

#### **GE Power India Limited**

CIN- L74140MH1992PLC068379

Corporate Office: Axis House, Plot No I-14, Towers 5 & 6, Jaypee Wish Town, Sector 128, Noida, Uttar Pradesh – 201304

T+91 0120 5011011 | F +91 0120 5011100

Registered Office: Regus Magnum Business Centers, 11th floor, Platina, Block G, Plot C-59, BKC, Bandra (E), Mumbai, Maharashtra – 400051 T + 91 22 68841741 Email id: in.inyestor-relations@ge.com

Email id: in.investor-relations@ge.com https://www.gevernova.com/regions/asia/in/gepower-india-limited

30 September 2025

To,
The Manager - Listing
National Stock Exchange of India Ltd .
Exchange Plaza, Plot No. C/1, G Block,
Bandra-Kurla Complex, Bandra (E)
Mumbai - 400 051

To,
The Manager - Listing
BSE Ltd.
25<sup>th</sup> Floor, P.J. Towers,
Dalal Street,
Mumbai - 400 001

Symbol: **GVPIL** Scrip Code: **532309** 

Sub.: Newspaper Advertisement- Intimation regarding Special Window for Re-lodgement of Transfer deed, Saksham Niveshak – 100 Days Campaign and request for updation of KYC details

Dear Sir/Madam,

Pursuant to Regulation 30 read with Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, please find enclosed a copy of the advertisement regarding Special Window for Re-lodgement of Transfer deed, which were lodged prior to the deadline of 01 April 2019 and rejected/returned /not attended to due to deficiency in the documents /process/or otherwise for a period of six months from 07 July 2025 till 06 January 2026, "Saksham Niveshak – 100 Days Campaign", scheduled from 28th July 2025 to 6th November 2025 and request for updation of *inter-alia* PAN, KYC, Bank details, contact details including email id, Specimen Signature, etc.

This is for your information and records.

Thanking you, Yours truly,

For GE Power India Limited

Kamna Tiwari Company Secretary & Compliance Officer

Encl: a/a





#### **GE POWER INDIA LIMITED**

CIN: L74140MH1992PLC068379

Registered Office: Regus Magnum Business Centers, 11th floor, Platina, Block G, Plot C-59, BKC, Bandra (E), Mumbai, Maharashtra – 400051 Tel. No.: T + 91 22 68841741

Website: https://www.gevernova.com/regions/asia/in/ge-power-india-limited

#### **NOTICE TO MEMBERS**

- 1. In order to facilitate ease of investing for investors and to secure the rights of investors in the securities which were purchased by them, SEBI vide circular SEBI/HO/MIRSD/MIRSD PoD/P/CIR/ 2025/97 dated 02 July 2025 has opened a special window only for relodgement of transfer deeds, which were lodged prior to the deadline of 01 April 2019 and rejected/returned/not attended to due to deficiency in the documents/process/or otherwise for a period of six months from 07 July 2025 till 06 January 2026. During this period, the securities that are re-lodged/pending for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum-demat requests.
- 2. Further, it is requested to update the PAN, KYC, Bank details, contact details including email id and Specimen Signature and compulsory linking of PAN with Aadhaar no. with your DP/RTA. The Company requests you to update your Nomination details as well. The members are requested to get their details updated in the manner mentioned in the relevant circulars.
- 3. Further, pursuant to the request letter issued by the Investor Education and Protection Fund Authority (IEPFA), Ministry of Corporate Affairs (MCA) dated 16 July 2025 and in line with the objectives of Niveshak Shivir and IEPFA's broader drives for investors education and facilitation, shareholders may avail the benefits under the launch of the "Saksham Niveshak 100 Days Campaign", scheduled from 28th July 2025 to 6th November 2025. This initiative aims to create awareness amongst investors and facilitate the resolution of pending issues relating to unclaimed dividends and shares, updation of KYC and nomination details, and enable investors to claim their rightful entitlements.

Following are the contact details of our RTA to enable you to submit your concerns/queries relating to aforementioned requirements

### Registrar & Share Transfer Agent:

KFin Technologies Limited

Selenium Tower B, Plot 31 & 32, Financial District. Nanakramguda. Serilingampally

Mandal, Hyderabad – 500032, Telangana

Ph: 1800 308 4001

Website: www.kintech.com

E-mail ID: einward.ris@kfintech.com

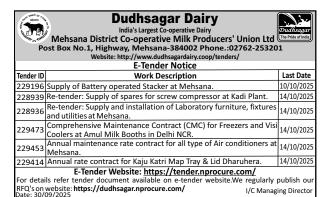
The copy of all the relevant circulars is available at www.gevernova.com/regions/asia/in/ge-power-india-limited and https://ris.kfintech.com/clientservices/isc/sebi.aspx

By order of the Board For GE Power India Limited

Place : Noida

Date : 29 September 2025

Kamna Tiwari
Company Secretary & Compliance Officer



# HCLTech | Supercharging Progress™

## HCL TECHNOLOGIES LIMITED

Corporate Identity Number: L74140DL1991PLC046369
Registered Office: 806, Siddharth, 96, Nehru Place, New Delhi-110019
Corporate Office: Plot No. 3A, Sector 126, Noida - 201304, U.P., India
Website: <a href="www.hcltech.com">www.hcltech.com</a>; E-mail ID: <a href="mailto:investors@hcltech.com">investors@hcltech.com</a>
Telephone: +91 11 26436336

### NOTICE

NOTICE is hereby given pursuant to and in compliance with the provisions of Section 110 read with Section 108 and other applicable provisions, if any, of the Companies Act, 2013 ('Act'), Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ('Rules') and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI LODR Regulations'), read with the General Circular No. 3/2025 dated September 22, 2025 and other circulars issued in this regard, by the Ministry of Corporate Affairs (collectively referred as 'MCA Circulars'), the Secretarial Standard - 2 on General Meetings issued by the Institute of Company Secretaries of India, and other applicable laws, rules and regulations, (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), to the members of HCL Technologies Limited ('Company') through Postal Ballot, for voting via remote e-voting process only ('remote e-voting'), to seek their approval for the following Special Business to be passed as Special Resolution:

#### Appointment of Mr. Amitabh Kant (DIN: 00222708) as an Independent Director of the Company

In compliance with the MCA Circulars, the Company has completed the dispatch of the Postal Ballot Notice, by electronic mode only, on Monday, September 29, 2025 to those members of the Company whose names appeared in the Register of Members/ List of Beneficial Owners as maintained by the Company/Depositories, as at close of business hours on **Wednesday, September 24, 2025,** (Cut-off date') and whose e-mail addresses are registered with the Company and the Depositories. The said Postal Ballot Notice dated September 26, 2025, is also available on the Company's website at <a href="https://www.besites.org/www.nbeindia.com">www.nbeindia.com</a>, websites of the Stock Exchanges i.e. BSE Limited ('BSE') and National Stock Exchange of India Limited ('NSE') at <a href="https://www.bseindia.com">www.bseindia.com</a> and <a href="https://www.bseindia.com">www.nseindia.com</a>, respectively, and on the website of National Securities Depository Limited ('NSDL') at <a href="https://www.evoting.nsdl.com">www.oveting.nsdl.com</a>

The members whose names appeared in the Register of Members/List of Beneficial Owners as on the Cut-off date are entitled to vote on the Resolutions as set forth in the Postal Ballot Notice. The voting rights of the members shall be reckoned in proportion to the paid-up equity shares held by them as on the Cut-off date. A person who is not a member as on the Cut-off date shall treat the Postal Ballot Notice for information purpose

In accordance with the MCA Circulars, the Company has provided the facility to vote on the Resolutions by remote e-voting and for this purpose, the Company has entered into an agreement with NSDL to facilitate the same. The detailed procedure and instructions for remote e-voting are enumerated in the Postal Ballot Notice.

The members are requested to note that facility to exercise vote through remote e-voting

will be available during the following period:

Commencement of remote From 9:00 a.m. (IST) on Tuesday, September 30,

e-voting: Profit 9:00 a.m. (IST) on Tuesday, September 30, 2025

End of remote e-voting: At 5:00 p.m. (IST) on Wednesday, October 29, 2025

The facility for remote e-voting will be disabled by NSDL upon expiry of the aforesaid voting period. Once the vote on the resolution is cast by the member during the above-

mentioned remote e-voting period, the member shall not be allowed to change it subsequently or cast the vote again.

M/s. Nityanand Singh & Co., Company Secretaries (Membership No. FCS 2668; CP No. 2388) has been appointed as the Scrutinizer for conducting the postal ballot in a fair and

transparent manner. The members who have not registered their e-mail address, in order to receive this Postal

For shares held in Physical Form:

The members holding shares in physical form would need to send the Form ISR-1 duly signed by the registered member(s) along with the requisite documents mentioned in the said Form to Registrar and Share Transfer Agent of the Company at: M/s. MUFG Intime India Private Limited (Unit: HCL Technologies Limited)

C-101, Embassy 247, L.B.S. Marg, Vikhroli (W)
Mumbai-400 083

Ballot Notice, can follow the process as mentioned below:

Mumbai- 400 083 Email ID: <a href="mailto:rnt.helpdesk@in.mpms.mufg.com">rnt.helpdesk@in.mpms.mufg.com</a>

## Telephone no: +91 8108116767 For shares held in Dematerialized Form:

The members holding shares in electronic mode are requested to register/update their e-mail ID with the Depository Participant with whom their respective demat accounts are maintained.

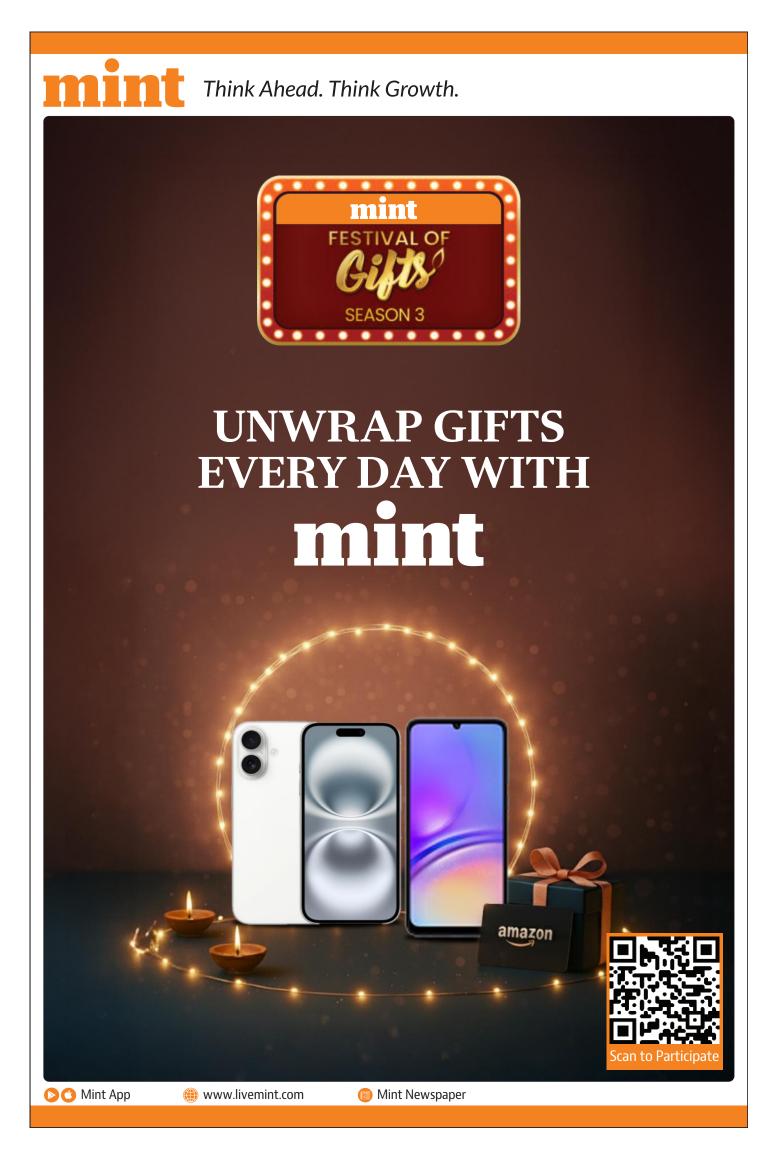
The results of the Postal Ballot will be announced on or before 5:00 P.M (IST), October 31, 2025. The results will be displayed on the notice board of the Company at its Registered Office and its Corporate Office. The results will also be uploaded on the website of the Company, website of NSDL and will also be intimated to NSE and BSE.

