

Date: 13/07/2026

To, National Stock Exchange of India Limited Exchange Plaza, Plot No. C/1, 'G' Block, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051 Symbol / Scrip Code – MODIS	To, BSE Limited Corporate Relationship Dept., Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 Scrip Code – 543539
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Sub: Newspaper Advertisement – Disclosure Under Regulation 30 of SEBI (LODR) Regulations, 2015 ("Listing Regulations").

Dear Sir/Madam,

Pursuant to Regulation 30 read with Schedule II Part A Para A and Regulation 47 of SEBI Listing Regulations, we hereby enclose copies of the newspaper advertisements published on **Saturday, July 10th, 2026**, informing the shareholders regarding remote e-voting for the **Fifth Annual General Meeting (AGM)** in compliance with Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, Regulation 44 of the SEBI Listing Regulations and the Secretarial Standards of General Meetings issued by the Institute of Company Secretaries of India. It is also available on the website of the Company at www.modisnavnirman.com. The same has been published in the following newspapers.

1. Free Press Journal, English Newspaper
2. Navshakti, Marathi Newspaper

This is for your information and records.

Thanking you.

Yours Faithfully,
For Modis Navnirman Limited

Mrs. Nishi Modi
Company Secretary and Compliance officer
ACS:68212



NOTICE

Notice is hereby given that True Copy of share certificates Nos. **23, 30, 44 & 54** for 25 shares bearing distinctive Nos. **116 to 125, 156 to 160, 226 to 230 and 276 to 280 of Rs. 1,000/-** each of Usha Co-op. Housing Society Ltd. situated at Plot No. 770, MTNL Marg, Dadar (West), Mumbai - 400028 in the name of **Smt. Kusum Balkrishna Bhiday** has been reported lost/misplaced and an application has been issued by her to the society for issue of duplicate certificate. The Society hereby invites claims / objections for issuance of duplicate share certificate within the period of **15 (fifteen)** days from the publication of this notice with the copies of such documents and other proofs in support of claims / objections for issuance of duplicate share certificate. If no claims / objections are received during this period the society shall be free to issue duplicate share certificate under the bye-laws of the society.

Sd/-
For and on behalf of
Usha Co-op. Hsg. Soc. Ltd.
Authorised Signatory

PUBLIC NOTICE

Notice is hereby given to the Public at large that my Clients, M/s M4 Wasay Infra (a unit of M4 Group), a Partnership firm, having its registered office at Office No. 604, 6th Floor, Aura Heights, 315-315A, Maulana Shaukat Ali Road, Grant Road (East), Mumbai - 400007 are in the process of purchasing an undivided 35% (Thirty Five Percent) Share, Right, Title and Interest of (1) Mrs. MEHJABEEN ZAHOOR AHMED KHATEEB D/o Late ALI HAROON KHAN having residential address at A-501, Indian Ocean CHS LTD, V.P. Road, Near Jamat Khana Sagar City, Andheri West, Mumbai Suburban, Maharashtra - 400058, (2) Mrs. SHAHEEN ISMAIL SAYED D/o Late ALI HAROON KHAN, having residential address at 98, 1st Floor Akshay Colony Vidyanagar Hubli Eng College Dharwad Karnataka - 580031 (3) Mrs. SAMINA ABDUL SATTAR KHAN D/o Late ALI HAROON KHAN, having residential address at B-101 Crescent Apartment Karwari CHS Ltd Abdul Hamid Road, Malvani Malad West Mumbai Suburban Maharashtra - 400095 (4) Mrs. YASMEEN ALJAZ AHMED ABBASI D/o Late ALI HAROON KHAN having residential address at Sky Park CHS Ltd C- 303 Aft Glass Lane, Near HDFC House Goregaon West, Motilal Nagar, Mumbai Maharashtra - 400104. (Hereinafter all collectively referred to as the "35% Owners and Vendors") in respect of the property more particularly described in the Schedule hereunder written ("the Said Property") and the Owners and Vendors have represented to my Client that they are entitled to and possess 35% undivided share, right, title and interest in the Schedule Property having unrestricted rights of alienation over the same. The Owners and Vendors have further represented to my client that the Scheduled Property is free from all encumbrances, charges, lien, litigations and/or any third-party rights or claims of any nature whatsoever.

