

**ISO
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9001:2015**

Regd. Office : W- 44, M.I.D.C. Phase II, Manpada Road,
Dombivli (E) Dist Thane – 421204, Maharashtra. India.
Phone : 7045592703 / 7045592706 / 7498245178 / 8291098827
E-mail : shares@indoaminesltd.com
Website : www.indoaminesltd.com
CIN: L99999MH1992PLC070022

**INDO
AMINES
LIMITED**



Date: 27th August, 2025

To,
The Manager, Listing Department
National Stock Exchange of India Ltd.
Plot no. C/1G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai-400051
Symbol: INDOAMIN

To,
The General Manager, Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001
Script Code: 524648

Sub: Compliance under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

Pursuant to Regulation 30 of Listing Regulations, we hereby enclose the copies of the Notice issued for attention of the Shareholders in respect of information regarding 32nd Annual General Meeting scheduled to be held on Wednesday, September 24, 2025 through Video Conferencing / Other Audio-Visual Means, in compliance with the General Circular No. 20/2020 dated 5th May 2020 issued by the Ministry of Corporate Affairs.

The notice was published in the following newspapers on 27th August, 2025:

1. Mumbai Edition of The Free Press Journal; and
2. Mumbai Edition of Navshakti.

This is for your information and records.

**For and on behalf of Board of Directors of
Indo Amines Limited**

Tripti Sawant
Company Secretary & Compliance Officer
Mem: A39926

Encl. as above stated

Notice
HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED.
REGD. OFFICE: Ramon House, HT Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai - 400020
 NOTICE is hereby given that the certificate for the undemolished securities of the company has been lost/misplaced and the holder of the said securities/applicant has applied to the Company to issue duplicate certificate. Any person who has a claim in respect of the said securities should lodge Such Claim with the company at its registered office or Datamatics Business Solution Ltd. Plot No. A 16 & 17, Part-B, Cross Lane, MIDC, Andheri East, Mumbai-400093. Within 15 days from this date, else the Company will proceed to issue duplicate certificate without further intimation.

Name of the Holders	No. of Securities & Face Value	Certificate No.	Folio No.	Distinctive Numbers From To
RADHIKA GIRIDHAR RAO (SUCCESSOR OF JAYSHREE G.JANI)	OLD SHARES: 1000 Face Value: Rs. 2/- New Shares: 1680 Face Value: Re. 1/-	8377	J0040132 (OLD) 4001500 (NEW)	10627236 - 10628235 (OLD)

Place : Mumbai.
 Date : 26-08-2025

RADHIKA GIRIDHAR RAO (SUCCESSOR OF JAYSHREE G.JANI)
 Name of Holder/Applicant

ICICI Bank
 [Regd. Office: ICICI Bank Limited, Landmark, Race Course Circle, Vadodra-390007
 Corporate Office: ICICI Bank Towers, Bandra-Kurla Complex, Bandra (E), Mumbai-400051
 Branch Office: Office No. 201-B, 2nd Floor, WIFI IT Park, Road No.1, Plot No. B/3, Wagle Industrial Estate, Thane (West), Thane 400604
 Notice for Disclosure of Legal Heirs of Deceased Borrower

