



Ref. No.: TTL/COSEC/SE/2025-26/25

June 21, 2025

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400001, India.

Scrip Code: 544028

National Stock Exchange of India Limited

Exchange Plaza, C-1, Block G,
Bandra Kurla Complex, Bandra (E),
Mumbai – 400 051, India.

Trading symbol: TATATECH

Dear Sir / Madam,

Subject: Newspaper Advertisement- Notice to shareholders regarding transfer of equity shares of the Company to Investor Education and Protection Fund (IEPF)- Interim dividend for FY 2018-19

Pursuant to Regulation 30 read with Schedule III Part A Para A and Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of the newspaper advertisement published in Financial Express (English) and Loksatta (Marathi) today, relating to notice of transfer of equity shares of the Company to IEPF pertaining to Interim dividend for FY 2018-19 approved on July 23, 2018.

Further, the Company has also sent reminder letters to the concerned shareholders, pursuant to Section 124(6) of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended.

This will also be posted on the company's website at www.tatatechnologies.com.

This is for your information and records.

For Tata Technologies Limited

Vikrant Gandhe
Company Secretary and Compliance Officer

Encl: As above

TATA TECHNOLOGIES

Tata Technologies Limited

Plot No 25, Rajiv Gandhi Infotech Park | Hinjawadi, Pune 411057 | India

Tel: +91 20 6652 9090 | Fax: +91 20 6652 9035

CIN L72200PN1994PLC013313

Email: investor@tatatechnologies.com

Website: www.tatatechnologies.com

UPL Limited
CIN: L24219G11985PLC025132
Regd. Office: 3-11, G.I.D.C., Vapi, Dist. Valsad, Gujarat, 396195
Email: upl.investors@upl-ltd.com | Website: www.upl-ltd.com | Tel: 0260-2400717
Fax: 0260-2401823

NOTICE TO EQUITY SHAREHOLDERS OF THE COMPANY

Sub: Transfer of shares in respect of which dividend has not been claimed for seven consecutive years to Investor Education and Protection Fund

This Notice is published pursuant to the provisions of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (the Rules), as amended from time to time. The shares on which dividend has not been encashed or claimed for seven consecutive years are mandatorily required to be transferred to the Investor Education and Protection Fund (IEPF), a fund constituted by the Government of India under Section 124(6) of the Companies Act, 2013.

The Company has sent individual communication to the concerned shareholders at their address registered with the Company whose shares are liable to be transferred to IEPF under the said Rules. By this notice intimation is given that the shares on which dividends have not been claimed for 7 years i.e. since the year 2017-18, are proposed to be transferred to IEPF.

The relevant details of unclaimed dividend and shares due for transfer to IEPF have also been uploaded under "Investors" section on the Company's website www.upl-ltd.com.

The concerned shareholders are hereby requested to claim their dividend amounts by making an application on or before 31st August, 2025 to the Company or Company's Registrar viz. M/s. MUFG Intime India Pvt. Ltd., C-101, 247 Park, L. B. S. Marg, Vikhroli (West), Mumbai-400083, Mobile no.: +91 8108116767, e-mail: mt.helpdesk@in.mpmfsmufg.com.

You need to make an application and provide the following details to claim the unclaimed dividends: 1. Name of the Company, 2. Folio No. or DP and Client ID, 3. Name of the shareholder including joint holder, 4. Contact details like email ID and telephone number 5. Address. Please also provide self-attested KYC documents of the shareholder like PAN, cancelled cheque leaf along with latest utility bill as address proof. Please note that if there is any change in your details, additional information, proofs may be asked by the Company's Registrars.

In case the claim is not received before the date mentioned above, the relevant equity shares will be transferred to IEPF as per the aforesaid rules. Please note that no claim shall lie against the Company in respect of the shares so transferred to IEPF.

Once the shares/dividend are transferred to IEPF including all the benefits accruing on such shares, if any, you can claim the same only from IEPF, by making an application in e-form no. IEPF-5, as prescribed under the said rules.

In case you have any query, you may contact the Registrar viz. MUFG Intime India Pvt. Ltd., as per the contact information provided above.

