

REF: CIL/CC/43/2025-2026

July 23, 2025

To, The Department of Corporate Services, The BSE Limited, P. J. Towers, Dalal Street, Mumbai - 400 001 Scrip Code: 531358	To, The Department of Corporate Services, The NSE Limited, 5 th Floor, Exchange Plaza Plot No. C/ 1, G Block, Bandra – Kurla Complex, Bandra (East), Mumbai – 400 051 Scrip Code: CHOICEIN
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Sub: Newspaper Publication pertaining to Un-Audited Financial Results of the Company for the Quarter ended June 30, 2025

Pursuant to Regulation 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of the newspaper advertisement pertaining to Un-Audited Financial Results of the Company for the Quarter ended June 30, 2025 published on July 23, 2025 in the following newspapers:

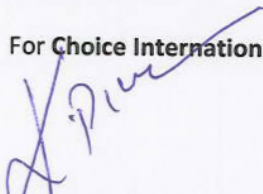
1. Business Standard (English Newspaper)
2. Pratahkaal (Marathi Newspaper)

The above information is also being uploaded on the Company's website at www.choiceindia.com.

Kindly take the above information in your records.

Thanking You,
Yours Truly,

For Choice International Limited


Karishma Shah
Company Secretary & Compliance Officer



PUBLIC NOTICE

Our client, Axis Bank Ltd. ("Bank") states that Mr. Dinesh Premchand Gupta & Mrs. Anju Dinesh Kumar Gupta are the absolute owners of the property being Flat No. 102, 1st Floor, B-Wing, Shree Ganesh Apartment Chsl., Hanuman Nagar, Patankar Park, Opp. VVMC Garden, Nilemore, Nallasopara (W), Thane-401203.

The Original of the said document being (1) Original Share Certificate No. 46 dated 23rd July 2009 in favor of Mr. Dinesh Premchand Gupta & Mrs. Anju Dinesh Kumar Gupta, consisting of 5 fully paid-up shares (Share Nos. 226 to 230 both inclusive) of Rs. 50 each issued by the Shree Ganesh Apartment Co-operative Housing Society Ltd in respect of Flat No. 102, 1st Floor, B-Wing, Shree Ganesh Apartment Chsl., Hanuman Nagar, Patankar Park, Opp. VVMC Garden, Nilemore, Nallasopara (W), Thane-401203, were lost by our client, while in their custody. The said property is in possession of Mr. Dinesh Premchand Gupta & Mrs. Anju Dinesh Kumar Gupta and is absolutely free from any encumbrance whatsoever.

If any person has any claim or interest over the said property, he/she is requested to forward their claims along with the relevant document to us within 15 days of this public notice. If we do not receive any claim from any person within 15 days, it will be strictly presumed that this property is absolutely free from any claim or encumbrance and no one has any claim over this property.

Sachin Kamble
Advocate High Court
Address: 101, 1st Floor, Manas Building Kharkar Aj, Thane (west) - 400601. Thane (west) - 400 601.
Mob: 9833503652.
Date: 23/07/2025
Place: Mumbai

NEXOME CAPITAL MARKETS LIMITED

(Formerly SMIFS Capital Markets Limited)
Regd. Office : 'Vaibhav' 4F, 4, Lee Road, Kolkata - 700 020
CIN: L74300WB1983PLC036342
Tel No. 033-2290-7400/ 7401/7402
E-mail: smifscap@gmail.com
cs.smifscap@gmail.com
Website: www.smifscap.com

NOTICE is hereby given that pursuant to Regulation 29 read with Regulation 47 of the SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015, that a Meeting of the Board of Directors of the Company will be held on Thursday, July 31, 2025, at the registered office of the Company at 04:00 P.M. inter-alia, to approve the Un-audited Financial Results for the quarter ended June 30, 2025 and to consider raising of funds by way of Rights Issue to the eligible equity shareholders of the Company and any other items as approved by the Board.

Further, the said notice would also be available on the website of the Company viz., www.smifscap.com and on the website of the BSE Limited viz., www.bseindia.com where the Shares of the Company are listed.