PUBLIC NOTICE
 Notice is hereby given that Home Loan LBPUN0003491363 (Credit facility) was granted to MANGAL CHITTARANJAN TAKALE along with the deceased CHITTARANJAN MUKUNDRAO TAKALE by ICICI Bank Ltd. (The Bank). The said credit facility is secured by MANGAL CHITTARANJAN TAKALE by creation of the security interest by way of mortgage, with respect to the property situated at FLAT NO-108, 1ST FLOOR, AMIT SANKUL NEAR RAJAS SOCIETY KARJAT, S NO- 14/3/5 PUNE411046. We would like to inform you that the demise of CHITTARANJAN MUKUNDRAO TAKALE has come to our knowledge during field visits conducted by the Bank officials and by telephonic communications on the registered contact numbers. In this regard, letter dated August 22, 2025 was previously sent to the registered addresses of the Borrowers and the deceased CHITTARANJAN MUKUNDRAO TAKALE, for providing information about the Legal Heirs of the deceased Borrower. Therefore, this Notice is hereby given for sharing details of the Legal Heirs of the deceased CHITTARANJAN MUKUNDRAO TAKALE with supporting documents for updating the Bank's records, within <15> days of publication of this Notice. You may submit the above-mentioned details to Mr./Ms. Ganesh Adsul by visiting Office No. 201-B, 2nd Floor, WIFI IT Park, Road No.1, Plot No. B/3, Wagle Industrial Estate, Thane (West), Thane 400604. Date : August 26, 2025 Place : Maharashtra

Authorised Officer
 For ICICI Bank Ltd.

यूनियन बैंक Union Bank of India
 अप्रिफ इंडिया A Government of India Undertaking
 Asset Recovery Branch
 Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400 001.
Appendix IV POSSESSION NOTICE (Rule-8 (1) (For Immovable Property))

Whereas, The Authorized Officer of Union Bank of India, Zaveri Bazar Branch, Venkatesh Bhavan, 86 Mirza Street, Mumbai - 400003 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest 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 13.12.2021 calling upon the Borrowers: **Mr. Guru Prasad Vijay Sinker** to repay the amount mentioned in the notice aggregating to **Rs. 1,85,14,379.44/- (Rupees One Crore Eighty Five Lakhs Fourteen Thousand Three Hundred and Seventy Nine and Paise Forty Four Only)** as on 30-11-2021, together with further interest and other charges within 60 days from the date of receipt of 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 being the Authorized Officer of Union Bank of India Asset Recovery Br., Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai-400001 has taken Physical Possession of the property as described herein below in exercise of powers conferred upon him under sub-section (4) of Section 13 of the Act, read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **21st Day of August of the year 2025**. The Borrower & Guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India, Asset Recovery Management Br., Mezzanine Floor, 21, Veena Chambers, Dalal Street, Fort, Mumbai - 400001 for an amount of **Rs. 1,85,14,379.44/- (Rupees One Crore Eighty Five Lakhs Fourteen Thousand Three Hundred and Seventy Nine and Paise Forty Four Only)** as on 30.11.2021, together with further interest and other charges within 60 days from the date of receipt of said notice. The borrower's attention is invited to provisions of sub-Section 8 of Section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY
 Flat No. 2003, 2nd Floor Ravi Apartment, Ravi Kailash CHSL, Plot No. 05, Navghar Road, Mulund East, Mumbai-400081.
 For, Union Bank of India Sd/- (Jeetendra Natoo)
 Chief Manager & Authorized Officer

Place: Mumbai
 Date: 21.08.2025

केनरा बैंक Canara Bank
 विलास चतुर्वर्ती का बैंक A Government of India Undertaking
STRESSED ASSETS MANAGEMENT BRANCH
 Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block Bandra-Kurla Complex, Bandra East, Mumbai-400 051.
 Tel: +91 22-2269 238782/8744/8771 Email: cb15550@canarabank.com

FORM B (See rule 7(1))
FORM OF DEMAND NOTICE
 (Under rule 7(1) of the Insolvency and Bankruptcy (Application to Adjudicating Authority for Insolvency Resolution Process of Personal Guarantors to Corporate Debtors) Rules, 2019) Date - 14.08.2025