For UPL Limited
Sd/-
Sandeep Deshmukh
Company Secretary & Compliance Officer

Place: Mumbai
Date: 20/06/2025

NOTICE

TATA TECHNOLOGIES
CIN: L72200PN1994PLC013313
Registered Office: Plot No. 25, Rajiv Gandhi Infotech Park, Hinjawadi, Pune-411057
Phone No: +91-20-66529090 | Email: investor@tatatechnologies.com
For attention of Equity Shareholders of Tata Technologies Limited
Sub: Transfer of equity shares of the Company to Investor Education and Protection Fund (IEPF)

Shareholders are hereby informed that pursuant to the provisions of Section 124(6) of the Companies Act, 2013 and Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (the Rules), as amended, the interim dividend declared on July 23, 2018 for the financial year 2018-19, which remained unclaimed for a period of seven years will be credited to the IEPF on or before September 28, 2025. The corresponding shares on which dividends were unclaimed for seven consecutive years will also be transferred as per the procedure set out in the Rules.

In compliance with the Rules, individual notices are being sent to all the concerned shareholders whose shares are liable to be transferred to IEPF. As per the aforesaid Rules, the full details of such shareholders is made available on the Company's Website: www.tatatechnologies.com.

In this connection, please note the following:

1) In case you hold shares in physical form: Duplicate share certificate(s) will be issued and transferred to IEPF. The original share certificate(s) registered in your name(s) and held by you, will stand automatically cancelled.

2) In case you hold shares in electronic form: Your demat account will be debited for the shares liable for transfer to the IEPF.

In the event valid claim is not received on or before September 20, 2025, the Company will proceed to transfer the unclaimed dividend and Equity shares in favor of IEPF authority without any further notice. Please note that no claim shall lie against the Company in respect of unclaimed dividend amount and shares transferred to IEPF pursuant to the said rules. It may be noted that the concerned shareholders can claim the shares and dividend from IEPF authority by making an application in the prescribed Form IEPF-5 online after obtaining Entitlement letter from the Company.

For any queries on the above matter, shareholders are requested to contact the Company at its registered office address at Plot No. 25, Rajiv Gandhi Infotech Park, Hinjawadi, Pune 411057, India, Tel: +91 20 6652 9090; Email: investor@tatatechnologies.com or the Registrar and Share Transfer Agent (RTA), MUFG Intime India Private Limited, by writing to them on csq-unit@in.mpmfsmufg.com

Note: Shareholders who earlier held shares in physical form are requested to get their shares released from the Escrow Account maintained by the Company by completing the formalities prescribed by the RTA, by writing to them on csq-unit@in.mpmfsmufg.com.

For Tata Technologies Limited
Sd/-
Vikrant Ganche
Company Secretary

Date: June 20, 2025
Place: Pune

Vaibhav Global Limited
CIN: L36911R11989PLC004945
Regd. Off: E-69, EPIP, Sitapura Industrial Area, Jaipur-302022, Rajasthan
Phone: 91-141-2770648; Email: investor_relations@vaibhavglobal.com; Website: www.vaibhavglobal.com

NOTICE OF RECORD DATE

NOTICE is hereby given that pursuant to provisions of the Companies Act, 2013 read with Rules made thereunder and in accordance with the SEBI (LODR) Regulations 2015, the company has fixed Saturday, 28 June, 2025 as the record date for the purpose of 36th Annual General Meeting and payment of Final Dividend for Financial Year 2024-25.

The said dividend shall be paid to the shareholder within 30 days from the date of declaration at ensuing AGM to be held on 5 August, 2025.

Securities and Exchange Board of India has stipulated that all listed companies shall use approved mode of payment viz direct credit, NEFT, RTGS, 'payable-at-par' warrants/cheques etc. for the purpose of making payments to the shareholders. All the shareholders are requested to immediately update their Bank Account No., if the same has not been updated with the Company's share transfer agent or the depository participant, as the case may be.

Please keep your updated email ID registered with the Company/Depository Participant to receive timely communication.

For Vaibhav Global Limited
Sd/-
Yashasvi Pareek
(Company Secretary & Compliance Officer)

Place: Jaipur
Date: 20 June, 2025

IDBI BANK IDBI Bank Ltd., Retail Recovery, IDBI House, 1st Floor, Dnyaneshwar Paduka Chowk, C.F. Road, Shivaji Nagar, Pune - 411004. **SALE NOTICE**

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 8(6))

E-auction Sale Notice for Sale of Immovable Assets 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. Notice is hereby given to the public in general and in particular to 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 IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" and "without recourse" on 22.07.2025. The Reserve price and Earnest money deposit will be as under:

Name of the Borrower/Property Description	Outstanding amount as per Demand Notice	Reserve Price & EMD Amount. (Rs.)	Inspection date
Shri Ganesh More (Borrower), Flat No. 705, 7th FLR, Meccasa, Wing-C, PH-2, Gat-878, 879, Wagholi, Pune-412207, admeasuring Carpet area 36.08 Sq.mtr + Balcony area 4.56 Sq.mtr + adjoining Balcony area 2.61 Sq.mtr + adjoining Terrace area 4.64 Sq.mtr + One open Car parking area or thereabouts.	Rs.42,13,979.72/- (Rupees Forty Two Lakhs Thirteen Thousand Nine Hundred Seventy Nine & Seventy Two paise only) as on 10.06.2024 plus further interest & charges thereon.	Rs.47,24,000/- & Rs.4,72,400/-	04.07.2025

For detailed terms and conditions of the sale, please refer to the link provided in www.banksauctions.com and IDBI Bank's website i.e. www.idbibanke.com. Bid Document, which contains the detailed terms and conditions of sale, bid forms etc. may be obtained from any of our branch offices free of charge, on all working days or can be downloaded from IDBI's website www.idbibanke.com and www.banksauctions.com from 21.06.2025. For any clarification and E Auction support, the interested parties may contact Mrs. Monika Mani, AGM (Contact-9920824836).

Date: 21.06.2025
Place: Pune

AUTHORIZED OFFICER
IDBI BANK LTD. Pune

PUBLIC NOTICE

It is hereby notified for the information of the public at large that, Owners of the property described in schedule below, Mr. Sachin Prakash Bora, Mrs. Suchita Sachin Bora and Mrs. Lata Prakash Bora have negotiated with my client to sell the scheduled property. The said Owners have assured that their rights in the scheduled property are free from all encumbrances such as Charge, Lien, Lease, Mortgage, Gift, Agreement, Power of Attorney and/or any claims of whatsoever nature. However, if anybody has any right, title, interest or claim of above nature or any other claim whatsoever, any such person's having concern is/are there called upon to inform the undersigned within 15 days from publication of this Notice, any objection, claim, interest, right in respect of the scheduled property with original supporting documents, if any objections are not received from anybody within the period stipulated above, it will be presumed that the scheduled property is free from all encumbrances and nobody has any right, title, interest or claim in the same and/or if anybody having any such claim has willingly surrendered the same and thereafter no objections shall be entertained, which please note.

SCHEDULE : All that piece and parcel of Flat bearing no. 704, admeasuring about 90.03 sq. mtrs i.e. 969 sq. ft. carpet along with attached balcony admeasuring area about 29.10 sq. mtrs i.e. 313 sq. ft. situated on the Seventh floor together with one independent four wheeler parking on Basement 2 level bearing no. B2-62 in the scheme namely Premier Tower - Solitaire World, constructed upon Land bearing Survey no. 578, Hissa no. 1/1, situated within village namely Bihvevadi and the limit of Registration District Pune, Sub Registration District Havelli and within the limit of Pune Municipal Corporation together with common and joint rights to all the appurtenances, easements, open spaces, amenity spaces, internal roads etc. of the said Flat and said Land is bounded as under: East - By adjoining Survey no. 588 and Survey no. 613, South - By adjoining Survey no. 613, West - By 24 meter wide D.P. road (proposed 30 mtrs), North - By 30 meter wide D.P. road (proposed 42 mtrs)

DATE: 20/06/2025
Chintal B. Oswal, Advocate
JHJ Legal, 301/302, 3rd Floor, Atharva Jayatu Building, Plot No. 280 B/7, CTS No. 383/8, Timber Merchant Colony, Ghorpada Peth, Pune- 411042. Phone:-(020) 26449499.

tru
TruCap Finance Limited
CIN: L64520M1994PLC334547
Registered Office: 4th Floor, A Wing, D.J. House, Old Nagardas Road, Andheri (East), Mumbai - 400 069.
Website: www.trucapfinance.com Phone No. 022 6845 7200

Corrigendum/Addendum to the Notice of the Extra Ordinary General Meeting

The Extra Ordinary General Meeting ("EGM") of the Members of TruCap Finance Limited ("Company") will be held on **Wednesday, June 25, 2025, at 03.00 P.M. (IST)**, through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM") without the physical presence of the Members at a common venue. The notice of the EGM dated May 26, 2025 ("EGM Notice") was dispatched to the Members of the Company on June 03, 2025, in due compliance with the provisions of the Companies Act, 2013 and rules made thereunder with applicable circulars issued by the Ministry of Corporate Affairs. We draw the attention of all the Members of the Company towards the EGM Notice.