By Order of the Board
For Nexome Capital Markets Limited
(Formerly SMIFS Capital Markets Limited)
Sd/-
(Poonam Bhatia)
Company Secretary
Date: 23-07-2025
Place: Kolkata
Date: 23-07-2025
Place: Kolkata

PUBLIC NOTICE

NOTICE is hereby given for the information of public that SHRI. MADHUKAR DNYANESHWAR KAVATKAR was the bonafide member of the MULUND SWAPNEEL CO-OP. HSG. SOC. LTD., having address at Navghar Road, Mulund (East), Mumbai - 400 081 and He was holding Share Certificate No.048 for Five fully paid up shares of Rupees Fifty each, bearing distinctive numbers from 236 to 240 (both inclusive) (Corresponding new share certificate No. 48 covering Ten fully paid-up shares bearing distinctive Numbers from 471 to 480 (both inclusive) and a Flat No. B/1 on the Ground Floor of the Building of the said Society.

SHRI. MADHUKAR DNYANESHWAR KAVATKAR died on 23/02/2020 leaving behind the following as his only legal heirs:

(i) SMT. MUGDHA MADHUKAR KAVATKAR - Wife

(ii) MRS. KALPITA ABHISHEK GARDE - Married Daughter

(iii) MR. PRANIT MADHUKAR KAVATKAR - Son

There are no other legal heirs except those mentioned herein above.

The original share certificate has been misplaced or lost and the same is not traceable even after diligent search and a Police Complaint has been lodged with the Navghar Police Station on 18/12/2024 under Sr. No. 152397/2024 and the original Allotment Letter issued by the MULUND SWAPNEEL CO-OP. HSG. SOC. LTD. has been misplaced or lost and the same is not traceable even after diligent search and a Police Complaint has been lodged with the Navghar Police Station on 12/06/2025 under Sr. No. 73310/2025.

All persons, Government Authorities, Banks, Financial Institutions etc. having any claim against issuance of Duplicate Share Certificate by the Society or the said Flat or any part thereof by way of mortgage, gift, sale, possession, inheritance, lease, license, lien, exchange, maintenance, charge, trust, agreement, share, easement or otherwise howsoever or whatsoever are required to make the same known in writing to the undersigned at her office at 202, Puskharaj Co-op. Hsg. Scty. Ltd., Navghar Road, Mulund (East), Mumbai - 400 081, within 14 days from the date hereof, failing which it will be presumed and/or deemed that there are no such claims and if any, the same have been waived or abandoned.

Mumbai, 23/7/2025
(DARSHANA M. DRAVID)
Advocate, High Court

Public Notice in Form XIII of MOFA (Rule 11(9) (e))

District Deputy Registrar, Co-operative Societies, Mumbai City (4)
Bhandari Co-op.Bank building, 2nd floor, P.L. kale Guruji Marg, Dadar (West), Mumbai-400028.

No.DDR-4/Mum./Deemed Conveyance/Notice/2273/2025 Date:22/07/2025

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

PUBLIC NOTICE
Application No. 169 of 2025

Whispering Palms Building No. 6 Co-operative Housing Society Ltd., CTS No. 71/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 Applicant, Versus, 1. The Bombay Gowrakshak Mandali, And, BGM Foundation, 1415, Dalamal Towers, 211, Free Press Journal Marg, Nariman Point, Mumbai 400021 2. Lokhandwala Construction Industries Ltd., Through its Director - Mr. Siraj T. Lokhandwala, 48, Indranarayan Road, Santacruz (W), Mumbai 400054 3. The Asst/Dy. Charity Commissioner, Greater Mumbai Region, Mumbai, Dr. Annie Besant Road, Worli, Mumbai 400018 4. Whispering Palms Building No. 1 Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 5. Whispering Palms Building No. 3 Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 6. Whispering Palms Building No. 4 Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 7. Whispering Palms Building No. 5 Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 8. Whispering Palms Exclusive Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 9. Whispering Palms Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 Opponents and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Property :-**Claimed Area**

Unilateral conveyance of land for admeasuring 6632.90 square meters along with R.G. area admeasuring 1170.51 square meters, aggregating to 7803.42 square meters the manner specifically set out in Annexure 'A' on plot of land being CTS No. 171/1/A/10 out of area admeasuring 74836.90 square meters, along with benefits of FSI of the larger lay out lying and being at Village - Akurli, Taluka - Borivali, in favour of the Applicant Society.

The hearing in the above case has been fixed on 11/08/2025 at 2.00 p.m.

Sd/-

Seal

District Deputy Registrar,
Co-operative Societies, Mumbai City (4)
Competent Authority
U/s 5A of the MOFA, 1963.