To
Mr. Sanjay Permand Vyas
 Resi: Pramukh Darshan "B" Lane, Ghatkopar(W), Mumbai-400086.
Mr. Mehul Ramesh Gor
 Resi: Village ADD C-4,S.T.Colony Pradabhit,Hanuman Road Bhuj,Kutch. Gujrat-370001.
Mr. Sandeep Ramesh Chandra Vedant
 Resi: 4/203, Balaji Garden Koperkhairane, Vashi Navi Mumbai-400079.
Mr. Bharat Chatrabhuj Vedant
 Resi: 2, Shree Building, R.C. Marg Chembur Mumbai-400074.
 From,
 Canara Bank, a body corporate constituted under the Banking Companies (Acquisition & Transfer of Undertakings) Act, 1970, having its Head Office at 112, J.C. Road, Bangalore-560002, and among other places, having its STRESSED ASSET MANAGEMENT BRANCH at Circle Office Building, 8th Floor, 'B' Wing, C-14, G-Block, Bandra Kurla Complex, Bandra East Mumbai-400051
 Subject: Demand notice in respect of unpaid debt in default due from **M/s Ashapura Garments Limited under the Code**.
 Madam/Sir,
 1. This letter is a demand notice of unpaid debt in default due from **M/s Ashapura Garments Limited**.
 2. Please find particulars of the unpaid debt in fault below:

Sl. No.	Particulars of Debt	Amount
1	Total outstanding debt (including any interest or penalties) as on 24.04.2025	Rs. 7,77,69,59,861.24
2	Amount of debt in default	Rs. 7,77,69,59,861.24
3	Date when the debt was due	18.02.2015
4	Date when the default occurred	18.02.2015
5	Nature of the debt.	Term Loan, DPN & Cash Credit Limit
6	Secured debt including particulars of security held, the date of its creation, its estimated value as per the creditor (as applicable), and details of securities	Nil
7	Unsecured debt (as applicable)	Rs. 7,77,69,59,861.24
8	Details of retention of title arrangements (if any) in respect of goods to which the debt refers	Not Applicable
9	Particulars of an order of a court, tribunal or arbitral panel adjudicating on the default, if any	Not Applicable
10	Record of default with the information utility, if any (attach a copy)	-
11	Details of succession certificate, or probate of a WILL, or letter of administration, or court decree (as may be applicable), under the Indian Succession Act, 1925 (10 of 1925) (attach a copy)	Not Applicable
12	Provision of law, contract or other document under which debt has become due	Guarantee Agreement executed in the capacity of Personal Guarantee
13	A statement of bank account where deposits are made or credits received normally by the creditor in respect of the debt of the corporate debtor, from the date on which the debt was incurred	Attached
14	List of documents attached to this notice in order to prove the existence of debt and the amount in default	Statement of accounts

3. If you believe that the debt has been repaid before the receipt of this notice, please demonstrate such repayment by sending to us, within fourteen days of receipt of this notice, the following:
 (a) an attested copy of the record of electronic transfer of the unpaid amount from the bank account of the guarantor; or
 (b) evidence of encashment of cheque for the unpaid amount issued by the guarantor; or
 (c) an attested copy of any record that Canara Bank has received the payment.
 4. The undersigned request you to unconditionally pay the unpaid debt in default in full within fourteen days from the receipt of this letter failing which insolvency resolution process, under the Code, shall be initiated against you

Sd/-
 Chief Manager

NOTICE
 Notice is hereby given that the Original 10th Class ICSE Statement of Marks and Pass Certificate of Uptal Sanghvi School for Examination year 2022 and Original 12th Class ISC Mark Sheet, 12th Passing Certificate, Migration Certificate, Leaving Certificate for Examination year 2024, with Unique Id no. 8154515 of Jambnabi Narsee School, N S Road No. ,JVPD Narsee Parle (W), Mumbai-400049 held by **Bafna Athena Vikas D/O Vikas M. Bafna**, of 502, Parshwa Kunj, Malviya Road, Vile Parle (E), Mumbai-400057 has been lost/misplaced. If Found please contact Mobile No: 9820286903/9004436903
 Place: Mumbai Date: 27/08/2025