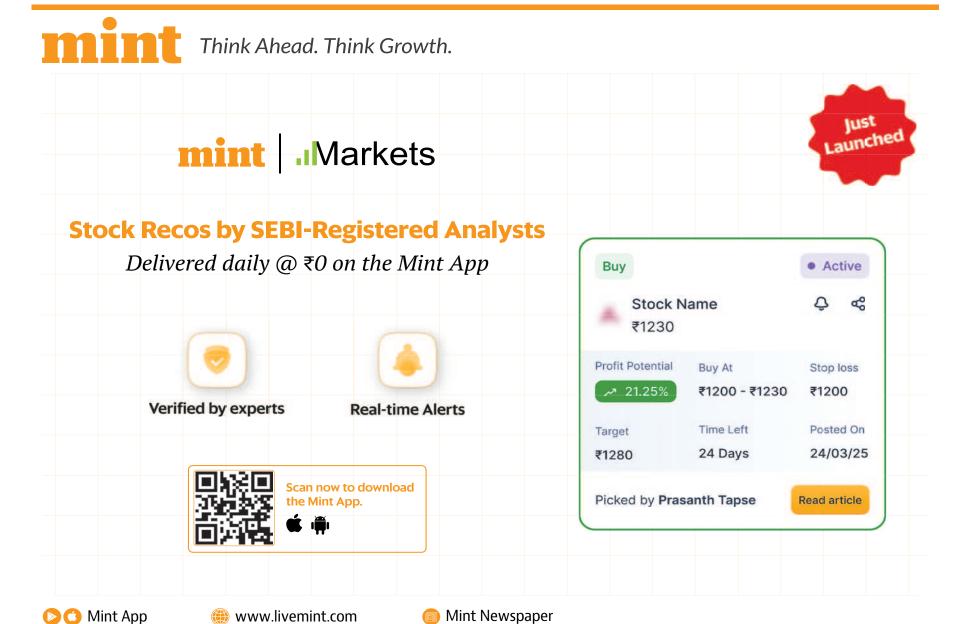
For any queries relating to remote e-voting process, members may refer the Frequently Asked Questions ('FAQs') for members and e-voting user manual for members available at the download section of <a href="www.evoting.nsdl.com">www.evoting.nsdl.com</a> or call at 022 - 4886 7000 or send a request to Ms. Pallavi Mhatre, Senior Manager, National Securities Depository Ltd., 301, 3rd Floor, Naman Chamber, Plot C-32, G-Block, Bandra Kurla Complex, Bandra East, Mumbai, Maharashtra - 400051 at the designated email ID: <a href="www.evoting@nsdl.com">evoting@nsdl.com</a>.

Date : September 29, 2025 Place: Noida (U.P.) For HCL Technologies Limited

Sd/-Manish Anand Company Secretary Membership No. F-5022







### जीई पॉवर इंडिया लिमिटेड

मीआयणनः एल७×१×०एमएच१९९२पीएलसी०६८३७९ नोंदणीकत कार्यालयः रिगस मॅग्नम बिझनेस सेंटर. ११ वा मजला, प्लॉटिना, ब्लॉक जी, प्लॉट सी-५९, बीकेसी, वांद्रे (पू.), मुंबई, महाराष्ट्र-४०००५१. दू. क्र.: +९१ २२ ६८८४१७४१ वेबसाईटः https://www.gevernova.com/regions/asia/in/ge-power-india-limited

### सभासदांना सूचना

- १. गुंतवणूकदारांना गुंतवणूक सुलभ करण्यासाठी आणि ज्यांनी खरेदी केलेल्या सिक्युरिटीजमध्ये गुंतवणूकदारांचे हक सरक्षित सेबीने २ जुलै २०२५ रोजीच्या परिपत्रक सेबी/एचओ/एमआयआरएसडी/ एमआयआरएसडी/पीओडी/पी/सीआयआर/२०२५/९७ द्वारे केवळ १ एप्रिल २०१९ च्या अंतिम मृदतीपूर्वी दाखल केलेल्या आणि कागदपत्रांमध्ये/प्रक्रियेत कमतरता असल्यामुळे नाकारलेल्या/परत केलेल्या/लक्ष न दिलेल्या हस्तांतरण विलेखाकरण्यासाठी पुन्हा सादर ७ जुलै २०२५ ते ६ जानेवारी २०२६ या सहा महिन्यांच्या कालावधीसाठी एक विशेष विंडो उघडली आहे. या कालावधीत, हस्तांतरणासाठी पुन्हा सादर केलेल्या/प्रलंबित असलेल्या सिक्यरिटीज फक्त डीमॅट पदातीने जारी केल्या जातील. अशा हस्तांतरण-सह-डीमॅट विनंत्यांसाठी योग्य प्रक्रिया अवलंबली जाईल.
- शिवाय. पॅन. केवायसी. बँक तपशील, ईमेल आयडी आणि नमुना स्वाक्षरीसह संपर्क तपशील आणि आधार क्रमांकासह पॅनची अनिवार्य लिंकिंग अद्यतिनत करण्याची विनंती केली जाते. तुमच्या डीपी/आरटीएकडे कंपनी तुम्हाला तुमचे नामांकन तपशील देखील अपडेट करण्याची विनंती करते. सदस्यांना विनंती आहे की त्यांनी संबंधित परिपत्रकांमध्ये नमूद केलेल्या पद्धतीने त्यांचे
- शिवाय, गुंतवणूकदार शिक्षण आणि संरक्षण निधी प्राधिकरण (आयईपीएफए), कॉर्पोरेट व्यवहार मंत्रालय (एमसीए) यांनी १६ जुलै २०२५ रोजी जारी केलेल्या विनंती पत्रानुसार आणि गुंतवणूकदारांच्या शिक्षण आणि सुविधांसाठीच्या निवेशक शिबिर आणि आयईपीएफएच्या व्यापक मोहिमेच्या उद्दिष्टांनुसार, २८ जुलै २०२५ ते ६ नोव्हेंबर २०२५ पर्यंत नियोजित ''सक्षम निवेशक -१०० दिवसांच्या मोहिम'' च्या लाँच अंतर्गत भागधारक लाभ घेऊ शकतात. या उपक्रमाचा उद्देश गृतवणुकदारांमध्ये जागरूकता निर्माण करणे आणि दावा न केलेल्या लाभांश आणि शेअर्सशी संबंधित प्रलंबित समस्यांचे निराकरण करणे, केवायसी आणि नामांकन तपशीलांचे अद्यतन करणे आणि गुंतवणूकदारांना त्यांचे योग्य हक्क मिळविण्यास सक्षम करणे आहे.

वरील आवश्यकतांबाबत तुमच्या चिंता/प्रश्न सादर करण्यास सक्षम करण्यासाठी आमच्या आरटीएचे संपर्क तपशील खालीलप्रमाणे

रजिस्ट्रार आणि शेअर ट्रान्सफर एजंट:

केफिन टेक्नॉलॉजीज लिमिटेड सेलेनियम टॉवर बी, प्लॉट ३१ आणि ३२, फायनान्शियल

डिस्ट्रिक्ट, नानकरामगुडा, सेरिलिंगमपल्ली

मंडळ, हैदराबाद - ५०००३२, तेलंगणा फोन: १८०० ३०८ ४००१

वेबसाईट: www.kintech.com

ई-मेल आयडी: einward.ris@kintech.com

कर्जदाराचे नाव

सर्व संबंधित परिपत्रकांच्या प्रती www.gevernova.com/regions/asia/in/ge-power-india-limited आणि https://ris.kfin tech.com/clientservices/isc/sebi.aspx येथे उपलब्ध आहेत

**ठिकाणः** नॉयडा दिनांकः २९ सप्टेंबर, २०२५

कामना तिवारी कंपनी सेक्रटरी आणि अनुपालन अधिकारी

संचालक मंडळाच्या आदेशावरून जीई पॉवर इंडिया लिमिटेड साठी

स्थावर मिळकतीचे वर्णन

प्राधिकत अधिकार



अनु

# अभ्युदय को – ऑप. बँक लि. (मल्टि-स्टेट शेड्युल्ड बँक)

वसुली विभाग : श्रम साफल्य बिल्डिंग, ६३, जी.डी. आवेकर मार्ग, परळ गाव, मुंबई-४०००१२ टेलि. ८५९१९४८७१२, ८१६९४५२७१३, २७१९, ईमेल : recovery@abhyudayabank.com

(नियम ८(१) अन्वये)

### कब्जा सूचना

ज्याअर्थी, निम्नस्वाक्षरीकार हे **अभ्युदय को-ऑप बँक लि.** चे प्राधिकृत अधिकारी या नात्याने दि सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल ॲसेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (५४ सन २००२) अन्वये कलम १३ (१२) सहवाचता **सिक्युरीटी इंटरेस्ट (एन्फोर्समेंट) रुल्स २००२** च्या नियम ३ अन्वये **मागणी सूचना** निर्गमित करुन सूचनेमधील नमुद सदर रकमेची परतफेड करण्यात सदर सूचना प्राप्तीच्या तारखेच्या ६० दिवसांत करण्यास सांगण्यात आले आहे. सदर रकमेची परतफेड करण्यात कर्जदार आणि मिळकतीचे मालक असमर्थ ठरल्याने याद्वारे कर्जदार आणि सर्वसामान्य जनतेला सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी येथे खाली वर्णन केलेल्या मिळकतीचा **प्रत्यक्ष कब्जा** सदर ॲक्टच्या कलम १३ च्या पोट कलम (४) सहवाचता सिक्युरीटी इंटरेस्ट एन्फोर्समेंट रुल्स २००२ च्या नियम ८ अन्वये प्राप्त अधिकारांचा वापर करून घेतला. तारण मत्तेच्या भरण्याकरिता उपलब्ध वेळेच्या संदर्भात ॲक्टच्या कलम १३ उप-कलम (८) च्या तरतुर्दीकडे कर्जदारांचे लक्ष वेधून घेतले जात आहे. विशेषत: कर्जदार आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, सदर मिळकतीशी कोणताही व्यवहार करू नये आणि सदर मिळकतीशी करण्यात आलेला कोणताही व्यवहार हा **अभ्युदय को-ऑप बँक लि.** भाराअधीन राहील.

मागणी सूचनेची तारीख कब्जाची

क्र.		आणि थकित रक्कम	तारीख	
	मे. श्री. कैलाश इंजिनियरिंग वर्क्स	०९.१२.२०२५	२६.०९.२०२५	१) फ्लॅट क्र.७०३, मोजमापित ७५० चौ.फू. (बिल्ट
٤.	यांचे मालक,	<b>रु. १,६२,८१,७७९/</b> -	प्रत्यक्ष कब्जा	अप क्षेत्र) ७वा मजला वर, बिल्डिंग क्र. ए-८,
	श्री. संजय कैलाशनाथ गुप्ता,	+ ०१.१२.२०१५ पासून		योगीधाम ए-८ पर्थ सीएचएस लि., वर बांधकमित
	(कर्जदार आणि मालक)	पुढील व्याज		जिमन धारक सर्व्हे क्र. २४, हिस्सा क्र.२, गाव
	श्री. अशोककुमार ए. अग्रहारी			गौरीपाडा, तालुका कल्याण, जिल्हा ठाणे एकत्रित सह
	(हमीदार)			फर्निचर, फिक्स्चर ॲण्ड फिटिंग्ज त्यावर वर्तमान आणि
	श्री. अजय कैलाशनाथ गुप्ता			भविष्य दोन्ही., श्री. अजय कैलाशनाथ गुप्ता आणि
	(हमीदार आणि मालक)			श्री. कैलाशनाथ भगवानदास गुप्ता यांचाद्वारे
	श्री. कैलाशनाथ बी. गुप्ता			मालकीचे.
	(हमीदार आणि मालक)			२) फ्लॅट क्र.७०७, मोजमापित ७५० चौ.फू. (बिल्ट
	सौ. तेत्रादेवी के. गुप्ता			अप क्षेत्र) ७वा मजला वर, बिल्डिंग क्र. ए-८,
	(हमीदार आणि मालक)			योगीधाम ए-७ किंग्स्टन सीएचएस लि., वर बांधकमित
				जिमन धारक सर्व्हे क्र. २४, हिस्सा क्र.२, गाव
				गौरीपाडा, तालुका कल्याण, जिल्हा ठाणे एकत्रित सह
				फर्निचर, फिक्स्चर ॲण्ड फिटिंग्ज त्यावर वर्तमान आणि
				भविष्य दोन्ही., श्री. संजय कैलाशनाथ गुप्ता आणि
				सौ. तेत्रादेवी कैलाशनाथ गुप्ता यांचाद्वारे
				मालकीचे.
				३) शॉप क्र.३, तळ मजला वर मोजमापित सुमारे
				२३.२३ चौ.मीटर्स. (बिल्ट अप क्षेत्र) शिव अमृत धाम
				अशा ज्ञात बिल्डिंग क्र. ४ मधील बांधकमित जमिन
				धारक सर्व्हे क्र. २२, हिस्सा क्र.१ (पी), सर्व्हे क्र.२३,
				हिस्सा क्र. भाग येथे स्थित गाव गौरीपाडा, तालुका
				कल्याण, जिल्हा ठाणे एकत्रित सह फर्निचर, फिक्स्चर
				अँण्ड फिटिंग्ज त्यावर वर्तमान आणि भविष्य दोन्ही.,
				श्री. संजय कैलाशनाथ गुप्ता यांचाद्वारे मालकीचे.
				सही/-

दिनांक : ३०.०९.२०२५ स्थळ : कल्याण

(उपरोल्लेखित मराठी मजकुरामध्ये काही संदिग्धता असल्यास / आढळल्यास इंग्रजी मजकूर ग्राह्म मानावा.) अभ्युदय को-अँप. बँक लि.