Public Notice in Form XIII of MOFA (Rule 11(9) (e))

District Deputy Registrar, Co-operative Societies, Mumbai City (4)
Bhandari Co-op.Bank building, 2nd floor, P.L. kale Guruji Marg, Dadar (West), Mumbai-400028.

No.DDR-4/Mum./Deemed Conveyance/Notice/2274/2025 Date:22/07/2025

Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

PUBLIC NOTICE
Application No. 170 of 2025

Vasant Smruti Co-op Housing Society Ltd., Asha Nagar, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai 400101 Applicant, Versus, 1. M/S. Sheth Developers, 11, Vora Palace, M.G. Road, Kandivali (W), Mumbai 400067 2. Byramjee Jeejeebhoy Pvt. Ltd., Jolly Maker Chambers III, Nariman Point, Bombay 400023 3. Heritage Estate Pvt. Ltd., 4. M/s. Trishul Estate and Developers, 5. Mr. Laxmi Fonseca & Mrs. Catherine S. Fonseca, 6. William Fonseca, 7. Cable Corporation of India Ltd., 8. Mrs. Kisty Hendry D'souza, 9. Mrs. Anita Joel Gomes, 10. Mr. Sandra Shiyabade, 11. Mr. Nestor Hendry D'souza, 12. Mr. Febian John D'souza, 13. Miss Cheryl Patricia D'souza, 14. Mr. Oswald Anthony Rebello, 15. M/s. Dattani Construction, 16. M/s. Thakur Estate, All above 5 to 19 having last known address at CTS No. 485/A, 487/A, 490/A, 612/A, 616/A, 617/A, 620, 622, 626, 630, 652/A, Asha Nagar, Kandivali (E), Mumbai 400101 17. Sanskruti Building No. 1 to 4 Co-op. Hsg. Soc. Ltd., 18. Sanskruti Building No. 5 to 9 Co-op. Hsg. Soc. Ltd., 19. Sanskruti Building No. 18 to 21 Co-op. Hsg. Soc. Ltd., 20. Om Siddhivinayak CHS Ltd., 21. Sanskruti Building No. 38-39 Co-op. Hsg. Soc. Ltd., 22. Sanskruti Building No. 31-37 Co-op. Hsg. Soc. Ltd., 23. Dynasty CHSL, 24. Sanskruti Building No. 27-30 Co-op. Hsg. Soc. Ltd., 25. MCGM, 26. Gayatri Avenue CHS, 27. Mit Niketan Tower CHS Ltd., Opponent No. 20 to 27 having address at Asha Nagar, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai 400101 Opponents and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Property :-**Claimed Area**

Unilateral conveyance of about 2011.38 sq. mts. (Plinth) and 4128.69 sq. mts. (Appurtenant area) and Recreation garden admeasuring 1083.05 sq. mts., aggregating to 7223.12 sq. mts. (13.69% out of larger layout) being portion of land bearing CTS Nos. 485/A, 487/A, 490/A, 612/A, 616/A, 617/A, 620, 622, 630, 652/A admeasuring 52742.20 sq. mts. and proportionate rights in FSI/TDR advantage admeasuring 6003.89 sq. mts. out of 43388.36 sq. mts. (as per approved plan) situate lying and being at Village Poisar, Taluka Borivali, CTSO Goregaon, Mumbai District and Mumbai Suburban and situate lying being at Asha Nagar, 90 feet road, Thakur Complex, Kandivali (E), Mumbai 400101., Mumbai Suburban District in favour of the Applicant Society.

The hearing in the above case has been fixed on 11/08/2025 at 2.00 p.m.

Sd/-

Seal

District Deputy Registrar,
Co-operative Societies, Mumbai City (4)
Competent Authority
U/s 5A of the MOFA, 1963.

Choice Choice International Ltd.