PUBLIC NOTICE
 Notice is hereby given that **Mrs. Bhavini Ketan Gosalia**, aged about 64 years, residing at 911/912, 9th Floor, Mayfair Gardens, Azad Lane, S.V. Road, Andheri (West), Mumbai - 400058, is the sole and absolute owner and member of Kingston Co-operative Housing Society Ltd, in respect of Shop No. 3, addressing 597 sq. ft. carpet area equivalent to 55.48 sq. mtrs. together with a Mezzanine floor addressing 308 sq. ft. (built-up area) equivalent to 28.62 sq. mtrs. (built-up area) along with one car parking space in mechanized parking system, in the building known as "KINGSTON" standing on land bearing CTS No. 1393, 1393(1) to 1393(6), Final Plot No. 155 of TPS II, situated at Tejpal Road, Vile Parle (East), Mumbai-400057 (hereinafter referred to as "the said premises"). Any person, institution, bank, or authority having any claim, right, title, interest, lien, charge, mortgage, or any other objection whatsoever in respect of the said premises is hereby required to make the same known in writing along with documentary evidence to the undersigned at the address mentioned below within 14 (fourteen) days from the date of publication of this notice. If no claim/objection is received within the aforesaid period, the said sale/transfer shall be completed without any further reference and such claims/objections, if any, shall be deemed to have been given up or abandoned.
 Dated this 27th day of August, 2025
NAME: MANOJ V JAIN & CO. CHARTERED ACCOUNTANTS
 ADDRESS: Office No. 502 Balaji Business Centre, Ram Milan CHS Ltd., Opp. State Bank of India, Subhash Road, Vile Parle (E), Mumbai - 400057
 Mob: 9820235908, Landline 49739542 Email: manojjain_ca@hotmail.com

INDO AMINES LIMITED
 Corporate Identity Number (CIN): L99999MH1992PLC070022
 REGD. OFFICE: W-44, PHASE II, M.I.D.C., DOMBIVLI (EAST), DIST. THANE - 421 203.
 Tel No. 7045592703 / 7045592706 / 7498245178 / 8291098827
 Web site: www.indoaminesltd.com Email ID: shares@indoaminesltd.com

NOTICE OF THE 32nd (THIRTY SECOND) ANNUAL GENERAL MEETING
 NOTICE is hereby given that the 32nd (THIRTY SECOND) Annual General Meeting ("32nd AGM") of the Shareholders of INDO AMINES LIMITED ("the Company") will be held on Wednesday, 24th September, 2025 at 3.00 p.m. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") to transact the business, as set out in the Notice of the 32nd AGM which will be e-mailed to the Shareholders separately and also will be made available on the website of the Company, viz., www.indoaminesltd.com and on the website of the Stock Exchanges where the Equity Shares of the Company are listed, i.e., BSE Limited ("BSE") (at www.bseindia.com) and National Stock Exchange of India Limited ("NSE") (at www.nseindia.com) and on the website of National Securities Depository Limited (NSDL) (at www.evoting.nsdl.com).

General Circular No. 14/2020 dated April 08, 2020 and subsequent circulars issued in this regard and latest one being General Circular No. 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs (collectively "MCA Circulars") and SEBI Circular No. SEBI/HO/CFD/ CMD1/CIR/ P/2020/79 dated May 12, 2020 and subsequent circulars issued in this regard and latest one being SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 03, 2024, issued by the Securities and Exchange Board of India (collectively "SEBI Circulars") and in compliance with the provisions of the Companies Act, 2013 ("the Act") and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the 32nd AGM of the Company is being conducted through VC/ OAVM Facility, which does not require the physical presence of members. The deemed venue for the meeting shall be the Registered Office of the Company.

Electronic Copies of Notice of AGM and Annual Report for the Financial Year 2024-25:
 In compliance with the above MCA Circulars and SEBI Circulars, electronic copies of the Notice of the 32nd AGM and the Annual Report for the Financial Year 2024-25 will be sent to all the Shareholders whose e-mail addresses are registered with the Company / Depository Participant(s). It will also be available on the Company's website (at www.indoaminesltd.com), on the websites of the Stock Exchanges where the Equity Shares of the Company are listed, i.e., BSE (at www.bseindia.com) and NSE (at www.nseindia.com) and on the website of NSDL (at www.evoting.nsdl.com).