वामा मनेना वाणील मद शकीव गावीव किंगव मिळकवीनमा लिलावानी जिलावानमा मर्ग

कर्जटार /सट-कर्जटार /

कॉर्पोरेट कार्यालय: आयसीआयसीआय होम फायनान्स कंपनी लिमिटेड, आयसीआयसीआय PICICI Home Finance एचएफसी टॉबर, अंधेरी कुर्ता रोड, अंधेरी (पूर्व), मुंबई ४०००५९, भारत

गाखा कार्यालयः १ला मजला, कार्यालय क्र. पीओ२/१४७, हार्मनी प्लाझा, एसबीआय समोर, जि.-पालघर-४०१५०१, शाखा कार्यालयः २रा मजला, कार्यालय २०४, जंकशन ४०६, प्लॉट क्र ०६/१बी, टक्का रोड, पनवेल पश्चिम- ४१०२०६, शाखा कार्यालयः कार्यालय क्र. एफबी-७. एफबी-११७, एफबी-११८, एफबी-११९, १ला मजला, हायलँड कार्पोरेट सेंटर, कापुरबावः

### (नियम ८ (६) साठी परंतुके पहा) स्थावर मत्तांच्या विक्रीकरिता सूचना

सेक्यरिटायझेशन अँड रिकन्स्टक्शन ऑफ फायनान्शिअल ॲसेट्स अँड एन्फोर्समेंट ऑफ सिक्यरिटी इंटरेस्ट ॲक्ट. २००२ सहवाचता सिक्यरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स. २००२ चे नियम ८(६

चे परंतुकान्वये स्थावर मत्तेच्या विक्रीकारता ई-लिलाव विक्री सुचना सर्वसामान्य जनता आणि विशेषतः कर्जदार आणि हमीदार यांना सूचना याद्वारे देण्यात येते की, खालील वर्णिलेली स्थावर मिळकत तारण धनकॉकडे गहाण/प्रभारित आहे, जिचा ताब आयसीआयसीआय होम फायनान्स कंपनी लि. च्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे. ती या खाली दिलेल्या संक्षिप्त तपशीलानुसार''जे आहे जेथे आहे'', ''जे आहे जसे आहे'' आणि ''जे कार्ह आहे तेथे आहे'' तत्त्वाने विकण्यात येणार आहे:-

अ.	कर्जदार/सह-कर्जदार/	तारण मत्तेचा तपशील सह	थकीत	राखीव किंमत	मिळकतीच्या	लिलावाची	लिलावाच्या	सरफैसी
क्र.	हमीदार/ कायदेशीर	काही असल्यास ज्ञात भार	रक्कम	इसारा अनामत	निरीक्षणाची	तारीख	तारखेच्या एक	टप्पा
<b> </b>	वारसदारांचे नाव/ कर्ज खाते क्र.			रक्कम	तारीख आणि	व वेळ	दिवस आधी	
l					वेळ			
(y)	(बी)	(सी)	(डी)	(ई)	(एफ)	(जी)	(एच)	(आय)
٧.	मोहम्मद फिरोज अली (कर्जदार)	फ्लॅट क्र. २०२, २रा मजला, बी	₹. १८,८२,	₹.	ऑक्टोबर	ऑक्टोबर	ऑक्टोबर	सांकेतिक
<b> </b>	सालेहाबीबी सर्व (सह-कर्जदार)	विंग, शांती अपार्टमेंट, स क्र.	६९३.००/-	२९,७६,७५०/-	०९, २०२५	१६, २०२५	१५,२०२५	कब्जा
<b> </b>	लॅन क्र.	२४/५, पी के रोड, सोनाली	सप्टेंबर	₹.	स. ११:०० ते	दु. ०२:०० ते	सायं.	
<b> </b>	एनएचएमयुएम००००१२४५६८९	हॉटेलसमोर, मीरा भाईंदर रोड,	२४,२०२५	२,९७,६७५/-	दु. ०३:००	दु. ०३:००	५:०० वा.	
		ठाणे महाराष्ट्र-४०११०७					पूर्वी	
₹.	रियाझ अहमदनूर मोहम्मद शेख	फ्लॅट क्र. २०३, विंग बी च्या	रू. १३,५६,	₹.	ऑक्टोबर	ऑक्टोबर	ऑक्टोबर	सांकेतिक
<b> </b>	(कर्जदार)	दुसऱ्या मजल्यावर, विंग बी,	४६४.००/-	१५,५३,८६४/-	०९, २०२५	१६, २०२५	१५,२०२५	कब्जा
<b> </b>	झरीना रियाजाहमद शेख (सह-कर्जदार)	टाइप-डी१, इमारत क्र १,	सप्टेंबर	₹ <u></u>	स. ११:०० ते	दु. ०२:०० ते	सायं.	
<b> </b>	लॅन क्र.	पॅरामाउंट एन्क्लेव्ह फेज २	२४,२०२५	१,५५,३८६/-	दु. ०३:००	दु. ०३:००	५:०० वा.	
<b> </b>	एलएचव्हीएसआय००००१३४९१८७	नावाच्या इमारतीमध्ये, गाव		1, (1, (01)			पूर्वी	
<b> </b>	आणि	माहीम, तालुका आणि जिल्हा						
<b> </b>	एलएचव्हीएसआय००००१३४९१८८	पालघर पश्चिम महाराष्ट्र-						
<b> </b>		४०१४०४ चे ते सर्व भाग आणि						
l		विभाग						
₹.	त्रिवेणीप्रसाद केशवप्रसाद दुबे (कर्जदार)	फ्लॅट क्र. ३०४, ३रा मजला,	रू. १३,५७,	₹.	ऑक्टोबर	ऑक्टोबर	ऑक्टोबर	सांकेतिक
<b> </b>	सुनीता त्रिवेणीप्रसाद दुबे (सह-	इमारत क्र. ९, सी विंग, सृष्टी	३१८.००/-	१६,७६,७००/-	०९, २०२५	१६, २०२५	१५,२०२५	कब्जा
<b> </b>	कर्जदार),	सिद्धी राजेंद्र सृष्टी, सर्व्हे क्र.	सप्टेंबर	₹.	स. ११:०० ते	दु. ०२:०० ते	सायं.	
<b> </b>	लॅन क्र. एलएचएमयुएम	४१०/५४१/२, ४११/६,	२४,२०२५	१,६७,६७०/-	दु. ०३:००	दु. ०३:००	५:०० वा. 	
<b> </b>	००००१२७६८३५ आणि	888/6,888/6,638/80,					पूर्वी	
<b> </b>	एनएचएमयुएम००००१२७६८४०	माहीम रोड, पालघर पश्चिम, पालघर, महाराष्ट्र-०१४४						
l –			- >>>					
٧.	आरती ज्ञानदेव बाळकर (कर्जदार)	फ्लॅट क्र. ७०८, सातव्या	₹. ३२,३७,	₹.	ऑक्टोबर	ऑक्टोबर	ऑक्टोबर	प्रत्यक्ष
<b> </b>	ज्ञानदेव नामदेव बाळकर (सह-	मजल्यावरील विंग एफ, इमारत	२७१.००/- सप्टेंबर	२७,४७,१९६/-	०९, २०२५	१६, २०२५	१५,२०२५ सायं.	कब्जा
<b> </b>	कर्जदार), लॅन	क्र. १, ज्याला साई अभ्युदय कॉम्प्लेक्स बिल्डिंग क्र. १ म्हणून	२४,२०२५	₹.	स. ११:०० ते दु. ०३:००	दु. ०२:०० ते दु. ०३:००	५:०० वा.	
<b> </b>	क्र. एलएचबीओव्ही००००१६०२१८७	ओळखले जाणारे , विंग ई आणि	10,1011	२,७४,७२०१-	9. 04.00	9. 04.00	पूर्वी	
<b> </b>	W. 6(1644)01126122227427750	एफ, स. क्र. २६५, निलेमोरे गाव,					791	
<b> </b>		नालासोपारा पश्चिम, ता. वसई,						
<b> </b>		जि. पालघर महाराष्ट्र- ४०१२०३						
<b> </b>		चे ते सर्व भाग आणि विभाग						
۷.	अनिल कुमार मंडल (कर्जदार)	फ्लॅट क्र. ३०२,३रा मजला, ए	₹. २८,६३,	₹.	ऑक्टोबर	ऑक्टोबर	ऑक्टोबर	सांकेतिक
II "	माला अनिल मंडल (सह-कर्जदार),	विंग, साई गॅलेक्सी म्हणून	928.00/-	२३,८६,२६०/-	०९, २०२५	१६, २०२५	१५,२०२५	कब्जा
<b> </b>	लॅन क्र.	ओळखल्या जाणाऱ्या इमारतीत,	सप्टेंबर		स. ११:०० ते	दु. ०२:०० ते	सायं.	
<b> </b>	एलएचयुएलएच००००१४५६८३३	गट क्र. २५, हिस्सा क्र. १,	२४,२०२५	रू. २,३८,६२६/-	दु. ०३:००	दु. ०३:००	५:०० वा.	
<b> </b>	आणि	उसरली खुर्द गाव, तलाठी साजा		7,40,474/-	,	,	पूर्वी	
<b> </b>	एलएचयुएलएच००००१४५६९०१	विचुंबे, तालुका पनवेल, जिल्हा					_ ~	
<b> </b>		रायगड, महाराष्ट्र - ४१०२०६						
		येथे स्थित						
ξ.	मोहम्मद शबान मोहम्मद शादाब खान	फ्लॅट क्र. १०८, पहिला मजला,	रू. १६,९९,	₹.	ऑक्टोबर	ऑक्टोबर	ऑक्टोबर	सांकेतिक
	(कर्जदार)	साई धाम अशा ज्ञात प्रकल्पामध्ये,	७५३.९३/-	१३,१२,२००/-	०९, २०२५	१६, २०२५	१५,२०२५	कब्जा
	झिनत बानो शबान खान (सह-	सर्व्हें क्र. ९०, प्लॉट क्र. ३० आणि	सप्टेंबर		स. ११:०० ते	दु. ०२:०० ते	सायं.	
	कर्जदार),	३१, गाव धामोटे, ता. कर्जत,	२४,२०२५	₹.	दु. ०३:००	दु. ०३:००	५:०० वा.	
	लॅन क्र.	जिल्हा रायगड, महाराष्ट्र -		१,३१,२२०/-			पूर्वी	
	एलएचव्हीएसएच००००१५५६२१४	४१०२०१ चे ते सर्व भाग आणि						
	आणि	विभाग.						
	एलएचव्हीएसएच००००१५५६२२१							

ऑनलाईन लिलाव हा लिलाव एजन्सी व्हॅल्यू ट्रस्ट कॅपिटल सर्व्हिसेस प्रायव्हेट लिमिटेड ची वेबसाईट (युआरएल लिंक – https://BigDeal.in) वर करण्यात येईल. गहाणदार/नोटीसी यांन <mark>ऑक्टोबर १५, २०१५ रोजी सार्य. ०५.०० पूर्वी</mark> पर्यंत पुटील व्याजासह एकूण धकवाकी भरण्याची अतिम संघी देण्यात येजाहे, अन्यथा तराण मत्ता वरील वेळाणका येईल. संभाव्य बोलीदारांनी **आयसीआयहोम फायनान्स कंपनी लिमिटेड**, या मजकूराच्या वर नमूद केलेल्या शाखा कार्यालयाच्या पत्यावर इसारा अनामत रक्कम (इअर) चा आरटीजीएस/डिमा ड्राफ्ट (डीडी) (कॉलम ई मध्ये उद्वेखित) <mark>ऑक्टोबर १५, २०२५ रोजी किंवा पूर्वी दु. ०४.०० पूर्वी सादर करणे आवश्यक आहे. संभाव्य बोलीदारांनी नॉदणी प्रपत्नाची स्वाक्षांकित प्रत आणि बोली. अटी आणि शतींचे प्रपत्न **ऑक्टोबर १५, २०२५ रोजी किंवा पूर्वी दु. ०५.०० पूर्वी आयसीआयसीआय होम फायनान्स कंपनी लिमिटेड,** या मजकूराच्या वर नमूद केलेल्या शाख कार्यालयाच्या पत्यावर सादर करावे. इसारा अनामत डिमांड ड्राफ्ट (डिडी) या मजकूराच्या वर नमूद केलेल्या शाखा कार्यालय येथे देय **आयसीआयसीआय होम फायनान्स कंपनी लिमिटेड-**</mark> **लिलाव** च्या नावे नॅशनलाईज्ड/शेड्यल्ड बँकेवरील असणे आवश्यक आहे.