All persons, banks, financial institutions, companies, firms, societies, legal heirs, claimants or any other person(s) having any claim, right, title, interest, share, demand in the said Property, or any part thereof, by way of sale, transfer, lease, lien, charge, mortgage, encumbrance, attachment, occupation, possession, acquisition proceedings, easement, tenancy, license, inheritance right, succession claim, trust interest, gift, exchange, assignment, sub-lease, bequest, decree or order of any Court of Law, litigation, injunction or any other right whatsoever in respect of the said 35% undivided share of the Owners and Vendors in the Said Property are hereby required to make the same known in writing, together with documentary proof in support thereof, to the undersigned within 14 (Fourteen) days from the date of publication of this Notice, failing which such claim, (if any), shall be deemed to have been waived and/or abandoned and my Clients shall proceed with the proposed purchase of the said 35% share without any reference to such claim, and no claim shall thereafter be entertained. This Notice is published for the information of the public and to invite objections, if any.

SCHEDULE

(Description of the said Property)

35% undivided share, right, title and interest in all that piece and parcel of Land along with a building standing thereon, "Ebrahim Mansion" situated on land bearing C.S. No. 1-J/1490, Plot No. 11, Byculla Division, 6, Shepherd Road, Byculla, E Ward, Mumbai - 400008, admeasuring approximately 314.29 Square Yards (262.79 sq. mtrs.) out of 898 Square Yards (750.84 Sq. Mtrs.) in the Registration District of Mumbai together with structure standing thereon.

Place: Mumbai
Dated: 11/07/2026

Sd/-

ADVOCATE FOR M/s M4 Wasay Infra (a unit of M4 Group)
Adv QURRATULAEEN GHANCHI
703, 7th Floor, C Wing, Greenstone Heritage Bldg MRAMarg,
Opposite Haj House, Mumbai 400 001
Email : Qghanchi17@gmail.com Contact No. 9892778133

मराठी मनाचा आवाज



www.navshakti.co.in

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN to the public at large that **MULUND YOGESHWAR DHAM CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Certificate No. BOM/WT/HSG/TC/1261/1985 dated 9th April 1985 and having its registered office at Chandanbua Lane, Off. Mahatma Gandhi Road, Mulund (West), Mumbai-400080, have agreed to grant development rights in respect of redevelopment of their property, more particularly described in the SCHEDULE hereto, to our clients, free from all encumbrances.