Participation at AGM through VC/OAVM:
 According to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration Rules), 2014 and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is providing the facility of e-voting including remote e-voting to the members in respect of the businesses to be transacted at the AGM. The Company has engaged the services of NSDL for facilitating the voting through electronic means. Members can attend and participate at the AGM through VC/OAVM facility only and the instructions for joining the AGM are provided in the Notice of AGM. Members attending and participating through VC/OAVM shall be counted for the purpose of the reckoning quorum under Section 103 of the Act.

Manner for registering/updating email addresses:
 Members are requested to register their email address for receiving electronic copies of the Notice convening the 32nd AGM along with the Annual Report for the F.Y.2024-25 in the following manner:
 Appeal to Shareholders to Register their E-mail ID:
 Shareholders who have still not registered their e-mail ID are requested to get it registered, as follows:

- Shareholders holding Shares in Physical Mode: Such Shareholders are requested to register their e-mail ID with the Registrar and Share Transfer Agent of the Company, viz., Bigshare Services Private Limited on its website (at www.bigshareonline.com) along with the copy of the signed request letter mentioning the name and address of the Shareholder, scanned copy of the Share Certificate (front and back), self-attested copy of the PAN Card, and self-attested copy of any document (e.g.: Driving License, Election Identity Card, Passport) in support of the address of the Shareholder.
- Shareholders holding Shares in Dematerialized Mode: Such Shareholders are requested to register their e-mail ID with the relevant Depository Participant(s). In case of any queries / difficulties in registering the e-mail address, Shareholders may write to vinod.y@bigshareonline.com

Manner of Voting on Resolutions placed before the AGM:
 The Company is providing remote e-voting facility ("remote e-voting") to its Shareholders to cast their votes on all resolutions set out in the Notice of the AGM. Additionally, the Company is providing the facility of voting through e-voting system during the AGM ("e-voting"). The manner of remote e-voting / e-voting for Shareholders holding shares in dematerialized mode, physical mode and for Shareholders who have not registered their e-mail addresses will be provided in detail in the Notice of the AGM. The details will also be made available on the Company's website www.indoaminesltd.com.

In case of any queries, Members may write to shares@indoaminesltd.com / investor@bigshareonline.com.

Pursuant to SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 2, 2025, the Company hereby informs its shareholders that a Special Window has been made available for the redemption of physical share transfer requests that were originally submitted on or before March 31, 2019, but were subsequently rejected or returned due to deficiencies. This Special Window will remain open from July 07, 2025 to January 06, 2026. Eligible shareholders are encouraged to utilize this one-time opportunity within the specified time frame. For further information or assistance, shareholders may contact the Company: shares@indoaminesltd.com Registrar and Transfer Agent (RTA): investor@bigshareonline.com

Final Dividend and Book Closure:
 The Shareholders may note that the Board of Directors, at its Meeting held on 22nd May, 2025, has Recommended a Final Dividend of 10% i.e. Rs. 0.50/- (Rupees Fifty Paise Only) per equity share on the face value of Rs. 5/- (Rupees Five Only) each for the financial year ended 31st March, 2025, subject to the approval of the Shareholders at the ensuing AGM.

The Register of Members and Share Transfer Books of the Company will remain closed from Thursday, September 18, 2025, to Tuesday, September 23, 2025, (both days inclusive) for determining the entitlement of Shareholders to the Final Dividend for the Financial Year 2024-25. The Dividend, if declared, will be paid to the Shareholders whose names appear in the Register of Members of the Company as on Wednesday, September 17, 2025, and in respect of shares held in dematerialized form, it will be paid to Shareholders whose names are furnished by Depositories, as the beneficial owners as on that date.