In this regard, a Corrigendum to the EGM Notice regarding changes in point no. 5 with respect to Explanatory Statement to Agenda Item Nos. 5 and 6 in the EGM Notice ("Corrigendum"), is issued and dispatched to the Members of the Company on June 20, 2025. The said Corrigendum is dispatched to the Members whose email ids are registered with the Depository Participants/ Registrar and Share Transfer Agent of the Company.

On and from the date of issue of the Corrigendum, the EGM Notice shall always be read in conjunction with the Corrigendum which is also being uploaded on the website of the Company at www.trucapfinance.com and on the website of the Stock Exchanges i.e., on BSE Limited ("BSE") at www.bseindia.com and on National Stock Exchange of India Limited ("NSE") at www.nseindia.com. All other contents of the EGM Notice, save and except as modified or supplemented by the Corrigendum, shall remain unchanged.

By Order of the Board of Directors
For TruCap Finance Limited
Sd/-
Sonal Sharma
Company Secretary & Compliance Officer

June 20, 2025
Mumbai

This is only an advertisement for information purposes and is not a prospectus announcement.

ABRAM FOOD LIMITED
CIN: U15122DL2009PLC187783

Our Company was originally incorporated as a Private Limited Company under the name of "Sharda Edible Products Private Limited" on February 19, 2009 under the provisions of the Companies Act, 1956 with the Registrar of Companies, NCT of Delhi. Further pursuant to a resolution passed by our shareholders at Extra Ordinary General meeting held on March 28, 2014 name of our Company was changed from "Sharda Edible Products Private Limited" to "Sharda Edible Product Private Limited" and a fresh Certificate of Incorporation pursuant to change in name of the Company dated April 03, 2014 was issued by the Registrar of Companies, NCT of Delhi. Further pursuant to a resolution passed by our shareholders at Extra Ordinary General meeting held on January 20, 2016 name of our Company was changed from "Sharda Edible Product Private Limited" to "Abram Food Private Limited" and a fresh Certificate of Incorporation pursuant to change in name of the Company dated February 02, 2016 was issued by the Registrar of Companies, NCT of Delhi. Subsequently our Company was converted into Public Limited pursuant to resolution passed by our shareholders at Extra ordinary general meeting held on March 21, 2024 and a fresh Certificate of Incorporation pursuant to conversion into public limited dated July 10, 2024 issued by the Registrar of Companies, Central Processing Centre. For details of incorporation, change of registered office of our Company, please refer to the section title "History and Corporate Structure" on page no. 149 of this Prospectus.

Registered Office: 605, Pearl Business Park, Nr. Fun Cinema, Netaji Subhash Place, Pitampura, New Delhi - 110034
Telephone: +91-9983433244; Website: www.abramfood.in; www.kheriwala.com; E-mail: compliance@abramfood.in

THE PROMOTER OF OUR COMPANY ARE MR. BRIJ BHUSHAN, MS. MONA SINGHAL AND MR. ARPIT GUPTA

"The Issue is being made in accordance with Chapter IX of the SEBI ICDR Regulations (IPO of Small and Medium Enterprises) and the Equity Shares are proposed to be listed on the SME Platform of BSE Limited. ("BSE").

THE ISSUE

INITIAL PUBLIC ISSUE OF UP TO 14,28,000 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH OF ABRAM FOOD LIMITED FOR CASH AT A PRICE OF ₹ 98 PER EQUITY SHARE (INCLUDING A PREMIUM OF ₹ 88 PER EQUITY SHARE) ("OFFER PRICE") AGGREGATING UP TO ₹ 1,399.44 LAKHS. UP TO 72,000 EQUITY SHARES AGGREGATING TO ₹ 70.56 LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY MARKET MAKER ("MARKET MAKER RESERVATION PORTION"). THE ISSUE LESS THE MARKET MAKER RESERVATION PORTION I.E. ISSUE OF UP TO 13,56,000 EQUITY SHARES OF FACE VALUE OF ₹ 10/- EACH AT AN ISSUE PRICE OF ₹ 98 PER EQUITY SHARE AGGREGATING TO ₹ 1,328.88 LAKHS ("NET OFFER"). THE ISSUE AND THE NET ISSUE WILL CONSTITUTE 27.71% AND 26.32% OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY. FOR FURTHER DETAILS, PLEASE REFER TO SECTION TITLED "TERMS OF ISSUE" BEGINNING ON PAGE 249 OF THE PROSPECTUS.