The Joy of Earning
Equity | Commodity | Currency | Wealth Management
Investment Banking | Management Consulting
CIN NO : L67190MH1993PLC071117

Reg Office : Sunil Patodia Tower, Plot No 156-158, J.B. Nagar, Andheri (East), Mumbai - 400099
Tel No : +91-22-6707 9999 | Website : www.choiceindia.com | Email Id: info@choiceindia.com

Extract of Un-Audited Consolidated Financial Results for the Quarter ended on June 30, 2025

Sr No	Particulars	Quarter Ended		Year Ended	
		Un-Audited	Audited	Un-Audited	Audited
		30.06.2025	31.03.2025	30.06.2025	31.03.2025
1	Total Income	23,795.60	25,503.75	20,593.99	92,166.82
(a)	Revenue from Operation	23,388.25	25,300.03	20,064.49	91,038.21
(b)	Other Income	407.35	203.72	529.50	1,128.61
2	Net profit for the period before tax (before exceptional items)	6,288.70	7,394.70	4,339.97	22,129.69
3	Net profit for the period before tax (after exceptional items)	6,288.70	7,394.70	4,339.97	22,129.69
4	Net profit for the period after tax (after exceptional items)	4,796.11	5,351.67	3,201.01	16,271.36
5	Total Comprehensive Income for the period (Comprising profit for the period after tax and other Comprehensive Income after tax)	4,938.56	5,073.34	3,179.01	16,346.73
6	Reserves as shown in Audited Balance Sheet	-	-	-	78,607.69
7	Paid up Equity Share Capital (face value of Rs. 10 each)	20,565.55	19,965.55	19,937.90	19,965.55
8	Earning per share (quarter numbers are not annualised)				
(a)	Basic (Rs.)	2.38	2.68	1.61	8.16
(a)	Diluted (Rs.)	2.34	2.62	1.59	7.99

Notes:
1. The above Consolidated Un-audited Financial Results for the Quarter ended on June 30, 2025, have been reviewed by the Audit Committee and recommended for approval and approved by the Board of Directors of the Company at its meeting held on July 21, 2025 and the Statutory Auditors of the Company have issued a limited review report.
2. Key data relating to Standalone Financial Results of Choice International Limited are as follows:

Sr No	Particulars	Quarter Ended		Year Ended	
		Un-Audited	Audited	Un-Audited	Audited
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
1	Total Income	703.26	575.77	700.28	2,496.21
2	Profit Before Tax	204.12	193.16	362.93	1,143.69
3	Profit after Tax	156.44	123.47	299.59	834.01
4	Other Comprehensive Income	(1.13)	(1.93)	(0.87)	(4.53)
5	Total Comprehensive Income	155.31	121.54	298.72	829.48

3. The above is an extract of the detailed format of the Standalone Financial Results for the Quarter ended on June 30, 2025 filed with the Stock Exchange under regulation 33 of SEBI (Listing and Other Disclosure Requirements) Regulation 2015. The full format of the Standalone Financial Results and the Consolidated Financial Results for the Quarter ended on June 30, 2025 are available on the Stock Exchange websites i.e. www.bseindia.com and www.nseindia.com and Company's Website : https://choiceindia.com/financial-info.

For Choice International Limited
Sd/-
Arun Kumar Poddar
Director & CEO
DIN- 02819581
Place : Mumbai
Date : July 21, 2025

AXIS BANK LIMITED

(CIN: U65921MH1995PLC212675)
Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 40025

Ref. AFL/CO/2025-26/Legal/July/341 04TH July, 2025
BY SPEED POST/ REGISTERED A.D./EMAIL
WITHOUT PREJUDICE

To.	1.	2.
	Santosh Mahadev Dade (Borrower/Mortgagor) Santosh Dade S / O Mahadev Dache Room No201 Bldg Tiak Nagar Noar Saibaba Temple Chembur Mumbai Tila Tiak Nagar Noar Saibaba Temple Chembur Mumbai Tila Mumbai Maharashtra 400089 Email Id: Sun8_Dec@Yahoo.Com PHONE NO - 7506268396	Archana Santosh Dade (Co Borrower) Flat No 502 5th Floor Sbi Shree Chs Lid Sonawala Lane Goregaon East Mumbai Mumbai Maharashtra 400063 Email Id: Sun8_Dec@Yahoo.Com PHONE NO - 9833836041
	Kussum Print And Pack Private Limited (Coborrower) Gala On Grd Fir Cts No 538 Village Pahadi Unique Powder Coat Amin Estate Sona Wala Cross Rd Noregaon E Mumbai Maharashtra 400063 Also At: Gala On Grd Fir Cts No 538 Village Pahadi Unique Powder Coat Amin Estate Maharashtra Mumbai Maharashtra 400063 Email Id: Sun8_Dec@Yahoo.Com PHONE NO - 7506268396	

Dear Sir/Madam,
SUB: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (AS AMENDED FROM TIME TO TIME) AND THE RULES MADE THEREUNDER