All those persons having any right, title, interest, by way of sale, mortgage, transfer, lease, exchange, gift, devise, development agreement or otherwise howsoever, are hereby required to give written notice thereof with proof, if any, to the undersigned at M/s Purnanand & Co., Advocates and Solicitors, Fort Chambers, "C" Wing, 2nd Floor, 65 Tamarind Lane, Fort, Mumbai - 400 023, within 14 clear calendar days from the date of publication of this notice failing which the claim, if any, shall be deemed to have been waived and our Clients will proceed further with the transaction without reference to such claim.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land bearing Survey No.1000, and (1) C.T.S. No. 1070/1 (part) admeasuring 654.04 Sq. Mtrs or thereabouts, (2) C.T.S. No. 1070/1 (part) admeasuring 43.07 Sq. Mtrs or thereabouts, (3) C.T.S. No. 1070/2 admeasuring 14.90 Sq. Mtrs or thereabouts, (4) C.T.S. No. 1070/3 admeasuring 17.00 Sq. Mtrs or thereabouts, (5) C.T.S. No. 1070/4 (part) admeasuring 0.39 Sq. Mtrs or thereabouts, (6) C.T.S. No. 1070/16 (part) admeasuring 0.69 Sq. Mtrs or thereabouts, (6) C.T.S. No. 1070/17 (part) admeasuring 1.12 Sq. Mtrs or thereabouts, (8) C.T.S. No. 1070/19 admeasuring 29.20 Sq. Mtrs or thereabouts, (9) C.T.S. No. 1070/20 (part) admeasuring 6.22 Sq. Mtrs or thereabouts, (10) C.T.S. No. 1070/27 admeasuring 12.00 Sq. Mtrs or thereabouts, (11) C.T.S. No. 1070/28 admeasuring 6.70 Sq. Mtrs or thereabouts, (12) C.T.S. No. 1070/29 (part) admeasuring 3.26 Sq. Mtrs or thereabouts, (13) C.T.S. No. 1070/36 (part) admeasuring 2.37 Sq. Mtrs or thereabouts, (14) C.T.S. No. 1070/37 admeasuring 19.70 Sq. Mtrs or thereabouts, (15) C.T.S. No. 1070/38 admeasuring 19.70 Sq. Mtrs or thereabouts, totally admeasuring 830.36 Sq. Mtrs or thereabouts, along with one building of Mulund Yogeshwar Dham Co-Operative Housing Society Limited, consisting of Ground plus three upper floors, situated at Chandan Baug Lane, off M.G. Road, Mulund West, Mumbai - in and within the Municipal area of Mulund in the registration Sub-district and District Mumbai of Suburban within the limits of 'T' ward of the Municipal Corporation of Greater Mumbai and bounded as follows that is to say: on or towards North : 12.20 mtr. Wide Chandan Baug Lane Road. on or towards South : Chanakya CHS. LTD. Having CTS No. 1075 on or towards East : Shri Mulund Jalaram CHS. LTD. Having CTS No. 1070 (PT) on or towards West : Ambika Bhavan Building having CTS No. 1070 (PT)

Dated this 11th day of July, 2026

For M/s Purnanand & Co

Partner

Advocates & Solicitors

Fort Chambers, "C" Wing, 2nd Floor, 65 Tamarind Lane

Fort, Mumbai - 400023.

Dhanvarsha™
TruCap Finance Ltd.

PUBLIC NOTICE

This is to inform the customers and public at large that TruCap Finance Limited, a Non-Banking Financial Company, registered with the Reserve Bank of India (RBI), having its registered office at 3rd Floor, A Wing, DJ House, Old Nagardas Road, Andheri (East), Mumbai - 400 069 ("Company"), is closing its branch office located at S. No. 49/2, Plot No. 33, Shop Nos. 3 & 4, Off Pune Ahmednagar Road, Near Chandan Nagar Bus Stop, Chandan Nagar, Pune-411 014 ("Old Branch") with effect from 2025 July 15, 2026 and is being relocated to Sr No 48/2, Plot No 4, Near Shivaji Putala (Statue), Pune Ahmednagar Road, Chandan Nagar Kharadi Road, Chandan Nagar, Pune-411 014 ("New Branch"). Further, the customers who are currently serviced from the Old Branch will now be serviced from the New Branch.

For any queries or clarifications, please contact the Company by email at contact@trucafinance.com or by calling 1800 210 2100.

All concerned are requested to take note of the same.

For TruCap Finance Limited.

Sd/-

Authorised Signatory

Date: July 10, 2026

AMBERNATH BRANCH :
Shree Sai Shraddha Commercial Complex,
Shiv Mandir Road, Ambarnath East,
Dist.-Thane-421501
e-Mail: Ambarnath.NaviMumbai@bankofindia.bank.in
Tel.No: 0251-2609895

POSSESSION NOTICE (For Immovable Property) [Rule-8 (1)] [Appendix IV]

Whereas The undersigned being the authorized officer of the Bank of India, Ambarnath Branch 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 09.01.2026 calling upon the Borrower: **Mr. Bhagu Sundaradas Talreja (Proprietor)** to repay the total amount mentioned in the notice being **Rs.2,94,72,400.12 + unchanged interest from 02.01.2026 (Rs. Two crore ninety four lakhs seventy two thousand four hundred & paise twelve only)** plus unchanged interest from 02.01.2026 within 60 days from the date of the receipt of the said notice.