निरक्षण, लिलावाच्या अटी आणि शर्ती किंवा निविदा सादर करण्याच्या संदर्भातील पुढील कुठल्याही स्पष्टिकरणासाठी कृपया ९९२०८०७३०० वर **आयसीआयसीआय होम फायनान्स कंप**नं

व्राधिकृत अधिकाऱ्यांनी कोणतेही कारण न देता कोणातीही किंवा सर्व बोली फेटाळण्याचे अधिकार राखुन ठेवले आहेत विक्रीच्या तपशीलवार अटी व शर्तींसाठी कृपया https://www.icicihfc.com/ यावर भेट द्या

दिनांक : सप्टेंबर ३०, २०२५

प्राधिकृत अधिकारी, "आयसीआयसीआय होम फायनान्स कंपनी लिमिटेड



सुष्टी कॉम्प्लेक्स शाखा दकान क्र. २०. सूर्या शॉपिंग सेन्टर, सृष्टी कॉम्प्लेक्स, मीरा रोड (पूर्व), ठाणे - ४०१ १०७ ईमेल: : vjmiro@bankofbaroda.com

#### कब्जा सचना

(सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८(१) अन्वये)

. मे. निर्मल एंटरप्रायझेस (प्रोप्रायटरी फर्म) तर्फे प्रोप्रा. श्री. हरीशंकर बगोरा . हरीशंकर बगोरा प्रोप्रा. मे. निर्मल एंटरप्रायझेस, दुकान क्र. ४/५, बी-११/१२, सेक्टर क्र. १०, शांतिनगर

मीरा रोड (पर्व), ठाणे ४०११०७ ऑफ फायनान्शिअल ॲसेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट (सेकंड) ॲक्ट, २००२ आणि कलम १३(९२) महवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून **दिनांक** ११/०६/२०२५ रोजी एक मागणी सूचना जारी करून सदर ॲक्टच्या कलम १३(२) अंतर्गत कर्वदार में. निर्मल एंटरप्रायझेस (प्रोजा. श्री. हरीशंकर खेमा राज बगोरा) व श्री. तुषार हरीशंकर बगोरा व श्रीमती पुष्पा हरीशंकर बगोरा (सह अर्जदार) यांना सूचनेत नमूद केलेली रक्कम रु. १६,३३,२३२.२२/ – (रुपये सोळा लाख तेहतीस हजार दोनशे एकोणचाळीस आणि बावीस पैसे मात्र) १०.०६.२०२५ रोजीस या परतफेड सदर सूचना प्राप्तीच्या तारखेपासून ॰ दिवसांत करण्यास सांगितले होते.

रकमेची परतफेड करण्यात कर्जदार असमर्थ ठरल्याने. याद्वारे कर्जदार आणि सर्वसामान्य जनतेला सचना देण्यात येते की. नेम्नस्वाक्षरीकारांनी खालील वर्णन मिळकतीचा **कब्जा** सदर ॲक्टच्या कलम १३ च्या उप कलम (४) सहवाचता सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ च्या नियम ८ अन्वये त्याला/तिला प्रदान करण्यात आलेल्या शक्तींचा वापर करून . दिनांक ह्या **११ जून, २०२५** रोजी घेतला.

वेशेषत: कर्जदार/हमीदार/गहाणदार आणि सर्वसामान्य जनतेला यादारे इशारा देण्यात येतो की. उक्त मिळकतीशी व्यवहा करू नये व सदर मिळकतीशी केलेला कोणताही व्यवहार हा **बँक ऑफ बडोदाच्या** रक्कम **रु. १६,३३,२३९.२२/- (रुपये** नकत्त्रपुर चार्चा नायक्ष्माता नक्षारा जानाका व्यवस्था क्ष्मात्र जाक्ष्मात्रपुर क्षमात्रपुर हु। १९४५ सीळा लाख्य सीळा लाख तेहतीस हुनार दोनगे एकोणचाळीस आणि वावीस पेसे मात्रा १०.०६, २०१५ गोजीस तारण मत्तांच्या विमोचनाकरिता उपलब्ध वेळेत ॲक्टचे कलम १३ च्या पोट कलम (८) च्या तस्तुर्दीनुसार कर्जदारांचे लक्ष वेधण्यात येत आहे.

#### स्थावर मिळकतीचे वर्णन:

दुकान क्र. १३, तळमजला, इमारत क्र. ए–१०/११, सेक्टर क्र. १०, शांतिनगर, मीरा रोड पूर्व, ठाणे ४०११०७. ु अंदाजे क्षेत्रफळ मोजमापित २१६ चौ.फु., धारक जुना स. क्र. १८, गाव मीरा, तालुका व जिल्हा ठाणे, मिरा-भाईंदर महानगरपालिकेच्या कार्यक्षेत्रात व मीरा उपनोंदणी कार्यालयाच्या कार्यक्षेत्रात. सीमाबद्ध : उत्तर दिशेस : इतर इमारत दक्षिण दिशेस - अंतर्गत रस्ता

पूर्व दिशेस : दकान क्र. १४ पश्चिम दिशेस : दकान क्र. १२ देनांक : २४.०९.२०२५

प्राधिकृत अधिकारी बँक ऑफ बडोदा ठिकाण : ठाणे

कर्जदार, सह-कर्जदारांचे नाव आणि कलम १३(२) अन्वये मागणी

### वास्तु हाऊसिंग फायनान्स कॉर्पोरेशन लि.

युनिट २०३ आणि २०४, २रा मजला, "ए" विंग, नवभारत इस्टेट, झकारिया बंदर रोड, शिवडी (पश्चिम), मुंबई ४०००१५. महाराष्ट्र. सीआयएन क्र.: यु६५९२२एमएच२००५पीएलसी२७२५०१

गराण मिलकतीचे वर्णन

### सिक्युरिटायझेशन ॲक्ट, २००२ च्या कलम १३(२) अन्वये मागणी सूचना

ज्याअर्थी, वास्तु हाऊसिंग फायनान्स कॉर्पोरेशन लि. यांनी त्यांचे मुख्य कार्यालय मुंबई द्वारा खालील कर्जदार/हमीदार/गहाणदार यांना व्हीएचएफसीएल यांच्याकडून त्यांनी घेतलेल्या पत सुविधेची मुहल आणि व्याजाच्या रकमेची परतफेड करण्यास कसूर केल्यामुळ सूचना जारी केली आणि सदर सुविधा नॉन-परफॉर्मिंग ॲसेटस् झाल्या आहेत. त्यांना सिक्युरिटायजेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेट्स ॲन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ चे कलम १३(२) अन्वये त्यांच्या शेवटच्या माहित असलेल्या पत्यावर सूचना जारी केल्या, तथापि त्याची बजावणी न होता त्या परत आल्या आणि त्यामुळे त्यांना याद्वारे त्याबद्दल जाहीर सूचनेच्याद्वारे कळविण्यात येत

कर्ज खाते क्र.	सूचनेची तारिख	<b>Q</b> (1) <b>12 1 1 1 1 1 1 1 1 1 1</b>
अप्पासाहेब रंगनाथ खाकले (अर्जदार), कविता अप्पासाहेब खाकले (सह-कर्जदार)	१३-ऑगस्ट-२५ रु. १३१०२०४/- ११-ऑगस्ट-२५ रोजीस सह त्यावरील	फ्लॅट क्र. ३०१, ३रा मजला, सी विंग, आरती कॉम्प्लेक्स, सर्वे क्र. २०, एच. क्र. २६- बी, चिंचपाडा, ता. अंबरनाथ, जि. – ठाणे, मोजमापित क्षेत्र ५०० चौरस फूट. उत्तर – सदगुरू चाळ यांची मिळकत, दक्षिण – रस्ता, पूर्व – जंगल, पश्चिम – स. क्र. २०/२६.
एचएल०००००००७६५४	पुढील व्याज आणि प्रभार	
अवेश अल्लराखा मोदी (अर्जदार), फराजाना अवेश मोदी (सह-कर्जदार)	२५-ऑगस्ट-२५ रु. २०८८७९२/- १९-ऑगस्ट-२५ रोजीस सह	गाळा क्र. १, तळ मजल्यावर, मोज. ३५० चौ. फू. (बिल्ट-अप) आणि गाळा क्र. २ व ३, दोन्हीही तळ मजल्यावर, मोज. ३५० चौ. फू. (बिल्ट-अप), ''एस. के. रेसिडेन्सी'' नावाच्या इमारतीमध्ये, सीएस क्र. ५०९ येथे गाव आणि तालुका जन्हार, जिल्हा
एलपी०००००००८९७२१आणि एलपी०००००००८९०३४	त्यावरील पुढील व्याज आणि प्रभार	पालघर, महाराष्ट्र ४०१६०५. उत्तर – जब्हार नाशिक रोड, दक्षिण – सीएस क्र. ५०७ आणि श्री. भोये यांचे घर, पूर्व – सीएस क्र. ५१० व श्री. प्रभाकर यांचे घर, पश्चिम – सीएस क्र. ५०८ व श्री. लोखंडे यांचे घर.

सुचनेच्या पर्यायी बजावणीकरिता पावले उचलण्यात येत आहेत. वरील कर्जदार, सह-कर्जदार आणि/किंवा त्यांचे हमीदार (जेथे जेथे लागू असलेले) यांना सदर सुचनेच्या प्रीसेध्दीच्या तारखेपासून ६० दिवसांत थकबाकी चुकती करण्याचा सल्ला देण्यात येत आहे, कसूर केल्यास सिक्युरिटायजेशन ॲन्ड रिकन्स्ट्रक्शन ऑफ फायनान्शियल ॲसेटस ॲन्ड एन्फोर्समेंट ऑफ सिक्यरिटी इंटरेस्ट ॲक्ट. २००२ च्या तरतटींनसार सदर सचनेच्या तारखेच्या ६० दिवसांच्या समाप्तीनंतर पढील पढील पावले उचलण्यात

कृपया कळविण्यात येते की, सदर सूचना ही कर्जदार/हमीदार/गहाणकार यांना कळविणारी कलम १३(१३) अन्वये सुध्दा आहे की सदर गहाण मिळकत विक्री /भाडेपट्टा /हस्तांतरित करता येणार नाही

तारीखः ३०.०९.२०२५ वास्तु हाऊसिंग फायनान्स कॉर्पोरेशन लि ठिकाण: मुंबई

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### **PUBLIC ANNOUNCEMENT**



### VISHVARAJ ENVIRONMENT LIMITED

Our Company was incorporated on September 22, 2008, as a private limited company under the Companies Act, 1956, under the name 'Vishvaraj Environment Private Limited', pursuant to a certificate of Our Company was incorporated on September 22, 2008, as a private limited company under the Companies Act, 1996, under the name "visivarial Environment Private Limited", persuant to a certificate of incorporation dated September 22, 2008, issued by the Registerar of Companies, Maharashtra at Mumbai ("Roc"). Furthermore, our Company was subsequently converted from a private limited company to a public limited company pursuant to a resolution passed by our Board and by our Shareholders on March 25, 2025 and March 28, 2025, respectively, the name of our Company was changed from "Vishvaraj Environment Private Limited" vishvaraj Environment Limited" under the Companies Act, 2013. A fresh certificate of incorporation dated June 5, 2025 was issued by the RoC consequent to our Company's conversion into a public limited company. For details in relation to the changes in the registered office of our Company, see "History and Certain Corporate Matters - Changes in our registered office" on page 325 of the draft red herring prospectus dated September 29, 2025 ("DRHP").