I, the undersigned, being the Authorized Officer of Axis Finance Limited (hereinafter referred to as "the AF/Secured Creditor"), a company incorporated under the provision of the Companies Act, 1956 and a Non-Banking Financial Company registered under the Reserve Bank of India Act, 1934, having its Registered Office at Axis House, Axis Finance Limited, ground floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025 do hereby give this Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the "SARFAESI Act") as under:

AFL, in the ordinary course of its business, at the request of Borrower sanctioned a Loan Against Property for the purpose of taking over the existing loan on the borrower from any other lender. For securing the credit facility, the Mortgagors/Security Providers have mortgaged in favour of AFL immovable properties as described detailed in Schedule A for a sum Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) ("Credit Facility") on the terms and conditions as mentioned therein.

1. Pursuant thereto, you Addressee(s) signed and executed the Mortgage Loan Agreement dated 31.05.2023 ("Facility Agreement") in your capacity as Borrower, Co-Borrower(s) and Mortgagor in order to secure/guarantee the repayment of all amounts payable under the aforesaid Facility Agreement and consequently, have become jointly and severally liable for the repayment of the Credit Facility availed by the Borrower. You the Addressee(s) had agreed to repay the Credit Facility in Equal Monthly Instalments. [The facility and security documents executed/submitted for the Credit Facility in terms of the Facility Agreement shall be collectively referred to as the "Transaction Documents" hereinafter in this notice]

2. That as a security towards repayment of all amounts payable under the aforesaid Credit Facility on 29.06.2023 the Mortgagor had with an intent to secure the Credit Facility, created mortgage and charge of all their right, title, interest in the land/asset more particularly detailed in SCHEDULE A hereto. [The asset as mentioned in SCHEDULE A shall be hereinafter referred to as "Secured Asset"]

3. It is pertinent to state herein that the Borrower/Mortgagor, Co-Borrower by virtue of the Facility Agreement have availed Credit Facilities from AFL by mortgaging the property mentioned in SCHEDULE A, and thereby created secured interest in favour of AFL. The security mentioned in SCHEDULE A is "Secured Asset" within the meaning of section 2(1)(zc) of the SARFAESI Act.

4. At the request of you the Addressee(s), AFL had on various dates disbursed the Credit Facilities to the Borrower on specific instructions, as described in detail in SCHEDULE B hereto.

5. As per the terms of the Transaction Documents, you the Borrower/Mortgagor, Co-Borrower were required to repay the dues under the said Credit Facility and further you the Borrower/Mortgagor, Co-Borrower were also required to pay interest thereon and other charges at the contractual rates as in the manner set out in the Facility Agreement and subsequent communication(s).

6. However, you the Borrower/Mortgagor, Co-Borrower failed to comply with the terms and conditions of the Transaction Documents and defaulted in repayment of the amount payable under the Facility Agreement. AFL had through various default notices informed you the Addressee(s) of such default, however, till date, the same have neither been rectified nor any steps have been undertaken thereto to repay the outstanding amounts.

7. In this context, it is important to state that since you the Addressee(s) have committed continuous defaults, the account has become non-performing asset ("NPA") w.e.f. 03.06.2025 in compliance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India from time to time.

8. It is imperative to state herein that the above information of classification of account as NPA was communicated by AFL to you the Addressee(s) via an NPA intimation letter dated 09.06.2025 bearing Ref. No. AFL/NPA/CO/Jun-25/0865 for Credit Facility.

9. As per the provisions of the SARFAESI Act, the debt due to Secured Creditor is a debt secured against the Secured Asset and you being the Borrower/Mortgagor, Co-Borrower have committed defaults in repayment of such secured debt/Credit Facility in terms of the Transaction Documents.

10. As on 04.07.2025, the outstanding debt due and payable by the Borrower/Mortgagor, Co-Borrower to the Secured Creditor is Rs.10,963,987 (Rupees One Crores Nine Lakhs Sixty Three Thousand Nine Hundred and Eighty Seven only) as more particularly detailed in SCHEDULE C hereto.