FIXED PRICE ISSUE AT ₹98/- PER EQUITY SHARE
MINIMUM APPLICATION SIZE OF 1200 EQUITY SHARES
AND IN MULTIPLES OF 1200 EQUITY SHARES THEREAFTER

ISSUE PROGRAMME
ISSUE OPENS ON: TUESDAY, JUNE 24, 2025
ISSUE CLOSING ON: THURSDAY, JUNE 26, 2025

ASBA Simple, Safe, Smart way of Application - Make use of it!!!
*Application Supported by Blocked Amount (ASBA) is a better way of applying to issues by simply blocking the fund in the bank account, investors can avail the same. For further details check section on ASBA below.
MANDATORY IN PUBLIC ISSUES FROM JANUARY 01, 2016. NO CHEQUE WILL BE ACCEPTED.

UPI UPI now available in ASBA for individual UPI Applicants, whose application size are up to ₹5.00 lakh, applying through Registered Brokers, DPs & RTAs. Applicant to ensure PAN is updated in Bank Account being blocked by ASBA Bank. List of Bank supporting UPI is also available in SEBI at www.sebi.gov.in.

CORRIGENDUM

Issue programme revised timeline for Issue: This to inform that the date of commencement of trading of equity shares was inadvertently mentioned as July 02, 2025 instead of July 01, 2025. Accordingly, the indicative timetable in respect to the issue is revised as set out below:

Event	Indicative Date
Issue Opening Date	Tuesday, June 24, 2025
Issue Closing Date	Thursday, June 26, 2025
Finalization of Basis of Allotment with the Designated Stock Exchange	Friday, June 27, 2025
Initiation of Allotment/ Refunds/ unblocking of ASBA Accounts	Monday, June 30, 2025
Credit of Equity Shares to demat accounts of Allottees	Monday, June 30, 2025
Commencement of trading of the Equity Shares on the Stock Exchange	Tuesday, July 01, 2025

The above is to be read in conjunction with the Pre-Issue Public Announcement dated June 18, 2025, Prospectus dated June 17, 2025, Abridged prospectus and all issue related stationery shall stand modified and accordingly their references in the Prospectus stand amended pursuant to this addendum. All capitalised terms used in this addendum shall, unless the context otherwise requires, have the meaning ascribed to them in the Prospectus dated June 17, 2025 filed with the Registrar of Companies, NCT of Delhi.

DISCLAIMER CLAUSE OF SEBI: Since the Issue is being made in terms of Chapter IX of the SEBI (ICDR) Regulations, 2018, the Draft Prospectus was not filed with and the SEBI shall not issue any observation on Offer Document. Hence, there is no such specific disclaimer clause of SEBI. However, investors may refer to the entire "Disclaimer Clause of SEBI" on page 241 of the Prospectus.

DISCLAIMER CLAUSE OF BSE: It is to be distinctly understood that the permission given by BSE should not in any way be deemed or construed that the contents of the Prospectus or the price at which the Equity shares are offered has been cleared, solicited or approved by BSE, nor does it certify the correctness, accuracy or completeness of any of the contents of the Prospectus. The investors are advised to refer to the Prospectus for the full text of the "Disclaimer Clause of the SME Platform of BSE" on page 241 of the Prospectus.

GENERAL RISKS: Investment in Equity and Equity-related securities involves a degree of risk and investors should not invest any funds in this Issue unless they can afford to take the risk of losing their investment. Investors are advised to read the risk factors carefully before taking an investment decision in this Issue. For taking an investment decision, investors must rely on their own examination of the issuer and the issue including the risks involved. The securities have not been recommended or approved by the Securities and Exchange Board of India (SEBI) nor does SEBI guarantee the accuracy or adequacy of this document. Specific attention of investors is invited to the statement of "Risk Factors" beginning on beginning on page no 29 of this Prospectus.