The borrower/Guarantor having failed to repay the amount, notice is hereby given to the borrowers/Guarantor and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on them under sub section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this **8th Day of July of the Year 2026.**

The borrowers/co-borrower 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 India, Ambarnath Branch for an amount of being Rs.2,94,72,400.12 + unchanged interest from 02.01.2026 (Rs. Two crore ninety four lakhs seventy two thousand four hundred & paise twelve only)** plus unchanged interest from 02.01.2026 thereon.

The borrower/s/co-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. The borrowers and the co-borrower (s) will be required to hand over the actual and vacant possession of the property mentioned hereunder as and when demanded by the Authorized Officer.

Description of the immovable Property

All that Part and Parcel of the property consisting of Part of Settlement consisting of Room No. 15, BRK No 2038, Section 36, CTS No. 29456, (Ground floor: 431.09 sq.ft. + 1st Floor: 288.79 sq.ft. + Terrace: 60.73 sq.ft. = Total: 780.61 sq.ft.) Ulhasnagar, Thane -421005 in the name of Mr. Bhagu Sundaradas Talreja.

Date : 08.07.2026

Place : Ambarnath

Authorised Officer, Bank of India



पनवेल महानगरपालिका, पनवेल

ई-निविदा सूचना क्र.: मपमा/उपमा/२२२६/प्र.क्र. ०१/२४७/२०२६

दिनांक: १०/०७/२०२६

अ. क्र.	कामाचे नाव	निविदा क्र.	कामाची किंमत (GST विरहित)	इसारा रक्कम रुपये	कामाचा कालावधी
१	पनवेल महानगरपालिका हद्दीतील विविध टिकाणी वार्षिक दराने वृक्ष व रोपांचा पुरवठा, लागवड व संगोपन करणे.	PMC/Garden/01/ 22026-27	१२१७३७९१/-	१२१६००/-	१२ महिने

या कामाच्या निविदेबाबतची माहिती शासनाच्या <https://mahatenders.gov.in> या संकेतस्थळावर दिनांक १६/०३/२०२२ रोजी प्रसिद्ध करण्यात येणार आहे. संवेधित निविदाधारकांनी नोंद घ्यावी.

सही / -

अतिरिक्त आयुक्त - I

पनवेल महानगरपालिका, पनवेल



BRIHANMUMBAI MUNICIPAL CORPORATION

EETr/C/SWM/OD/1867 dt. 10.07.2026

E-TENDER NOTICE

The Commissioner of Brihanmumbai Municipal Corporation invites the following online tender :

Tender Notice	
Department	Solid Waste Management
Sub Department	Dy.Ch.Eng.(S.W.M.)Tr./Ex.Eng.Tr.(City)
Subject	Hiring of Minimum 18 MT payload capacity dumpers providing to various wards in Zone-2 (City) division.
Bid No	GEM/2026/B/7768299
Bid Start Date & Time	09.07.2026 from 08:00 P.M.
Bid End Date & Time	20.07.2026 upto 04:00 P.M.
Website	http://gem.gov.in
Email address	eetcity@gmail.com

The tender copy can be downloaded from portal (<https://gem.gov.in>) For more details, log on to <https://gem.gov.in>

Sd/-

PRO/799/ADV/2026-27

Ex.Eng.Tr.(City)

Fever? Act now see your doctor for correct & complete treatment

SBI STATE BANK OF INDIA HOME LOAN CENTER

DEMAND NOTICE

Notice U/S 13(2) of Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest (Second) Act, 2002 (No.3 of 2002) herein called as "Act"