11. In view of the aforesaid, the Secured Creditor has become entitled to issue this statutory notice to the Borrower/Mortgagor, Co-Borrower in terms of Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hereby call upon you all Addressee(s), jointly and severally to discharge in full the dues towards the Secured Creditor amounting to Rs. 1,09,63,987 (Rupees One Crores Nine Lakhs Sixty three Thousand Nine Hundred and Eighty Seven only) due on 04.07.2025, together with applicable interest, further interest, default interest, premia, costs, charges etc. at contractual rates in respect of the Credit Facility from this date till date of repayment, within 60 days (Sixty days) from the date of this Notice issued under Section 13(2) of the SARFAESI Act, failing which the Secured Creditor shall be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said SARFAESI Act and entirely at your risk as to costs and consequences.

12. On expiry of 60 days from the date hereof and on your failure to comply with the demand, the Secured Creditor shall take the following measures under the SARFAESI Act:
a. Take over possession of the Secured Asset as mentioned in Schedule A hereto including the right to transfer by way of lease, assignment or sale for realizing the same;
b. take over management of business of you the Addressee(s) including the right to transfer by way of lease, assignment or sale for realizing the Secured Asset, subject to the conditions as stipulated in the proviso to Section 13(4)(b) and Section 15 of the SARFAESI Act;
c. appoint any person to manage the Secured Asset, the possession of which will be taken over by AFL;
d. require at any time by notice in writing, any person who has acquired any of the Secured Asset from you the Addressee(s) and from whom any money is due or may become due to you the Addressee(s), to pay AFL, so much of the money as is sufficient to pay the secured debt.

13. I also invite your attention to Section 13(8) of the SARFAESI Act, whereby you have an opportunity to tender the amount due as stated above to the secured creditor together with all costs, charges and expenses incurred, at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of secured assets.

14. All of you are notified and cautioned that as per the provisions of Section 13 (13) of the SARFAESI Act, no transfer of the Secured Asset (set out in the SCHEDULE A hereunder) by way of sale, lease or otherwise, shall be made without prior written consent of Secured Creditor. Please note that any non-compliance/convention of the provisions contained in the said SARFAESI Act read with the Rules, is an offence punishable under Section 29 of the SARFAESI Act.

15. Please further note that this statutory notice is issued without prejudice to the rights of the Secured Creditor including initiation of any other legal proceedings/legal action as deemed fit and necessary under the provisions of any law for the time being in force and/or as per contract or both.

16. I hereby expressly reserve all rights under the relevant Transaction Documents, any other associated documents, under law or otherwise. Nothing contained in this notice or any action or inaction by us shall operate as a waiver of, or prejudice, diminish or otherwise adversely affect, any of our present or future rights or remedies under the respective Transaction Documents or any of our rights or remedies under law or generally, which remain and shall continue in full force and effect.

17. The undersigned is duly Authorized as Authorized Officer to issue this Notice and exercise powers on behalf of the Secured Creditor under the SARFAESI Act read with the Rules.
18. Request you to kindly acknowledge the receipt of this Notice. A copy of this notice is being retained in our office for future reference.

Yours Faithfully,
Authorized Officer
Axis Finance Limited

SCHEDULE A
DETAILS OF SECURED ASSET

Property details:
All that piece and parcel of Flat Apartment No 702 on 7th Floor admeasuring area 605 sq ft carpet area equivalent to 56.21 sq mtrs carpet area in the building known as Kandivali Seeta Sadas Chs Ltd bearing CTS No 258,258/1 to 4 situate lying and being at Shantilal Mody Road, Irahawli Kandivali, W Mumbai 400067 in the Registration District and Sub District of Mumbai Sub urban District.

SCHEDULE B
DETAILS OF DISBURSEMENT

Housing Loan - Loan Account No. 0456AHA0006459
a. INR. 144,430/- towards MAX Insurance
b. INR. 5,000/- towards ICICI GENERAL
c. INR. 13,222,052/- cheque towards Bank of India under account No 100019006
d. INR. 128,518/- towards Processing Fees

SCHEDULE C
DETAILS OF OUTSTANDING AMOUNTS AS ON 04th July, 2025

Facility	Loan Account no	Original Limit sanctioned	Principal O/s	Unapplied Interest	Penal and other charges	Total O/s
Loan Against Property	0456AHA0006459	13,500,000	10,624,150	292,388	47,449	10,963,987

Note: - Interest at the applicable interest rate as defined in the facility Agreement.

AXIS BANK LIMITED

(CIN: U65921MH1995PLC212675)
Axis House, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 40025

Ref. No. AFL/CO/2025-26/Legal/Jun/316 Dated: 18/06/2025