Manner of Payment of Dividend, if declared at the AGM:
 The Dividend, if approved by the Shareholders at the AGM, will be paid electronically through various online transfer modes to those Shareholders who have updated their bank account details with the Company's Registrar and Share Transfer Agent / Depository Participants. For Shareholders who have not updated their bank account details, Dividend Warrants / Demand Drafts will be sent to their registered addresses once the postal facility is available. To avoid delay in receiving dividend and to receive the dividend directly into their bank account on the payout date, Shareholders are requested to update their Bank details (e.g. name of the bank and the branch, bank account number, 9 digits MICR number, 11 digit IFSC Code and the nature of account) along with a copy of cancelled cheque with the Shareholder's name, to Bigshare Services Private Limited, on its website (at www.bigshareonline.com), in respect of shares held in physical form and to their Depository Participant in case of shares held in electronic form.

Tax on Dividend, if declared at the AGM:
 Pursuant to Finance Act 2020, dividend income will be taxable in the hands of Shareholders w.e.f. 1st April, 2020 and the Company is required to deduct tax at source (TDS) from dividend paid to Shareholders at the prescribed rates. For the prescribed rates for various categories, the Shareholders are requested to refer to the Finance Act, 2020 (as amended). The Shareholders are requested to update their PAN with Bigshare Services Private Limited, (in case of shares held in physical mode) and depositories (in case of shares held in Demat mode).

A Resident individual Shareholder with PAN and who is not liable to pay Income Tax can submit a yearly declaration in Form No. 15G/15H, to avail the benefit of non-deduction of tax at source. Shareholders are requested to note that in case their PAN is not registered, the tax will be deducted at the rate of 20% (twenty per cent) as per the provisions of the Income Tax Act and/or Rules framed thereunder. Non-resident Shareholders can avail beneficial rates under tax treaty between India and their country of residence, subject to providing necessary documents, i.e., No Permanent Establishment and Beneficial Ownership Declaration, Tax Residency Certificate, Form 10F, any other document which may be required to avail the tax treaty benefits.

Shareholders may make an online submission of Form 15G / 15H and Form 10F, along with the requisite supporting documents as mentioned above, as applicable, on the website of Bigshare Services Private Limited, (at www.bigshareonline.com). The Shareholders may also download these forms from Bigshare Services Private Limited, website and send physical copies of the duly filled forms/documents to Bigshare Services Private Limited, Registered Office at Office No S6-2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri (East), Mumbai, Maharashtra - 400093. The aforesaid declarations and documents need to be submitted by the Shareholders on or before Tuesday, September 16, 2025 by 11.59 p.m. (IST) to Bigshare Services Private Limited, It may please be noted that Forms received after the said date and incomplete or incorrect forms shall not be considered and shall not be eligible for non-deduction or lower deduction of tax.

The detailed instructions regarding the above will also be provided in the Notice of the AGM and Shareholders are requested to take note of the same. In case of any queries/ difficulties in submission of these forms, Shareholders may write to investor@bigshareonline.com
 It may please be noted that no claim shall lie against the Company for such taxes deducted.

For Indo Amines Limited SD/-
Vijay Palkar
 Managing Director
 DIN: 00136027
 Date: 27/08/2025
 Place: Dombivli

मराठी मनाव आवाज
 नवशक्ति
 www.navshakti.co.in

SVC CO-OPERATIVE BANK LTD.
 (Formerly The Shamrao Vithal Co-op Bank Ltd.)
LEGAL & RECOVERY DEPARTMENT
 SVC TOWER, JAWAHARLAL NEHRU ROAD, VAKOLA, SANTACRUZ EAST, MUMBAI-400 055. Tel No: 71999986 / 975 / 983 / 777.
CORRIDENDUM
 Please refer to our advertisement of Sale Notice in respect of A/c. M/s. Hercules Industries published on 26.08.2025 in Free Press Journal.
 With reference to the said notice the amount in Words & Figure Fives the same should be read as **Rs. 22,35,142.79 (Rupees Twenty Two Lakhs Thirty Five Thousand One Hundred Forty Two & Paise Seventy Nine Only)**.
 The other contents of the said Sale Notice remains same.
 Place : Mumbai
 Date : 27/08/2025
 Mr. Rohan Rajiv Pai
 Senior Manager & Authorised Officer