Whereas the undersigned being the Authorized Officer of STATE BANK OF INDIA under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the known and / or unknown legal heirs of the concerned Borrowers / Guarantors to repay the amounts mentioned in the respective Notices; within 60 days from the dates of the respective Notices, as per details given below. For various reasons these notices could not be served on the known and unknown legal heirs of the concerned Borrowers / Guarantors. Copies of these Notices are available with the undersigned; and the concerned, may, if they so desire, collect the said copies from the undersigned on any working day during normal office hours. All the account listed here below stand N.P.A. on or before the date of issue of demand notice. However, the Notice is hereby given to the concerned Borrowers / Guarantors where necessary, to pay to **STATE BANK OF INDIA**; within 60 days from the date of publication of this Notice the amounts indicated herein below due on the dates together with future interest at contractual rates, till the date of payment, under the loan / and other agreements and documents executed by the concerned persons. As security for the borrower's obligations under the said agreements and documents, the following assets have been mortgaged to STATE BANK OF INDIA.

Name Of The Borrowers	Date of Demand Notice	Particular Of Mortgage Property	Outstanding Amt.
Mr. Yashwant Tukaram Sabale & Mrs. Jayashree Laxman Khade Alias Mrs. Jayashree Yashwant Sabale	11-06-2026	Row House No.C-47, Ground Floor, Gitaivilla, Co Op Hsg Soc, Sr No. 9/1+7A/14 To 16/part, 9/1+7A/2 9/7C/1 9/8/2, Sharayu Nagari, Behind Metro Zone, Opp Wadala Patrdri Road Nashik-422010. Admeasuring 65.12 Sq Mtrs having Boundaries: EAST: open Space, WEST : Row House, No. C 48 SOUTH: Road NORTH: Back Side of Row House	₹ 35,55,428.00 +Intt as on 11-06-2026
Mr. Pratap Shivaji Ahire & Mrs. Dipali Pratap Ahire	30-06-2026	Flat No D-401, Hari Vishwa Group Housing Project Building, 4th Floor, S. No. 290/1+2+3+4/7 and 290/1+2 +3+4/6/2, Pathardi Shihar, Near Hotel Express Inn, Off Mulund Agra Road, Nashik - 422010 Admeasuring Carpet Area 62.31 Sq Mtrs. having Boundaries: EAST : Duct and Flat No. 408, WEST: Open Space , SOUTH: Open Space NORTH: Passage Lift & Staircase	₹ 27,22,435/- + Interest as on 30-06-2026.

If the concerned borrowers / Guarantors / property Holders, as the case may be, and his / their heirs, if necessary shall fail to make payment to STATE BANK OF INDIA as aforesaid, then the STATE BANK OF INDIA shall proceed against the above secured assets under Section 13 (4) of the Act and the applicable Rules entirely at the risks of the concerned Borrowers / Guarantors / Property Holders to the costs and consequences. The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

The concerned Borrower / Guarantors / Property Holders as the case may be, and his / their heirs, if necessary, are prohibited by the SARFAESI Act to transfer the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of the STATE BANK OF INDIA. Any contravention of the provisions of the SARFAESI Act will render the borrower / Guarantors / Property Holders responsible for the offence liable to punishment and / or penalty in accordance with the SARFAESI Act.

Date : 08.07.2026
Place : Nashik

(Seal)

Sd/- Authorised Officer
State Bank Of India

PUBLIC NOTICE

NOTICE is hereby given under instructions of our clients to the members of the public at large that we, the undersigned, are investigating the title of **Mr. Faiyazali Huseinali Ladhia**, in respect of the said Premises more particularly described in the **Schedule** hereinbelow.