LEAD MANAGER TO THE ISSUE	REGISTRAR TO THE ISSUE	COMPANY SECRETARY AND COMPLIANCE OFFICER
 Corporate Makers Capital Limited 611, 6th Floor, Pragati Tower, Rajendra Place, New Delhi- 110008 Telephone: 011 41411600 Email: compliance@corporatemakers.in Website: www.corporatemakers.in Investor Grievance Email: info@corporatemakers.in Contact Person: Mr. Rohit Pareek/ Mr. Pawan Mahur SEBI Registration Number: INR0000013095 CIN: U65100DL1994PLC063880	 KFIN TECHNOLOGIES LIMITED Selenium, Tower B, Plot No. - 31 & 32, Financial District, Nanakramguda, Serli, Ngampally, Rangareddi, Hyderabad, Telangana- 500032 Telephone: +91-4067162222 / 18003094001 Email ID: af.ipo@kfintech.com Investor grievance email: enward.ris@kfintech.com Website: www.kfintech.com Contact Person: Mr. M. Murali Krishna SEBI Registration Number: INR000000221 CIN: L72400TG2017PLC117649	 Mr. Sanjiva Gaur Address: 605, Pearl Business Park, Near Fun Cinema, Netaji Subhash Place, Pitampura, New Delhi- 110034 Contact No: +91-9899296234 Email ID: compliance@abramfood.in Website: www.abramfood.in Applicants can contact the Compliance Officer or the Lead Manager or the Registrar to the Issue in case of any pre-issue or post-issue related problems, such as non-receipt of letters of allotment, credit of Allotted Equity Shares in the respective beneficiary account and refund orders, etc. All complaints, queries or comments received by Stock Exchange / SEBI shall be forwarded to the Lead Manager, who shall respond to the same.

All capitalised terms used herein and not specifically defined shall have the same meaning as prescribed to them in the Prospectus dated January 17, 2025.

For ABRAM FOOD LIMITED
On behalf of Board of Directors
Sd/-
Mr. Brij Bhushan,
Managing Director
DIN- 01934853

Date: June 20, 2025
Place: New Delhi

ABRAM FOOD LIMITED, is proposing, subject to market conditions and other considerations, public issue of its Equity Shares and has filed the Prospectus with the Registrar of Companies, Delhi. The Prospectus is available on the website of the Lead Manager at <https://www.corporatemakers.in/>; the website of the BSE Limited i.e. www.bseindia.com and website of the Issuer Company at www.abramfood.in. Investors should read the Prospectus carefully, including the Risk Factors on page 29 of the Prospectus before making any investment decision. The Equity Shares have not been and will not be registered under the U.S. Securities Act 1933, as amended (the "Securities Act") or any state securities laws in the United States and may not be offered or sold within the United States or to, or for the account or benefit of, "U.S. persons" (as defined in Regulations of the Securities Act), except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Accordingly, the Equity Shares will be offered and sold (i) in the United States only to "qualified institutional buyers", as defined in Rule 144A of the Securities Act, and (ii) outside the United States in offshore transactions in reliance on Regulations under the Securities Act and in compliance with the applicable laws of the jurisdiction where those offers and sales occur.

The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be issued or sold, and Application may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction.

PUBLIC NOTICE

The Public Notice is hereby given that Mr. Prashant Shankar Kadam has agreed to purchase the below, mentioned property from Mr. Mahipatras Bhauso Sutar alias Mr. Mahesh Bhauso Sutar and thereafter to mortgage the property described in the Schedule hereunder written in favour of GIC Housing Finance Ltd, Chinchwad Branch. According to Mr. Prashant Shankar Kadam the earlier the owners have lost/misplaced below mentioned original deed of property and could not be found:

a) Original Agreement to sale executed by M/s.J.R. Developers in favour of Balaji K. Jadhav registered in the office of Sub Registrar Haveli 5 at Sr.no.10776/2007 dt.24/12/2007 along with Index II and RR

b) Original Cancellation deed executed by Balaji K Jadhav in favour of M/s.J.R. Developers registered in the office of Sub Registrar Haveli 5 at Sr.no.9106/2010 dt. 7/9/2010 along with Index II and RR

That Mr. Prashant Shankar Kadam has assured my client GIC Housing Finance Ltd that earlier owners have clean and clear title to the said property. All persons having any claim against or in respect of the said Flat/Property more particularly described in the schedule hereunder are hereby requested to notify the same in writing to me/us with supporting documentary evidence at the address mentioned herein below within 7 days from the date hereof.