ASREC (India) Limited Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093.
APPENDIX-IV-A
E-auction Sale Notice for sale of immovable Assets Under Securitisation and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules 2002

WHEREAS, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") and secured creditor of Borrower Account names by virtue of Assignment Agreement dated 28.09.2021 executed with IIFL Wealth Prime Limited ("IWPL") and has acquired the secured debt of Fastgrowth Hospitality LLP and its Partners/Borrowers / Guarantors / Mortgagee (i) Fastgrowth Hospitality LLP, (ii) Purvi Parikh, (iii) Shweta Parikh, (iv) Vrunda Parikh, as the Borrowers And (i) Diagrams Realty LLP, (ii) Hemant R. Parikh HUF, (iii) Rasiklal M. Parikh HUF, (iv) Mr. Hemant Parikh, (v) Mr. Miten Parikh, and (vi) Mr. Bhaven Parikh along with underlying securities from the original lender, IIFL Wealth Prime Limited ("IWPL").

The Authorised Officer of IIFL Wealth Prime Limited ("IWPL"), in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 24.08.2021 u/s. 13(2) of the said Act calling upon the aforesaid borrowers/mortgagors/guarantors to repay sum of Rs. 24,78,91,701/- (Rupees Twenty-Four Crores Seventy-Eight Lakhs Ninety-One Thousand Seven Hundred One Only) as on 12.07.2021 with further interest thereon, after adjusting recovery made if any, in respect of the advances granted by the IIFL Wealth Prime Limited ("IWPL"), to the Borrower, Joint/Co-borrower/Surety within the stipulated period of 60 days.

As the Borrowers, Joint/Co-Borrower/Surety having failed to pay as per the said Demand Notice dated 24.08.2021 under Sec. 13 (2) of the said Act, served upon you the borrowers and in exercise of the powers conferred under Section 13(4) read with Enforcement of Securities (Interest) Rules, 2002, the Authorised Officer of ASREC (India) Ltd. took physical possession of the property more particularly described in Schedule here under on 31.08.2023.

Pursuant to Assignment Agreement dated 28.09.2021 ASREC (India) Ltd., has acquired the financial assets of aforesaid borrower from IIFL Wealth Prime Limited ("IWPL"), with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

As the abovementioned Borrowers/Joint Co. Borrower/Guarantors/mortgagors having failed in payment of entire outstanding amount as per said demand notice and pursuant to aforesaid assignment by IIFL Wealth Prime Limited ("IWPL"), in favour of ASREC (India) Limited., the Authorized Officer of ASREC (India) Limited, intend to sell the below mentioned property for recovery of our dues in the account.

Notice is hereby given to the public in general and Borrowers/Joint Co. Borrower/Guarantors/mortgagors in particular that the Authorised Officer of ASREC (India) Ltd. hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited through online auction for the purchase of the secured property. The property shall be sold strictly on "As is where is", "As is what is", "As is Whatever Condition There is" and "No Recourse basis"