All persons entity including an individual, a Hindu Undivided Family, a company, bank(s), financial institution(s), non-banking financial institution(s), a firm, an association of persons or a body of individuals whether incorporated or not, lenders and/or creditors having and/or claiming any right, title, interest, claim, demand in to upon or in respect of the said Premises and/or to any part thereof and/or other rights thereto, whether by way of sale, exchange, lease, tenancy, s pendens, lien, mortgage, charge, maintenance, leave and license, gift, inheritance, share, possession, power of attorney, partnership, easement, trust, bequest, agreement, assignment in insolvency, attachment, enforcement and/or through any other means of whatsoever nature or otherwise howsoever are hereby requested to intimate the undersigned in writing at the address mentioned below of any such said claims accompanied with all necessary and supporting documents within 14 (Fourteen) days from the date of publication hereof, failing which it shall be presumed that there are no such said claims and/or that such the said claims, if any, have for all intents and purposes been waived and/or abandoned and shall not be binding on our clients.

SCHEDULE OF THE SAID PREMISES

5 fully paid-up shares of the face value Rs. 50 each bearing distinctive Nos. 501 to 505 (both inclusive) comprised in Share Certificate No. 0101 dated June 25, 1984 ("Shares") issued by Tulsiani Chambers Premises Co-operative Society Limited ("Society"); together with all beneficial right, title and interest into and upon the Unit No. 406, admeasuring 435 sq.ft. built up area on the fourth floor ("Office") of the building known as Tulsiani Chambers, "East Wing", situated on Plot No. 212, Block No. III of Backbay Reclamation Area of the Government of Maharashtra admeasuring 4682.16 square meters or thereabout, bearing Cadastral Survey No. 1958 of Fort Division, Free Press Journal Marg, Nariman Point, Mumbai 400 021 (the said Shares and the said Office hereinafter collectively referred to as the "said Premises").

Date 11.07.2026

Place : Mumbai

Sd/-

Vashi and Vashi

(Advocates & Solicitors)

3, Wadia Building, Floor 1, 17/19, Dalal Street, Fort, Mumbai 400001

disputes@vashi.in

MUMBAI DISTRICTS CO-OPERATIVE HOUSING FEDERATION LTD. MUMBAI
Maharashtra Co-operative Societies Act, 1960 Of U/s 156 & Maharashtra Co-operative Societies Rule 1961 Of Rule 107, Special Recovery and Sales officer, Attached to Mumbai District Co-OPERATIVE Housing Federation Ltd, 103, 1st Floor, Vikas Premises, G. N. Vaidya Marg, Fort, Mumbai -400 001, Tel.No. 022-022660068, 22661043.

PUBLIC NOTICE

Recovery Certificate issued by The Deputy Registrar, Co-operative Societies, "R/S" ward, Mumbai Case No. 1468, Dated - 03-08-2022.

New Krishna Kunj Co-op. Hsg. Soc. (Disputant)

Vs

Smt. Laxmiben Mohanlal Limbachiya, Flat No. 06 (Opponent)

The Special Recovery and Sales officer invites bids in sealed envelopes from the interested parties in respect of mentioned immovable Property put up for auction sales on "As is where is basis"

DESCRIPTION OF PROPERTY

Flat No. 06, Area 350 Sq.Ft. (Built up), New Krishna Kunj Co-op Hsg. Soc. Ltd. Swami Samarth Lane, Kandivali Village, Off. M.G. Road, Kandivali (West), Mumbai-400067.

The Tender Form, terms and condition of auction and other information can be obtained from the Special Recovery and Sales officer on any working day on payment of Rs. 1,000/- (One Thousand Only) The inspection of the property may be taken on Dated - 21-07-2026 between 11:00 A.M. to 1:00 P.M. After Recovery Certificate Society Dues and all charges, levies, taxes or any other liabilities against the property shall be born and paid by the Purchaser. The Reserve Price for Auction is Rs. 52,50,000+00, (Rupees Fifty-two Lakh Fifty Thousand Only) The Sealed bid shall be accepted with interest free earnest money deposit of Rs. 7,87,500+00 (Rupees Seven Lakh Eighty Seven Thousand Five Hundred Only) by Demand Draft/ Pay order favoring New Krishna Kunj Co-op. Hsg. Soc. Ltd. The Special Recovery and Sales officer must receive sealed bid at the above maintained address on or before Dated - 10-08-2026 between 11:00 A.M. to 5:00 P.M. The tenders will be opened on, in Dated - 12-08-2026 at 11:30 A.M. in the office of The Special Recovery and Sales officer. The Mumbai District Co-operative Housing Federation Ltd. Kannanwar Nagar No.1, Old Police Station, Opp. ICICI Bank, Vikhroli (East), Mumbai - 400068. The bidders present will be given an opportunity to improve upon their bids. The successful bidder shall be required to immediately pay an amount equal to 30% of the bid amount. The balance amount of the finalized bid shall be paid within 30 days. The tenders received after the prescribed date, time will not be accepted. Special Recovery and sales officer reserves the rights to Cancel the Auction by any reason accept or all tenders without consider assigning any reason whatsoever and also to conduct negotiation, if necessary.

