol Pump, Bandra West-400050. 2. Shobha Anant Hegde (Co-Applcant), 601, Raheja Grand Turner Road, Opp. Fab India, Bandra, West Mumbai, Maharashtra-400050. 3. Shobha Anant Hegde (Co-Applcant), Also at: 1202, 12th Floor, Esperanza Building, 198 Link Road, Opp. HP Petrol Pump, Bandra, West Mumbai, Maharashtra-400050. 4. Anant Vigneshwar Hegde (Co-Applcant), TI Chau 6, Palm Court 39, Palm Court Bungalow 40, 9th Road, T.P.S. Four Vandre, Mumbai, Maharashtra-400050. 5. Shobhit Ganesh Hegde (Co-Applcant), 1101/1, 201 Bonny Casa CTS No.F/873 FP No.2, Dr. Ambedkar Road, Bandra, West Mumbai, Maharashtra-400050.	Rs. 1,41,00,000/-	08-07-2025 & Rs. 1,42,29,546/- as on 08-07-2025
3.	Loan Account No.: HE01CEU00000033391:- 1. Mani Ganapati Tewar (Applicant), 2. Jaya Mani Tewar (Co-Applcant), No.1 & 2 are at: 1B 707/708, Highland Tower Akurli Road, Near Damu Nagar Bus Stop, Lokhandwala Township, Kandivali E Mumbai, Maharashtra-400101. 3. Mani Ganapati Tewar (Applicant), 4. Banana Kitchen (Co-Applcant), Both are at: Shop No.26, Bldg No.9, Del Hubtown Gardenia, Nr. GCC Club Mira Road, Mira Bhayandar, E Thane, Maharashtra-4001107.	Rs. 42,50,000/-	08-07-2025 & Rs.41,81,610/- as on 08-07-2025
4.	Loan Account No.: HE01SAI0000017105:- 1. Shabbir Ansari (Applicant), 2. Sharif Garments (Co-Applcant), GNM/38/2/2 Fir Loft Plot-2 Sanaulahmahim Rly Stn., Eastpostcomend Patra Shed, Dharavi Main Rd., Mum-400017. 3. Jaibunkhatun (Co-Applcant), 4. Shabbir Ansari (Applicant), Both are at: Flat No. 1905 19th Fir B Wing Akash Bldg V K Wadi Dharavi Main Rd Dharavi Mumbai Mumbai Maharashtra 400017.	Rs. 45,50,000/-	08-07-2025 & Rs.45,59,407/- as on 08-07-2025

**Schedule of Property:** Flat No.1006 On the 10th Floor, Admeasuring about 287.00 Sq.Fts. Carpet Area, In the Building known as "A.K.Tower Co-Op. Hsg. Soc. Ltd." constructed On Land Bearing CTS No.928A(Pt), 928A/17& 928A/18, situated at Village: Pahadi Goregaon, (West), Taluka: Borivali & District: Mumbai Sub-Urban.

**Schedule of Property:** Office No.1201, On 12th Floor, Adm. 354 Sq.Ft. (Built-Up Area), In the Building known as "Esperanza", Constructed On Land Bearing CTS No. F/213 Final Plot No.198 of Town Planning Scheme No. lii, Situated At 45-D Turner Road, Bandra (W), Village-Bandra, Tal.-Andheri Dist.-Mumbai, Maharashtra-400050.

**Schedule of Property:** Office No.707 and 708 On the 7th Floor, Adm. 21.76 Sq. Mtrs., Carpet Area, In The B Wing Building known as "Highland" and the Society known as "Highland Tower Co-Op. Hsg. Soc. Ltd." constructed on Land Bearing CTS No.171/1A/25 of Village Akurli, Lokhandwala Township, Taluka Borivali and District, Mumbai-400101.

**Schedule of Property:** Flat No.1905, On 19th Floor, in B-Wing, Building No.2, Adm. 26.12 Sq.Mtrs (Carpet), in the Building known as "Akash", constructed on Land Bearing CTS 343 (Pt), 344 (Pt) situated at Dharavi Main Road, Vikewadi, Mumbai-400017.

Date: 02-08-2025, Place: Mumbai  
Sd/- Authorised Officer, Cholamandalam Investment and Finance Company Limited.

**PUBLIC NOTICE**

NOTICE is hereby given that my clients Mr. Kiran Madhav Naik and Mr. Madhav Raju Naik, are the joint and lawful owners of the residential premises bearing Flat No. 2103, 1st Floor, in the building known as "Shree Vardhan" (Building No. C as per Occupation Certificate), standing on C.T.S No. 1087, Village Mulund, Taluka Kurla, Mumbai Suburban District, situated at 90 Feet, Opp. Kekar, Colaba, Mulund (East), Mumbai - 400081. (Hereinafter referred to as the "said premises"). Incidental to holding the said premises my clients hold membership of Shree Vardhan Co-operative Housing Society Limited, registered under Registration No. MUMWTHS/G(TC)10097/2011, and includes 10 fully paid-up shares of Rs. 50/- each bearing No. 10097/2011/021 to 0270, covered under Share Certificate No. 27 of the said society. The said premises was originally acquired by my clients from the Promoters/Developers, M/s. Neelam Enterprises, pursuant to a Registered Agreement for Sale dated 1st March, 2007 registered with the Sub-Registrar of Assurances at Kurla under Serial No. 20R-14/167/2007.

My clients are in the process of finalizing a transaction for the sale and transfer of the said premises along with the