Description of the Secured Assets	Reserve Price (Rs. in Lakh)	EMD (Rs. in Lakh)	Bid Increment (Rs.in Lakh)
Commercial hotel building known as "La Emprresa" (also known as "SOCOILEM GALLUM") consist of basement plus stilt (part), lower ground flr (part), mezzanine, upper ground flr, first, second & third flr (part) with attached terrace) constructed on plot having area of 850 Sq.mtrs (of which 210 Sq.mtrs is under road widening-net area 640 Sq.mtrs) situated at Survey No. 22/3 Opp Alcon Hyundai Showroom, Mumbai-Goa Highway (NH6), Village Socorro, Village panchayat area of Serula, Taluka Bardez, District North Goa (owned by M/s Diagrams Realty LLP). Floor area of building as per sanctioned plan are Basement - 1990 Sq. ft (parking area) Stilt (part) - 1069 Sq. ft (reception area, staff/server room) Ground floor (part) - 1204 Sq. ft (two shops) Mezzanine floor - 531 Sq. ft Upper ground floor - 1228 Sq. ft (10 hotel room) First floor - 2159 Sq. ft (10 hotel room) Second floor - 2159 Sq. ft (10 hotel room) Third floor plus terrace (part) - 2159 Sq. ft (5 hotel room) Total carpet area - 12,498 Sq. ft (plus 8 car parking in basement and 5 in stilt area)	1105.00	110.50	10.00

Details of auction:
Inspection of Property: On 09.09.2025 from 11.00 a.m. to 2.00 p.m.
Last date & time for submission of Bid Forms: Till 15.09.2025 up to 4.00 p.m.
E-Auction date: On 16.09.2025 from 11.00 a.m. to 02:00 p.m.

TERMS & CONDITIONS:
 1. To the best of knowledge and information of the Authorised Officer, there is no encumbrances on the property. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The public auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/views.
 2. Auction will be held for the entire property as stated above on "As is where is", "As is what is" and "As is Whatever There is" and "No Recourse basis".
 3. E-auction will be conducted under "online electronic bidding" through ASREC's approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: <https://www.bankeuctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED.). E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale are available in websites: www.asrecindia.co.in and <https://www.bankeuctions.com>. The intending bidder shall hold a valid e-mail address. The contacts of M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No.: (+91- 124-4302020/ 21/ 22, + 917291981124/ 1125/ 1126, Email: gujarat@c1india.com, support@bankeuctions.com.
 4. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as alternative power back-up etc.
 5. Bid in the prescribed format given in the tender document shall be submitted to Authorised Officer of ASREC (India) Ltd., Bldg. No. 2, Unit No. 201-202A & 200-202B, Gr. Floor, Solitaire Corporate Park, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai - 400093 or submit through email tushar.shinde@asrec.co.in / navinanchan@asrecindia.co.in Last date for Submission of Bid Form is 15.09.2025 upto 4.00 PM. The bid form or EMD received after 4.00 pm on 15.09.2025 for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
 6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate quick and proper refund.
 7. The successful bidder shall immediately i.e. on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorised Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
 8. The balance amount of the sale price shall be paid on or before 15th day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
 9. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
 10. The Bid without EMD amount and/or less than the Reserve Price shall not be accepted / confirmed.
 11. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No.: 009020110001525, with Bank of India, SSI, Andheri Branch, IFSC Code: BKID0000090 Name of the Beneficiary: ASREC-PS-02/2021-22 TRUST, or by way of Demand Draft drawn in favour of ASREC-PS-02/2021-22 TRUST drawn on any Nationalized or Scheduled Bank and payable in Mumbai
 12. The interested bidders can inspect the property on 09.09.2025 (with prior appointment) from 11.00 AM to 2.00 PM. Contact Details: Mr. Tushar Shinde - Cell No. 9930947393, 022 - 61387037, Mr. Navinchandra Anchan - Cell No. 9820250145, 022 - 61387051 and Mr. Jagdish Shah - Cell no. 9819931487, 022-61387042, may be contacted for any query.
 13. The Authorised Officer has every right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.
 14. The successful bidder would bear the charges/fees payable for registration, stamp duty, registration fee, incidental expenses etc. as applicable as per law.
 15. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder.
 16. In the event the auction scheduled hereinabove fails for any reason whatsoever, ASREC has the right to sell the secured asset under auction through this Notice by way of