DESCRIPTION OF THE PROPERTY

Flat No.204, Carpet admeasuring area 1038.50 Sq. Ft. i.e. 96.52 Sq. Mtrs, on Second Floor, along with One Car Parking, in the Building 'G' and in the Project known as "Indra Prabha" and in the Indraprabha G Building Co-operative Housing Society Limited, constructed on property bearing S.No.38, Hissa No.1, area admeasuring 00 H 90 R, out of that Plot No. 4 area admeasuring 00 H 10 R i.e. 1008 Sq. Mtrs. + 400 Sq. Mtrs. FSI of Plot No. 5 i.e. totally 1408 Sq. Mtrs., situated at village Kiwale, Tal. Havelli, Dist. Pune, situated within the local limits of Pimpri Chinchwad Municipal Corporation, Pune and situate within the Registration District Pune, Sub-Registrar, Haveli

Date: 20/6/2025
Adv. Sapanrao Mane (M): 9421133333
Add: Office No.405 to 409, Brahma Sky Uzari, Pimpri Pune 8.

NEOGROWTH M/S NEOGROWTH CREDIT PRIVATE LIMITED
Leading capitalised Growth realtor. Registered office: Times Square, Tower E, 9th Floor, Andheri Kuria Road, Marol, Andheri East- 400059

DEMAND NOTICE

Whereas the borrowers/co-borrowers mentioned hereunder had availed the financial assistance from M/s. NeoGrowth Credit Private Limited We state that despite having availed the financial assistance, the borrowers/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the respective dates mentioned hereunder, as per guidelines of Reserve Bank of India. Consequently to the Authorized Officer under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below, calling upon the following borrowers /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc., until the date of payment within 60 days from the date of notices.

The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.

Name of the Borrower / Address & Name of Trust

1. Sai Krupa Clinic (Merchant), (A Proprietorship Firm Through Its Proprietors/Authorised Signatory), Shop No.02, Jai Bhawan Nagar Chs D Wing Ground Floor Film City Road Mumbai, Mumbai-400063, Mumbai -400063 Maharashtra, Mob. No.:- +91-8237947095/Homeowizard@yahoo.com
2. Parthasarthi Dnyanesh Upasny (Borrower/ Proprietor/Authorised Signatory),
3. Prerana Parthasarathi Upasani (Co-Applicant/Proprietor/Authorised Signatory)
4. Gaurav Parthasarathi Upasani (Co-Applicant/Proprietor/Authorised Signatory), All 2 to 4 At :- R/O 202 Riddhi Tower, Riddhi Garden, Film City Road, Malad East, Mumbai, Malad East, Mumbai Suburban, Maharashtra, 400097, Pune-412101 Maharashtra

All 1 To 4 Also At:- Flat No 801, 8th Floor, V-Up Town, Sr.No.93/5, Kiwale, Pune, Maharashtra, 400097, Pune-400063 Maharashtra

Date of Notice & NPA
Notice Dated: 14.06.2025 and NPA Dated: 02.06.2025.

Notice Amount
Rs. 62,72,761.60/- (Rupees Sixty Two Lakh Seventy Two Thousand Seven Hundred Sixty One Paise Sixty Only)

Description of Secured Assets: Loan Account/Agreement No. 1307250-1313839
SCHEDULE II ALL THAT PIECE AND PARCEL OF FLAT NO. 801, ADMEASURING CARPET AREA 53 SQUARE METERS, ON THE 8TH FLOOR OF THE PROJECT KNOWN AS "U UPTOWN", IN THE SOCIETY KNOWN AS "V UPTOWN WING B CO-OPERATIVE HOUSING SOCIETY LIMITED" CONSTRUCTED ON LAND BEARING SURVEY NO.93/5 AND 93/6, SITUATE AT VILLAGE KIWALE, TALUKA HAVELI, DISTRICT PUNE AND WITHIN THE LIMITS OF PIMPRI CHINCHWAD MUNICIPAL CORPORATION, PUNE-421501 MAHARASHTRA AND BOUNDED BY:- EAST:- OPEN SPACE, WEST-PASSAGE/FLAT NO. 802, NORTH:- DUCT/FLAT NO. 806, SOUTH:- OPEN SPACE.

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers, to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of the SARFAESI Act and the applicable Rules thereunder. Please note that under Section 13 (13) of the SARFAESI Act, No Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Sd/-
Date: 20.06.2025
Place: Pune, Maharashtra

Authorized Officer
M/s NeoGrowth Credit Private Limited