Given under my hand and seal of the Recovery and Sales officer, on this Date - 10-07-2026.

Sd/-

Miss Madhavi B. Jagtap.

SPECIAL RECOVERY AND SALES OFFICER.

The Mumbai Districts Co-operative Housing Federation Ltd.

(SEAL)

MODIS NAVIRMAN LIMITED

CIN: L45203MH2022PLC377939

Regd. Office: Shop No. 1, Rashmi Heights, M.G. Road, Kandivali (west),

Mumbai - 400067 | Tel No. : +91 9819 9891 00

Website : www.modisnavirman.com | Email : info@modisnavirman.comNOTICE OF 5th ANNUAL GENERAL MEETING

1. NOTICE be and is hereby given that:

The 5th Annual General Meeting ("AGM") of the members of Modi's Navnirman Limited (the "Company") will be held on Wednesday, August 5th, 2026, at 11:00 A.M. at the registered office of the Company at Shop No.1, Rashmi Heights, M.G. Road, Kandivali (West), Mumbai - 400 067, in compliance with the provisions of the Companies Act, 2013 ("Act") and other applicable circulars issued by SEBI and MCA, to transact the business as set out in the Notice of the Annual General Meeting.

In terms of the aforesaid circulars, the Notice of the 5th AGM and Annual Report for the financial year 2025-26 has been sent on July 10th, 2026 to all the members whose e-mail ID are registered with the Company or the Registrar and Share Transfer Agent ("RTA") or Depository Participant(s) and is also updated on the website of the Stock Exchange both on BSE i.e. www.bseindia.com and NSE i.e. www.nseindia.com website of the Company at www.modisnavirman.com.

The remote e-voting facility will be provided through Bigshare Services Private Limited (RTA). Members who have not registered/updated their e-mail addresses with the Company so far are requested to register/update their e-mail address with their respective Depository Participant ("DP's").

2. E-voting Information:

The Company will provide its shareholders facility of remote e-voting through electronic voting services arranged by the "RTA" Services. Pursuant to section 108 of the Act and read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the members are provided with the facility to cast their votes on all resolutions set in the Notice of AGM using electronic voting system provided by "RTA" Services. Detailed procedure for remote e-voting at AGM is provided in the Notice of the 5th AGM.

The remote e-voting period commences on Saturday, August 1st, 2026 at 9:00 A.M. and ends on Tuesday, August 4th, 2026, at 5:00 p.m. The voting rights of Members shall be in proportion to their shares of the paid-up equity shares capital of the Company as on Wednesday, July 29th, 2026 (cut-off date).

By Order of the Board

Modi's Navnirman Limited

Sd/-

Mr. Dinesh Modi

Managing Director

Place: Mumbai

Date: July 11th, 2026

(SEAL)

ORIX

ORIX LEASING & FINANCIAL SERVICES INDIA LIMITED

(formerly known as OAS Auto Financial Services Limited) (A Subsidiary of ORIX Infrastructure Services Limited)

Regd. Office: Plot No.94, Marol Co-operative Industrial Estate, Andheri-Kurla Road, Andheri (