### Corporate Identity Number: U74999MH2008PLC186950

Registered Office: 116A, 11th Floor, Maker Chambers VI, 220 Nariman Point, Mumbai - 400 021, Maharashtra, India

Corporate Office: 4<sup>th</sup> Floor, Madhu Madhav Tower, Laxmi Bhuvan Square, Dharampeth, Nagpur - 440 010, Maharashtra, India, Contact Person: Sunil Kumar Sharma, Chief Compliance Officer and Amit Ashokrao Sonkusare, Company Secretary; Telephone: 022-22881211/ 62290000; E-mail: compliance@vishvaraj.in; Website: www.vishvaraj.ir

#### OUR PROMOTERS: ARUN HANUMANDAS LAKHANI, VANDANA ARUN LAKHANI, SARANG ARUN LAKHANEE, SIDHAARTHA ARUN LAKHANEE AND PRÉMIER FINANCIAL SERVICES PRIVATE LIMITED

INITIAL PUBLIC OFFERING OF UP TO [●] EQUITY SHARES OF FACE VALUE OF ₹5 EACH (THE "EQUITY SHARES") OF VISHVARAJ ENVIRONMENT LIMITED ("OUR COMPANY" OR "THE COMPANY" OR "THE ISSUER") FOR CASH AT A PRICE OF ₹[●] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹ [●] PER EQUITY SHARE) (THE "OFFER PRICE") AGGREGATING UP TO ₹ 22,500 MILLION (THE "OFFER") COMPRISING A FRESH ISSUE OF UP TO [●] EQUITY SHARES OF FACE VALUE OF ₹5 EACH AGGREGATING UP TO ₹ 12,800 MILLION BY OUR COMPANY (THE "FRESH ISSUE") AND AN OFFER FOR SALE OF UP TO [●] EQUITY SHARES OF FACE VALUE OF ₹5 EACH ("OFFERED SHARES") AGGREGATING UP TO ₹ 10,000 MILLION BY PREMIER FINANCIAL SERVICES PRIVATE LIMITED (THE "OFFER FOR SALE", AND SUCH SHAREHOLDER OFFERING THE PORTION OF THE OFFERED SHARES IS REFERRED TO AS THE "PROMOTER SELLING SHAREHOLDER"). THE OFFER INCLUDES A RESERVATION OF UP TO [●] EQUITY SHARES AGGREGATING UP TO ₹ [●] MILLION (CONSTITUTING UP TO [●]% OF THE POST-OFFER PAID-UP EQUITY SHARE CAPITAL), FOR SUBSCRIPTION BY ELIGIBLE EMPLOYEE(S) (THE "EMPLOYEE RESERVATION PORTION"). OUR COMPANY, IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGERS ("BRLMS"), MAY OFFER A DISCOUNT OF UP TO [♠]% (EQUIVALENT OF ₹ [♠] PER EQUITY SHARE TO THE OFFER PRICE TO ELIGIBLE EMPLOYEE(S) BIDDING IN THE EMPLOYEE RESERVATION PORTION ("EMPLOYEE DISCOUNT"), SUBJECT TO NECESSARY APPROVALS, AS MAY BE REQUIRED. THE OFFER LESS THE EMPLOYEE RESERVATION PORTION IS HEREINAFTER REFERRED TO AS "NET OFFER". THE OFFER AND NET OFFER SHALL CONSTITUTE [●]% AND [●]%, RESPECTIVELY, OF THE POST-OFFER PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

OUR COMPANY, IN CONSULTATION WITH THE BRLMS, MAY CONSIDER AN ISSUE OF SPECIFIED SECURITIES, AS MAY BE PERMITTED UNDER THE APPLICABLE LAW, AGGREGATING UP TO ₹ 2,500 MILLION PRIOR TO FILING OF THE RED HERRING PROSPECTUS WITH THE ROC. THE PRE-IPO PLACEMENT, IF UNDERTAKEN, WILL BE AT A PRICE TO BE DECIDED BY OUR COMPANY, IN CONSULTATION WITH THE BRLMS. IF THE PRE-IPO PLACEMENT IS COMPLETED, THE AMOUNT RAISED PURSUANT TO THE PRE-IPO PLACEMENT WILL BE REDUCED FROM THE FRESH ISSUE, SUBJECT TO COMPLIANCE WITH RULE 19(2)(B) OF THE SCRR. THE PRE-IPO PLACEMENT, IF UNDERTAKEN, SHALL NOT EXCEED 20% OF THE SIZE OF THE FRESH ISSUE. PRIOR TO THE COMPLETION OF THE OFFER, OUR COMPANY SHALL APPROPRIATELY INTIMATE THE SUBSCRIBERS TO THE PRE-IPO PLACEMENT, PRIOR TO ALLOTMENT PURSUANT TO THE PRE-IPO PLACEMENT, THAT THERE IS NO GUARANTEE THAT OUR COMPANY MAY PROCEED WITH THE OFFER, OR THE OFFER MAY BE SUCCESSFUL AND WILL RESULT INTO LISTING OF THE EQUITY SHARES ON THE STOCK EXCHANGES. OUR COMPANY SHALL REPORT ANY PRE-IPO PLACEMENT TO THE STOCK EXCHANGES, WITHIN 24 HOURS OF SUCH PRE-IPO PLACEMENT (IN PART OR IN ENTIRETY) IN ACCORDANCE WITH REGULATION 54 OF SEBI ICDR REGULATIONS. FURTHER, RELEVANT DISCLOSURES IN RELATION TO SUCH INTIMATION TO THE SUBSCRIBERS TO THE PRE-IPO PLACEMENT (IF UNDERTAKEN) SHALL BE APPROPRIATELY MADE IN THE RELEVANT SECTIONS OF THE RHP AND PROSPECTUS.

THE FACE VALUE OF THE EQUITY SHARES IS ₹5 EACH. THE OFFER PRICE IS [●] TIMES THE FACE VALUE OF THE EQUITY SHARES. THE PRICE BAND AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY, IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGERS AND WILL BE ADVERTISED IN ALL EDITIONS OF [•] (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER), ALL EDITIONS OF [•] (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER) AND [•] EDITIONS OF [•] (A WIDELY CIRCULATED MARATHI NEWSPAPER, MARATHI BEING THE REGIONAL LÁNGUAGE OF MAHARÁSHTRA, WHERE OUR REGISTERED OFFICE IS LOCATED) AT LEAST TWO WORKING DAYS PRIOR TO THE BID/OFFER OPENING DATE AND SHALL BE MADE AVAILABLE TO THE STOCK EXCHANGES FOR UPLOADING ON THEIR RESPECTIVE WEBSITES IN ACCORDANCE WITH THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED (THE "SEBI ICDR REGULATIONS").

In case of a revision in the Price Band, the Bid/Offer Period will be extended for at least three additional Working Days after such revision of the Price Band subject to the Bid/Offer Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar unforeseen circumstances, our Company may, in consultation with the BRLMs, for reasons to be recorded in writing, extend the Bid / Offer Period for a minimum of one Working Day, subject to the Bid/ Offer Period not exceeding 10 Working Days. Any revision in the Price Band and the revised Bid/Offer Period, if applicable, will be widely disseminated by notification to the Stock Exchanges, by issuing a public notice, and also by indicating the change on the websites of the BRLMs and at the terminals of the other members of the Syndicate and by intimation to the Designated Intermediaries and the Sponsor Banks, as applicable.

The Offer is being made in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957, as amended, (the "SCRR") read with Regulation 31 of the SEBI ICDR Regulations. The Offer is being made through the Book Building Process, in compliance with Regulation 6(1) of the SEBI ICDR Regulations, wherein in terms of Regulation 32(1) of the SEBI ICDR Regulations, not more than 50% of the Net Offer shall be available for allocation on a proportionate basis to QIBs (the "QIB Category"), provided that our Company in consultation with the BRLMs, may allocate up to 60% of the QIB Category to Anchor Investors, on a discretionary basis in accordance with the SEBI ICDR Regulations (the "Anchor Investor Portion"), of which one-third shall be reserved for domestic Mutual Funds, subject to valid Bids being received from domestic Mutual Funds at or above the price at which Equity Shares of face value of ₹ 5 each are allocated to Anchor Investors (the "Anchor Investor Allocation Price"). In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares of face value of ₹ 5 each shall be added to the QIB Category (other than Anchor Investor Portion) ("Net QIB Category"). Further, 5% of the Net QIB Category (excluding the Anchor Investor Portion) shall be available for allocation on a proportionate basis to Mutual Funds only and the remainder of the Net QIB Category shall be available for allocation on a proportionate basis to all QIBs, including Mutual Funds, subject to valid Bids being received at or above the Offer Price. However, if the aggregate demand from Mutual Funds is less than 5% of the QIB Category, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining QIB Category for proportionate allocation to QIBs. Further, not less than 15% of the Offer shall be available for allocation on a fo NIIs (the "Non-Institutional Category") of which one-third of the Non-Institutional Category shall be available for allocation to Bidders with a Bid size of more than ₹200,000 and up to ₹1,000,000 and two-thirds of the Non-institutional Category shall be available for allocation to Bidders with a Bid size of more than ₹1,000,000 provided that under-subscription in either of these two sub-categories of the Non-Institutional Category may be allocated to Bidders in the other sub-category of the Non-Institutional Category in accordance with the SEBI ICDR Regulations, subject to valid Bids being received at or above the Offer Price. Further, not less than 35% of the Offer shall be available for allocation to RIIs (the "Retail Category"), in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Offer Price. Furthermore, up to [●] Equity Shares aggregating up to ₹ [●] million will be available for allocation to Eligible Employees, subject to valid Bids being received from them at or above the Offer Price (net of Employee Discount, if any, for the Employee Reservation Portion). All Bidders (other than Anchor Investors) shall mandatorily participate in this Offer through the Application Supported by Block Amount ("ASBA") process, and shall provide details of their respective bank account, including UPI ID (defined hereinafter) for UPI Investors (defined hereinafter) in which the Bid Amount will be blocked by the SCSBs or the Sponsor Banks, as the case may be. Anchor Investors are not permitted to participate in the Offer through the ASBA process. Further, Equity Shares will be allotted on a proportionate basis to Eligible Employees applying under the Employee Reservation Portion, subject to valid Bids received from them at or above the Offer Price (net of Employee Discount, if any). For details, specific attention is invited to "Offer Procedure" beginning on page

This public announcement is being made in compliance with the provisions of Regulation 26(2) of the SEBI ICDR Regulations to inform the public that our Company is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to make an initial public offering of its Equity Shares pursuant to the Offer and has filed the DRHP dated September 29, 2025, with the Securities and Exchange Board of India ("SEBI") and with the Stock Exchanges. Pursuant to Regulation 26(1) of the SEBI ICDR Regulations, the DRHP filed with SEBI and the Stock Exchanges has been made public for comments, if any, for a period of at least 21 days from the date of such filing by hosting it on the website of SEBI at www.sebi.gov.in, websites of the Stock Exchanges at, www.bseindia.com and www.nseindia.com, on the website of the Company at www.vishvarai.in; and on the websites of the Book Running Lead Managers ("BRLMs"), i.e. JM Financial Limited, Axis Capital Limited and DAM Capital Advisors Limited at www.jmfl.com, www.axiscapital.co.in and www.damcapital.in, respectively. Our Company invites the public to give their comments on the DRHP filed with SEBI and the Stock Exchanges, with respect to disclosures made in the DRHP. The public is requested to send a copy of the comments to SEBI, to the Company Secretary and Compliance Officer of our Company and/or the BRLMs at their respective addresses mentioned herein. All comments must be received by SEBI and/or our Company and/or the Company Secretary and Compliance Officer of our Company and/or the BRLMs in relation to the Issue on or before 5.00 p.m. on the 21st day from the aforesaid date of filing of the DRHP with SEBI.

Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Offer unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Offer. For taking an investment decision, investors must rely on their own examination of our Company and the Offer including the risks involved. The Equity Shares of face value of ₹5 each offered in the Offer have not been recommended or approved by the Securities and Exchange Board of India ("SEBI"), nor does SEBI guarantee the accuracy or adequacy of the contents of this Draft Red Herring Prospectus. Specific attention of the investors is invited to "Risk Factors" beginning on page 37 of the DRHP.

Any decision to invest in the Equity Shares described in the DRHP may only be taken after the Red Herring Prospectus ("RHP") has been filed with the RoC and must be made solely on the basis of such RHP as there may be material changes in the RHP from the DRHP. The Equity Shares, when issued through the RHP, are proposed to be listed on the Stock Exchanges. For details of the share capital and capital structure and the names of the signatories to the Memorandum of Association and the number of shares subscribed by them of our Company, please see the section titled "Capital Structure" beginning on page 101 of the DRHP. The liability of the members of our Company is limited by their shares. For details of the main objects of our Company as contained in the Memorandum of

**BOOK RUNNING LEAD MANAGERS** REGISTRAR TO THE OFFER DAM MUFG MUFG Intime AXIS CAPITAL JM Financial Axis Capital Limited JM Financial Limited **DAM Capital Advisors Limited** MUFG Intime India Private Limited (Formerly Link Intime India Private Limited) 7<sup>™</sup> Floor, Cnergy Axis House, 1st Floor Altimus 2202, Level 22 Appasaheb Marathe Marg, Prabhadevi C-101, Embassy 247, L.B.S. Marg, Vikhroli West, Pandurang Budhkar Marg Pandurang Budhkar Marg Mumbai - 400 025, Maharashtra, India Mumbai - 400 083, Maharashtra, India Worli, Mumbai - 400 025 Worli, Mumbai - 400 018 Telephone: +91 810 811 4949 Telephone: +91 22 6630 3030 Maharashtra, India Maharashtra, India **Telephone:** +91 22 4325 2183 E-mail: vishvaraj.ipo@jmfl.com Tel: +91 22 4202 2500 E-mail: vishvaraj.ipo@in.mpms.mufg.com Investor Grievance email: E-mail: vishvaraj.ipo@axiscap.in E-mail: ipo.vishvaraj@damcapital.in Investor Grievance ID: Investor Grievance ID: complaints@axiscap.ir vishvaraj.ipo@in.mpms.mufg.com grievance.ibd@imfl.com Website: www.damcapital.in Website: www.axiscapital.co.in Investor Grievance ID: complaint@damcapital.in Website: in.mpms.mufg.com

Contact Person: Aanchal Wagle/ Shital Shah

SEBI Registration Number: MB/INM000011336

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the DRHP

Contact Person: Prachee Dhuri

Place: Mumbai, Maharashtra

Date: September 29, 2025

SEBI Registration No.: INM000010361

Contact Person: Mayuri Arya / Sagar Jatakiya SEBI Registration No.: INM000012029

Association, please see the section titled "History and Certain Corporate Matters" beginning on page 325 of the DRHP.

For VISHVARAJ ENVIRONMENT LIMITED On behalf of the Board of Directors

Contact Person: Shanti Gopalkrishnan

SEBI Registration No.: INR000004058

Sunil Kumar Sharma Chief Compliance Officer

VISHVARAJ ENVIRONMENT LIMITED is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to make an initial public offering of its Equity Shares and has filed the DRHP with SEBI and the Stock Exchanges on September 29, 2025. The DRHP is available on the website of SEBI at www.sebi.gov.in, as well as on the websites of the Stock Exchanges i.e. BSE and NSE at www.bseindia.com and www.nseindia.com, respectively, on the website of the Company at www.vishvaraj.in; and on the websites of the Book Running Lead Managers ("BRLMs"), i.e. JM Financial Limited, Axis Capital Limited and DAM Capital Advisors Limited at www.jmfl.com, www.axiscapital.co.in and www.damcapital.in, respectively. Any potential Bidders should note that investment in equity shares involves a high degree of risk and for details relating to such risk, see "Risk Factors" beginning on page 37 of the DRHP. Potential Bidders should not rely on the DRHP filed with SEBI and the Stock Exchanges for making any investment decision and should instead rely on the RHP, when filed, for making investment decision.

The Equity Shares have not been and will not be registered under the United States Securities Act of 1933, as amended (the "U.S. Securities Act") or any other applicable law of the United States and, unless so registered, may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are being offered and sold outside of the United States in offshore transactions as defined in and in reliance on Regulation S and the applicable laws of the jurisdiction

**Replace Service School**Branch Office: ICICI BANK LTD, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET

[See proviso to Rule 8(6)] Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.		Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding		Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mrs, Tarannum Jahan (Borrower) Mr. Mohd Inteasar Shaikh (Co-Borrower) Loan Account No- LBMUM00005056311 LBMUM00005829171	Flat No. 1003, 10th Floor, "Eden Garden", Plot No. 36, Sector No. 54, Village Dronagiri, Tal Uran, Navi Mumbai, Raigad- 400702 Admeasuring an area of Admeasuirng About 26.923 Sq Mtrs Carpet area and the Adjoining Terrace 4.089 Sq Mtrs Built Up Area	Rs. 36,08,623/- As on September 20, 2025	Rs. 23,00, 000/- Rs.2,30, 000/-	October 16, 2025 from 11.00 AM To 02.00 PM	November 06, 2025 From 11,00 Am onward
2.	Mr. Ozwald Felix Pereira (Borrower) Mrs. Benny Ozwald Pereira (Co-Borrower) Loan Account No- LBTNE00005215978	cereira (Borrower) rs. Benny Ozwald ereira (Co-Borrower) son Account No- 29.07 Sq Mtr Carpet Area (2,75 Sq		Rs. 30,00, 000/- Rs.3,00, 000/-	October 16, 2025 from 02:00 PM To 05:00 PM	November 06, 2025 From 11.00 Am onward
3.	3. Mrs. Dipali Dilip Shetye (Borrower) Mr. Sachin Dilip Shetye (Co-Borrower) Loan Account No- LBPVL00005129242 Flat No 206, 2nd Flr, A Wing, Omkar Residency, Village-Pali Khurds, Surevy No 1/6/2 1/6/3 Maharashtra, Panvel-410206 Admeasuring Area is 18.134 Sq Mtr carpet area		Rs. 15,73,988/- As on September 20, 2025	Rs. 11,00, 000/- Rs.1,10, 000/-	October 17, 2025 from 02.00 PM To 05.00 PM	November 06, 2025 From 11.00 Am onward
The	The online auction will be conducted on the website (LIRL Link-https://disposalhub.com) of our auction					

agency M/s NexXen Solutions Private Limited. The Mortgagors/ Noticees are given a last chance to pay the total dues with further interest by November 04, 2025 before 05:00 PM else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumba  $400093 \ on \ or \ before \ November \ 04, 2025 \ before \ 04:00 \ PM \ Thereafter, they \ have \ to \ submit \ their \ offer \ through \ the \ the \ the \ through \ th$ website mentioned above on or before November 04, 2025 before 05:00 PM along with the scanned image of the Bank acknowledged DD towards proof of payment of EMD. In case the prospective bidder(s) is/ are unable to submit his/ her/ their offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai-400093 on or before November 04, 2025 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of 'ICICI Bank Limited' payable at Mumbai.

For any further clarifications in terms of inspection, Terms and Conditions of the E-Auction or submission o tenders, contact ICICI Bank Employee Phone No. 8454089353/7304915594/9004392416. Please note that Marketing agencies 1. ValueTrust Capital Services Private Limited, 2. Augeo Assets Management Private Limited 3. Matex Net Pvt. Ltd. 4. Finvin Estate Deal Technologies Pvt Ltd 5. Girnarsoft Pvt

Ltd 6. Hecta Prop Tech Pvt Ltd 7. Arca Emart Pvt Ltd 8. Novel Asset Service Pvt Ltd 9. Nobroker Technologie Solutions Pvt Ltd, have also been engaged for facilitating the sale of this property. The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons

For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date: September 30, 2025 Authorized Officer

Place: Mumbai ICICI Bank Limited



### डोंबिवली नागरी सहकारी बँक लि. DNS BANK (मल्टी-स्टेट शेड्यूल्ड बँक) अर्थाला विश्वास मिळे अन् विश्वासाला अर्थ मिळे!

Recovery Department: Madhukunj, 2nd Floor, P-52, Phase - II, M.I.D.C., Kalyan Shil Road, Sonarpada, Dombivli (East), Thane - 421204.

Telephone No. 0251-2875000/2875116 Email ID :- recovery@dnsb.co.in

### **NOTICE OF AUCTION SALE**

Sale by Public Auction under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and Rules made thereunder of the below mentioned flats/properties mortgaged to Dombivli Nagari Sahakari Bank Limited (the Bank) for the advances granted to the below mentioned Borrowers

Sr. No.	Name of the Borrower	Date of Outstanding	Amount Outstanding in Rupees		
1	Mrs. Kalpana Hemant Kumavat	27.12.2022	25,97,146.84		
2	Mrs. Deepali Nilesh Pande	01.01.2023	23,04,388.01		
3.	M/s. V. M. Textiles, Prop. Mr. Anis	31.12.2022	93.29.299.61		
4.	Ahmed Vali Mohammad Ansari	31.12.2022	95,29,299.61		
5.	Mr. Sanjay Sadanand Pawar	31.07.2023	5,76,162.20		
The Bar	The Bank is having physical possession of the below mentioned Secured Assets under SAREAES! Act The Bank has				

decided to carry out Public Auction of the following properties for recovery of its dues.

Sr. No	Description of the Property	Reserve Price (in Lakh)	EMD (in Lakh)	Date and Time of Inspection	Date and Time of Auction
1.	Flat-No-14, Town Imperia, admeasuring 63.35.sq.mtrs, Plot No. 76, 94/A and 95, Gat No-14/P, Kanchanwadi, Taluka and District Aurangabad		Rs. 3.04	28/10/2025 11.00 a.m. to 02.00 p.m.	06/11/2025 11.30 a.m. onwards
2.	Flat No-8, admeasuring 63.35. Sq.Mtr Built up area, Town Impeira, situated at, Gat No- 14/P, Village Kanchanwadi, Taluka and District Aurangabad		Rs. 3.17	28/10/2025 11.00 a.m. to 02.00 p.m.	06/11/2025 12.00 noon onwards
3.	All that piece and parcel of N.A. Land adm. about 212 sq. Var i.e. 177.25 Sq. mtrs. along with ACC Patra Sheet Powerloom shed adm. about 25 x 90 bearing Municipal House No. 1575/10, Nagaon Bhag No. 2, Bhiwandi, District Thane constructed on land bearing Survey No. 25 Hissa No.3 (P), Plot No. 3 (P) situated at Revenue Village Nagaon, Taluka Bhiwandi, District Thane.	Rs. 37.78	Rs. 3.78	28/10 /2025 11.00 a.m. to 02.00 p.m.	06/11/2025 11.30 a.m. onwards
4.	All that piece and parcel of plot of N. A. land bearing Survey No. 3/1-(P), 3/1(P), and 105/29 adm. about 200.74 sq. mtrs. alon with Powerloom Shed situated at Village Chavindra, Taluka Bhiwandi, District Thane and within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, District Thane	Rs. 35.01	Rs.3.50	29/10/2025 11.00 a.m. to 02.00 p.m.	06/11/2025 12.00 noon onwards
5.	Shop No. 15, & Shop No. 16, area adm 200 Sq. fts. (built- up) each, B wing, on Ground Floor, in the building known as "Kamdhenu Shopping Centre" situated at Gat No. 79, area adm. about 0-33-0 H. R. out of the total land admeasuring 0-74-0 H. R. Akar 3-96 Rs. at Mouje Kumbale, Taluka Mandangad, District Ratnagiri.	Rs. 9.00	Rs.0.90	28/10/2025 11.00 a.m. to 02.00 p.m.	06/11/2025 11.30 a.m. onwards

Sr. No	<b>Property Details</b>	Place of Auction
4	Properties 1 & 2	Bank's Aurangabad Branch situated at Plot No.122, Varad Ganesh Mandir Road, Samarth Nagar,
1.	Froperties 1 & 2	Chh. Sambhaji Nagar (Aurangabad
2.	Properties 3 & 4	Recovery Department At 2 <sup>nd</sup> Floor, Madhukunj, P-52, M.I.D.C., Phase-II, Sonarpada, Dombivli (East)
	I Property No 5	Bank's Mahad Branch situated at First Floor, Mahad Poldapur Taluka Yadav Gavali Samaj Trust,
3.		B/H. Annapurna Hotel, Shivaji Chowk, Mahad, Dist. Raigad

### **TERMS AND CONDITIONS:-**

- 1. The Bid form and the terms and conditions of sale of the properties at Sr. No.1 & 2 can be obtained from our Aurangabad Branch, for Property Sr. Nos. 3 & 4 at recovery Department, Dombivli and for property Sr. No. 5 can be obtained from our Mahad Branch, on any working day between 10.00 a.m. to 4.00 p.m.
- The duly filled in bid form in sealed envelope along with the Earnest Money Deposit (EMD) by the way of Pay order Demand Draft of any Nationalized or Scheduled Bank drawn in favour of Dombivli Nagari Sahakari Bank Limited payable at Mumbai should reach at
- (i) Aurangabad Branch on or before 04.11.2025 before 4.00 p.m. for properties 1 and 2
- (ii) Recovery Department- Dombivli on or before 04.11.2025 before 4.00 p.m. for properties 3 & 4 (iii) Mahad Branch-Mahad on or before 04.11.2025 before 4.00 p.m. for property 5
- 3. Bid without EMD and/or below Reserve Price or not confirming to the terms and conditions of sale will not be entertained. The sealed envelopes of Bid will be opened at the place and time of Auction mentioned herein above. 4. The Bidder will have to submit self-attested photo copy of KYC documents like Pan Card/Proof of Residence along with Original for verification and one Passport size photograph.
- 5. The bidders must participate in auction in person, however if the bidder has authorized any person to participate on his/her/its behalf, then such authorized person must produce Authority Letter/Board Resolution issued by the bidder in his /her/its favour.
- 6. The Sale of properties are strictly on "AS IS WHERE IS BASIS AND WHATEVER THERE IS BASIS", it may be noted that all the movables i.e. furniture fixtures, electronic items etc. lying in properties are not part of the auction process The intending bidders may make their own enquiries as regards any claim, charges, taxes, levies, dues and/or any other liabilities accrued against the properties. Such liabilities shall be borne by the successful bidder The present accrued liabilities, if any, on the properties are not known to the Bank.
- 7. In the Auction process, Bidding will start from the amount of highest Bid Amount received by the Authorized Officer and thereafter bidder will be allowed to enhance Bid by minimum of Rs.10,000/- in case of all the properties.
- The successful bidder will have to pay 25% of the bid amount (Inclusive of EMD) immediately upon acceptance of his/her/its Bid i.e. on the same day or not later than 5.00 p.m. of the next working day and the balance amount within 15 days from the date of Auction.
- 9. In the event, if the successful bidder fails to pay the 25% of the bid amount as mentioned in clause (8) above the earnest money deposited by him/her/it shall be forfeited and the sale shall be treated as cancelled. Similarly Authorized Officer shall forfeit the 25% of the bid amount or any amount subsequently deposited if the bidder fails to pay the balance 75% amount within 15 days from the date of Auction.
- 10. After receipt of entire bid amount as mentioned in clause 8 above, the Authorized Officer will execute Sale Certificate in favour of the Successful Bidder and the Successful Bidder shall bear all taxes, stamp duty, registration fees and incidental expenses for getting the Sale Certificate registered in the name of the successful Bidder.
- 11. The Authorized Officer will handover possession of the subject properties only on receipt of entire bid amount within stipulated time. 12. The Authorized Officer reserves the right to accept or reject any offer/bid or postpone/cancel the auction without
- assigning any reason and also to modify the terms and conditions of sale without prior notice. 13. The intending bidders can contact the undersigned Authorized Officer on Mobile Nos. 9821651800 / 9870995621.

### STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The Borrower, Mortgagor and Guarantors are hereby notified that as per the provisions of Sub-Section 8 of Section 13 of SARFAESI Act, they are entitled to redeem the security by paying the outstanding dues, costs, charges and expenses at any time before the sale is conducted, failing which the property will be sold in auction and the balance dues, if any, will be recovered from them with interest and costs.

> Shashikant S. Gawade (Authorized Officer) Dombivli Nagari Sahakari Bank Ltd.

### **E-AUCTION SALE NOTICE**

#### **EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED** CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098 E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE SECURED ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH

The financial facilities of UNITY SMALL FINANCE BANK LIMITED (Hereinafter referred to as the Original Lender/USFBL) has been assigned to delweiss Asset Reconstruction Company Limited (hereinafter referred to as "EARC/Assignee") acting in its capacity as trustee of EARC-TRUST SC- 457 mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights a he secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4 of SARFAESI Act and Rules there under.

Notice of 15 days is hereby given to the public in general and in particular to the Borrower, Co-Borrower, Legal heirs and Guarantor (s) that the beld described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorization. Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis, for recovery of the amounts mer ioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for the property. The earlier auction conducted in Jan 24 failed due to want of bidders It is hereby recalled/withdrawn any earlier Auction Notice from immediate effect and this notice shall be considered.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

- 1			DE IMILO OI	0200112	DAGGETTOTTO	t Accinon.			
	SI. No	Loan Account No And Loan Code No.	Name of Borrower/ Co Borrower	Trust name	Total Outstanding Due As On 25-09-2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possess ion
	1.	02113010000 0456	Mr.Shyamsunder Brijlal Gupta (Borrower) & 2. Mr. Brijlal Hariram Gupta (Co-Borrower) Mrs.Geeta Shyamsunder (Co-Borrower)		<b>=</b>	₹ 25,00,000/-	₹ 2,50,000/-	16-10-2025 - 11:00 AM	Physical
- 1									

PROPERTY DESCRIPTION: Flat No. 701, 7th Floor, MF Wing, Navkar Avenue CHS Ltd., Viva Jangid Complex, Near Manvelpada Talav, Survey No. 186 Hissa 2B, 3, 4 & 5, Village Virar, Virar (East), Taluka Vasai, Dist. Palghar 401 305, Maharashtra, admeasuring 540 Sq. Fts. Super Built Up Area, owned by Mr. Shyamsunder Brijlal Gupta and Mr. Brijlal Hariram Gupta

Important Information regarding Auction Process: 1 All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai. 2 EMD Payments made through RTGS shall be to: Name of the Account No.: EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED EMD ACCOUNT" Account No: 000405158602 Name of the Bank: ICICI BANK IFSC Code: IFSC ICIC0000004 3 Last Date of Submission of EMD Received 1 day prior to the date of auction Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098

Date & Time of Inspection of the Property As per prior appointment

Edelweiss



6 Contact details

#### **GE POWER INDIA LIMITED**

CIN: L74140MH1992PLC068379 Registered Office: Regus Magnum Business Centers, 11th floor, Platina, Block G, Plot C-59, BKC, Bandra (E), Mumbai, Maharashtra – 400051 Tel. No.: T + 91 22 68841741 Website: https://www.gevernova.com/regions/asia/in/ge-power-india-limited

#### **NOTICE TO MEMBERS**

- 1. In order to facilitate ease of investing for investors and to secure the rights of investors in the securities which were purchased by them, SEBI vide circular SEBI/HO/MIRSD/MIRSD PoD/P/CIR/ 2025/97 dated 02 July 2025 has opened a special window only for relodgement of transfer deeds, which were lodged prior to the deadline of 01 April 2019 and rejected/returned/not attended to due to deficiency in the documents/process/or otherwise for a period of six months from 07 July 2025 till 06 January 2026. During this period, the securities that are re-lodged/pending for transfer shall be issued only in demat mode. Due process shall be followed for such transfer-cum-demat requests.
- . Further, it is requested to update the PAN, KYC, Bank details, contact details including email id and Specimen Signature and compulsory linking of PAN with Aadhaar no. with your DP/RTA. The Company requests you to update your Nomination details as well. The members are requested to get their details updated in the manner mentioned in the relevant circulars.
- 3. Further, pursuant to the request letter issued by the Investor Education and Protection Fund Authority (IEPFA). Ministry of Corporate Affairs (MCA) dated 16 July 2025 and in line with the objectives of Niveshak Shivir and IEPFA's broader drives for investors education and facilitation, shareholders may avail the benefits under the launch of the "Saksham Niveshak - 100 Days Campaign", scheduled from 28th July 2025 to 6th November 2025. This initiative aims to create awareness amongst investors and facilitate the resolution of pending issues relating to unclaimed dividends and shares, updation of KYC and nomination details, and enable investors to claim their rightful entitlements.

Following are the contact details of our RTA to enable you to submit your concerns/queries relating to aforementioned requirements.

### Registrar & Share Transfer Agent:

KFin Technologies Limited

Selenium Tower B. Plot 31 & 32. Financial District, Nanakramguda, Serilingampally

Mandal, Hyderabad - 500032, Telangana Ph: 1800 308 4001

Website: www.kintech.com

E-mail ID: einward.ris@kfintech.com

The copy of all the relevant circulars is available at www.gevernova.com/regions/asia/in/ge-power-india limited and https://ris.kfintech.com/clientservices/isc/sebi.aspx

> By order of the Board For GE Power India Limited

Place: Noida Date : 29 September 2025

**Company Secretary & Compliance Officer** 



Link for Tender Documents https://phoenixarc.co.in?p=4922

## Phoenix ARC Private Limited Regd Office: 3rd Floor, Wallace Towers, 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai- 400057 400 098, Tel : 022- 6849 2450, Fax : 022- 67412313 CIN:

### U67190MH2007PTC168303; Email: info@phoenixarc.co.in Website: wwv **ONLINE E- AUCTION SALE OF ASSET**

(in short referred to as SARFAESI Act) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset of the borrower/guarantor/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagors and guarantors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited acting in capacity as Trustee of Phoenix Trust FY22-16 (Phoenix) (pursuant to assignment of debts by L&T Finance Limited in favour of Phoenix vide Assignment Agreement dated 29.03.2022) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE CONDITION", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the pro-

FAESI Act read with Rules 8 & 9	of Security Interest (Enforcement) Rules, 2002 through website <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> as per details given below:
Name of the Borrower	St. John Freight Systems Limited (In Liquidation)
Name of the Guarantor	Personal Guarantee of Mr. T. Johnson
Amount due	Rs.11,68,95,040/- (Rupees Eleven Crores Sixty-Eight Lakhs Ninety-Five Thousand Forty Only) as per Demand Notice dated 22.09.2016 issued under Sec. 13 (2) of SARFAESI Act
Possession taken under SARFAESI Act, 2002	Possession taken on 18.08.2018
Date of Inspection	On request
Date of submission of Bid (E- Auction)	23rd October 2025 (Thursday) before 6.00 pm
Earnest Money Deposit (EMD)	Rs.24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand Only)  EMD Amount to be deposited by way of RTGS Favouring "Phoenix Trust-FY22-16", Current Account: 3746149903; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631.
Reserve Price	Rs.2,43,00,000/- (Rupees Two Crores Forty Three Lakhs Only)
Bid Increment	Rs. 1.00 lacs & in such multiples
Date of E- Auction	24th October 2025 (Friday) between 11.00 am to 12.00 noon
Mode of E- Auction	Online – e auction
Description of the Secured Asset being auctioned.	All that piece and parcel of Unit/Office No. 307, admeasuring 1643 square feet carpet area on the 3rd Floor, Raheja Arcade Co-operative Premises Society Limited in the building known as "RAHEJA ARCADE" situated at Plot No. 61, Sector 11, CBD Belapur, Navi Mumbai, Taluka and District Thane.

TERMS & CONDITIONS: 1. The auction sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and

Through e-auction mode. Auction/ Bidding shall be only through "Online Electronic Mode" through the website <a href="https://www.bankeauctions.co">https://www.bankeauctions.co</a> and C1 India Private Limited is the service provider to arrange platform for e-auction. 2. The E-auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Phoenix and also a <a href="https://phoenixarc.co.in?p=4922">https://phoenixarc.co.in?p=4922</a> and the website of the service provider, <a href="https://www.bankeauctions.com">www.bankeauctions.com</a> for bid documents, the details of the secure isset put up for auction / obtaining the bid form. 3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of the hoice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Öfficer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. 4. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: 91-124 4302020/2021/2022/2023/2024, 91-8866682937/07291981124/25/26, email id: support@bankeauctions.com / maharashtra@c1india.com 5. The intending purchasers/bidders may go through the website of Phoenix, as mentioned above, for verifying the details of the secured asset pu p for e-auction/obtaining bid form. 6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset men ned above will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE CONDITION" 7. All the intending pu nasers/bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and pass word free of cost to participate in the e-auction on the date and time aforesaid. 8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the ast date for submission of EMD as mentioned above. 9. The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/lit fer by way of RTGS/NEFT to the account respectively mentioned herein above on the date of e-auction mentioned above or not later than the nex vorking day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to hav een failed and the EMD of the said successful bidder shall be forfeited. 10. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days from the closure of the e-auction. The EMD will not carry any interest. 11. The balance amoun f purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day, from the date of confirmatio of sale of the said secured asset by the Authorised Officer/Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited. 12. For inspection of the ecured asset/property or more information, the prospective bidders may contact Mr. Suresh Variyam / Mr. Jimit Trivedi, at following emai ddress suresh.variyam@phoenixarc.co.in /jimit.trivedi@phoenixarc.co.in (email) or on 7506490036 / 7045417248 (Mob). 13.At any stage if the e-auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the e-auction as mentioned above, without assign ng any reason thereof and without any prior notice. 14. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, star uty, registration fees, etc. that is required to be paid in order to get the secured asset/property conveyed/delivered in his/her/its favour as per th applicable law. 15. The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, society dues etc. owing/payable t any authority/board/society etc during anytime, shall be the sole responsibility of the successful bidder only. 16. The successful purchaser/bidde shall be solely responsible for any cost / expenses / fees / charges / transfer premium etc. payable to Municipal Corporation or any other author ties or board etc towards the transfer of the rights in its / his / her favour. 17. It shall be the sole responsibility of the intending purchasers/bidder o make their own independent enquiries, inspect, verify and satisfy themselves about the secured asset encumbrances, title of property put on e uction and claims/rights/dues affecting the secured asset, including the statutory dues and specifications before submitting the bid. 18. The par ticulars specified in the e-auction notice published in the newspapers have been stated to the best of the information of the undersigned, howeve the undersigned shall not be responsible / liable for any error, misstatement or omission. 19. The prospective/intending bidder shall furnish an under taking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such under taking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected. 20. In the event, the e-auction as scheduled for the secured asset hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002. 21. The borrower/guarantors/owners/mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rule about the holding of above-mentioned auction sale.

### **PUBLIC NOTICE**

NOTICE is hereby given to the public at large that our clients are, is acquiring the property on leave and license bases to conduct the busines rom the property bearing Commercial Premises area admeasuring 7500 sg. ft. of built-up area situated at First Floor & Terrace namely known as Min Punjab Lakeside Restaurant and Banquets, situated at Adishankaracharya Marg, Near Panchkutir Bus Stop, JVLR, Powai, Mumbai – 400 076,(hereinafter referred to as "said Property") and thereby investigating the title of (1) Mr. Surjit Singh Arora, (2) Mr. Karnail Singh Arora, (hereinafter referred to as the 'Owners') and any claims thereof, if any. It is therefore informed to the public at large and all concerned that, any person/s having any claims or dispute about the title, lease or possession of the said property, as mentioned hereinabove, of whatsoever nature by way of leave and license, lease, lien, gift, sale, mortgage, trust, easement, maintenance or any other right or claim, are hereby called upon to make the same known in writing to the undersigned on their address given hereinbelow with all their concerned original documents within 7 (seven) days from the date of publication of this notice, failing which, claims, objections, if any, shall be considered to have beer waived and / or abandoned without any such reference and our clients shall proceed to execute and complete the transaction in respect of said property. Thereafter our clients shall neither be under obligation nor shall be responsible for any claim, objections or complaints in any manner whatsoever.

### SCHEDULE OF THE PROPERTY

Property bearing Commercial Premises area admeasuring 7500 sq. ft. of built-up area situated at First Floor & Terrace namely known as Mini Punjab Lakeside Restaurant and Banquets, situated at, Adishankaracharya Marg, near Panchkutir Bus Stop, JVLR, Powai, Mumbai – 400 076.

Dated 30th day of September, 2025

Adv. S. B. Pawar Senior Managing Partner M/s. S. K. Legal Associates LLP **Advocates and Solicitors** 

201-B, M. B. House, 77/79, Janmabhoomi Marg, Fort, Mumbai – 400 001



MAHAD BRANCH: Prabhat Colony, Tal Mahad, District Raigad, Maharashtra 402 301 email: mahad@bankofbaroda.co.ir

#### **POSSESSION NOTICE** (For Immovable property only)

Whereas The undersigned being the Authorised Officer of the Bank of Baroda under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 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 11.07.2025 calling upon the Borrower Mr. Santosh Kisan Sakpal (Borrower) and Mrs. Smita Santosh Sakpal (Co-Borrower) to repay the amount mentioned in the notice being Rs. 38,34,092.03 (Rupees Thirty-Eight Lakh Thirty Four Thousand Ninety Two and Three Paisa Only) Plus Unapplied interest, penal charges and other charges within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on nim/her under sub section (4) of Section 13 of the said Act read with Rule 8 of the

Security Interest (Enforcement) Rules 2002 on this 23rd day of September of the year 2025. The Borrower/Guarantor/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 Bank of Baroda for an amount of Rs.38,34,092.03 (Rupees Thirty-Eight Lakh Thirty Four Thousand Ninety Two and Three Paisa Only) and interest thereon at the contractual rate plus cost, charges and expenses till date of payment.

The borrower's attention is invited to sub-section (8) of Section 13 in espect of time available to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY:

All that part and parcel of the property consisting of Flat No:704, 7th floor, area admeasuring about 1075 sq.ft build up (83.25 Sq. Mtrs carpet), in wing A Building known as "White House", constructed on land bearing survey no.121A, C.T.S 1789, Survey No.65/6, Situated at Village Mahad, Taluka Mahad, District Raigad, within the limits of Mahad Municipal Council and with jurisdiction of Sub-Register of Mahad, Maharashtra-402301

Bounded by: On the North by: Common Area, On the South by: Building Side Margin, On the East by : Flat No. 703, On the West by : Building side Margin

Date: 23.09.2025

Chief Manager & Authorised Officer

(Bamiya Chatar)



Specialised Sme Branch, Mumbai Midc Andheri(2678):- Akruti Trade Centre, Office Unit No 3, Ground Floor, Road No 7, Marol, MIDC Andheri (East), Mumbai 400093 Email:- cb2678@canarabank.com Mobile:- 9413190492

> **DEMAND NOTICE [SECTION 13(2)]** Date:26-09-2025

M/s Shree Aashapura Enterprises. (Proprietor- Shri. Mukund Haridas Bhanushali S/o Shri. Haridas Bhanushali) Shop No 19, Ground Floor, Sagar Bonanza Premises, Co. op Housing Society Ltd., Plot No.4, J V Road (Khot Lane), Ghatkopar (W), Mumbai 400086

Mobile No. 919322792706, Email Id: ashapuraa@gmail.com M/s Shree Aashapura Enterprises

(Proprietor- Shri. Mukund Haridas Bhanushali S/o Shri. Haridas Bhanushali) Office No-2 ground floor, Chandra Niwas, Hirachand Desai ,Road Opposite New Post office, Ghatkopar West, Mumbai 400086 Mobile No. 919322792706, Email Id: ashapuraa@gmail.com

Shri. Mukund Haridas Bhanushali S/o Shri. Haridas Bhanushali (Proprietor and Mortgagor)

Residing at Residential Flat No 402, Pantnagar Adarsh, CHSL, Samata Colony,

Pantnagar, Ghatkopar East, Mumbai 400075 Mobile No. 919322792706,Email Id: ashapuraa@gmail.com

Shri. Jignesh Babulal Patel S/o Shri. Babulal Patel

(Guarantor and Mortgagor) Residing at Residential Flat No.702, 7th Floor, B Wing, Silver Harmony CO-OP HSG. SOC. LTD. New Manekhlal Estate, S.N. Mehta Road, Ghatkopar (West)

 $\textbf{Mobile No.}\ 919821011844, \textbf{Email Id:}\ chauhangroupjb@gmail.com$ Dear Sir,

Sub: Demand Notice Under Section 13(2) Of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act 2002.

That M/s Shree Aashapura Enterprises (Proprietor- Shri Mukund Haridas Bhanushali (Mortgagor)) & Shri Jignesh Babulal Patel S/o Shri. Babulal Patel (Guarantor and Mortgagor)has availed the following loans/credit facilities from our Specialised Sme Branch, Mumbai Midc Andheri[02678] Branch from time to time:

			Limit	ON 25.09.2025		
FUND	125005	3,00,00,000/-	2000-MSME-	Rs.	14.55%	
BASED	019444		OD/OCC	3,08,78,653.02		
he above said loan/credit facilities are duly secured by way of mortgage of the						

LIMIT | Loan No | LOAN AMOUNT | Nature of Loan/ | LIABILITY AS | RATE OF

assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms & conditions stipulated, the bank has classified the debt as NPA on 25.09.2025 Hence, we hereby issue this notice to you under section 13 (2) of the subject Act calling upon you to discharge the entire liability of Rs. 3.08.78.653.02 (Rupees Three Crore Eight Lakh Seventy Eight Thousand Six Hundred Fifty Three and Two Paise Only) with accrued and up to date interest & other expenses, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act.

Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force.

Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets. The demand notice had also been issued to you by Registered Post to your last

known address available in the Branch record

SCHEDULE

Mortgaged/

Sd/- Authorised Office

Phoenix ARC Private Limited, Phoenix Trust-FY22-1

The specific details of the assets Mortgaged/Hypothecated are enumerated hereunder:

**Detailed Description to be given** 

Hypothecated assets item wise	
1.	Residential Flat bearing Flat No. 702 admeasuring 726 sq. fts. Carpet area on 7th Floor in 'B Wing' of Building known as "Silver Harmony' of society known as "Silver Harmony' Co-operative Housing Society Ltd." situated at Plot No. 11, 12, 13 & 14, New Manekal Estate, S. N. Mehta Road, Ghatkopar (W), Mumbai -400086 constructed on land bearing C.T.S. No. 501 of Village -Kirol, Taluka Kurla, District Mumbai Suburban. Standing in the name of Shri Jignesh Babulal Patel(Guarantor and Mortgagor) Dimensions of the site/ Flat(As per Valuation M/s Delta valuers and Appraisers LLP Dated.09.10.2023): North: Maneklal Mehta Marg, South: A Wing/KK Smruti Building, East: Joggers Park, West: Sant Narsingh Mehta Marg (Note: Boundaries of the Flat not mention in agreement and Valuation)  Asset Cersai ID 200077090813 Cersai Security Id 400075556798
2.	Shop bearing Shop No. 19 admeasuring 71.68 sq. fts. Carpet Area on Ground Floor in Building known as "Sagar Bonanza" in Society known as "Sagar Bonanza Premises Co-operative Society Ltd." situated at

Khot Lane, Ghatkopar (W), Mumbai - 400086 constructed on Land bearing Survey No. 172, C.T.S. No. 3229 to 3234A, Hissa No. 6 of Village Ghatkopar, Kirol, Taluka Kurla, District Mumbai Suburban. Standing in the name of Shri Mukund Haridas Bhanushali (Pronrietor and Mortgagor). Boundaries: - On or towards North: By Property of Hirachand Vanachand Desai, On or towards South: By Jayantilal Vaishnav Lane, On or towards East : By Maneklal Gordhandas Sanitorium,On or towards West : By Property of Premji Velji Liladhar Asset Cersai ID 200082931015 Cersai Security Id 400081176599

DATE 26.09.2025 Authorized Officer PLACE Mumbai CANARA BANK

Date : 29/09/2025

PROVISO TO RULE 8 (5) AND (6) READ WITH RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

5 Place of Auction (Web Site for Auction) E-Auction (https://auction.edelweissarc.in)

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://auction.edelweissarc.in Place: Mumbai Sd/- Authorized Office For Edelweiss Asset Reconstruction Company Limited Date: 30.09.2025

Toll free no – 18002666540 Website - https://auction.edelweissarc.in/

