

ZODIAC

30th August, 2025

National Stock Exchange of India Ltd., Exchange Plaza, 5th Floor, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400051 Scrip Code: ZODIACLOTH	BSE Limited, Corporate Relationship Department, First Floor, New Trading Ring, Rotunda Building, P.J. Tower, Dalal Street, Mumbai - 400001 Scrip Code : 521163
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Sub: Newspaper Advertisement - regarding opening of special window for re-lodgement of transfer requests of physical shares.

Dear Sir/Ma'am,

Pursuant to the Regulation 30 of the of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), as amended from time to time, please find enclosed copies of newspapers, regarding opening of special window for re-lodgement of transfer requests of physical shares, in accordance with SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated 2nd July, 2025.

1. English Edition: "The Free Press Journal" dated Saturday, 30th August, 2025.
2. Marathi Edition: "Nav Shakti" dated Saturday, 30th August, 2025.

This is for your information and records.

Thanking you.

Yours faithfully,
For **Zodiac Clothing Company Limited**

Salman Yusuf Noorani
Vice Chairman & Managing Director
DIN: 00068423

Encl: As above

TTI ENTERPRISE LIMITED
(CIN : L67120WB1981PLC033771)
Registered Office : Room No-822, 8th Floor, 4 Synergogue Street, Kolkata - 700001
Contact Details : +91 33 2210 9197
Website : www.ttienterprises.com, Email : tti1711@gmail.com

NOTICE OF THE 44TH ANNUAL GENERAL MEETING TO BE HELD THROUGH VIDEO CONFERRING (VC) OR OTHER AUDIO VISUAL MEANS (OAVM)

Notice is hereby given that the 44th Annual General Meeting ("AGM") of the Members of TTI Enterprise Limited ("the Company") will be held on Thursday, 25th September, 2025 at 12:30 noon (IST) through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 and Rules made thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with General Circular 2024 issued by the Ministry of Corporate Affairs (MCA) dated 19th September, 2024 and SEBI Circular No. SEBI/HO/CFD/CFO-POD-2/P/IR/2024/133 dated 3rd October, 2024 (hereinafter collectively referred to as "the Circulars") to transact business set out in the Notice of the AGM.

1. Dispatch of Notice of AGM and Annual Report:
In compliance with the said Circulars, Notice of AGM along with the Annual Report 2024-25 will be sent only through electronic mode to those Members whose e-mail addresses are registered with the Company's Registrar and Share Transfer Agent / Depositories. The Notice and Annual Report 2024-25 will also be available on the Company's website www.ttienterprises.com, websites of the Stock Exchanges i.e., BSE Limited and CSE at www.bseindia.com and www.cse-india.com respectively and on the website of National Securities Depository Limited (NSDL) at https://www.evoting.nsdl.com

2. Manner of registering/ updating e-mail addresses:
Members holding Shares in dematerialized mode and who have not registered / updated their e-mail address, are requested to register / update the same with the Depository Participant(s) where they maintain their demat accounts. Members holding Shares in physical mode, who have not registered / updated their e-mail address, are requested to submit details in prescribed Form ISR-1 and other relevant Forms to Niche Technologies Pvt. Ltd., the Registrar and Transfer Agent of the Company at nichechpl@nichechpl.com. Shareholders may download the prescribed Forms from the RTA's website at https://nichechpl.com/downloads/

3. Manner of casting votes through e-voting:
The Company has availed the services from NSDL for providing remote e-voting facility to its Members to cast their votes on all resolutions set out in the Notice of the AGM. Additionally, the Company is providing facility of e-voting during the AGM for Members who have not cast their votes through remote e-voting. The manner for remote e-voting / voting during the AGM by Members holding Shares in dematerialized mode, physical mode and for Members who have not registered their e-mail address has been provided in the Notes to Notice of the AGM.

Members are requested to carefully read all the Notes set out in the Notice of the AGM and in particular, instructions for joining the AGM, manner of casting votes through remote e-voting and e-voting during the AGM.

For TTI ENTERPRISES LIMITED
Sd/-
VALATH SREENIVASAN RANGANATHAN
Executive Director
DIN : 02786224

Place : Kolkata
Date : 29th August, 2025

PUBLIC NOTICE

Notice is hereby given to the public at large that Mayankote Sivasankar (deceased) was joint owner of Flat No. 1901, 19th Floor, Tower No. 1, Oakwood, Runwal Oakwood CHSL, Runwal Ganges, situated at Bhandup (West), Mumbai and Car Parking No. P3-567 (the Property). Smt. Shanta Narayanan Sivasankar (Wife) and Ms. Vimla Rajgopal (daughter) are the only legal heirs of the deceased, and Smt. Shanta Narayanan Sivasankar intends to release her undivided share in the Property in favour of Ms. Vimla Rajgopal. Any person having any adverse claim or objection regarding the Property of whatsoever nature are hereby advised to place their claim within 14 days from present publication at: G-01, Makhan Dham, 11th Road, Next to P.D. Hinduja Hospital (Khar), Khar (West), Mumbai - 400052 with supporting evidences. In the event no such claim is received, it will be considered as if no such claim exists or have been waived or abandoned, and the transaction will proceed as per applicable laws. Please Note that Claims received without written evidences will not be considered.

Anand Nagwekar
Sd/-
Advocate

Dated this 30th day of July, 2025

CORRIGENDUM

CORRIGENDUM TO PUBLICATION OF APPENDIX IV-A DATED 19.08.2025 ISSUED UNDER RULE 8(6) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("The Act"), WITH RESPECT TO LOAN ACCOUNT NO. HLAPR000372133.

This Corrigendum is issued in relation to the publication of Appendix IV-A dated 19.08.2025 in the FREE PRESS JOURNAL - MUMBAI - ENGLISH DT. 26TH AUG. 2025 & NAVSHAKTI - MUMBAI - MARATHI DT. 26TH AUG. 2025, issued by the Authorised Officer of Sammaan Capital Limited ("SCL") (formerly known as Indiabulls Housing Finance Ltd. ("IHFL") under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 for the following correction(s):

IN THE APPENDIX IV-A DATED 19.08.2025:
"Date of Auction to be read as 29.09.2025 instead of 28.09.2025"
Kindly note that the rest of the contents of Appendix IV-A dated 19.08.2025 published in the above - dated Newspapers shall remain the same, and the above corrections shall be read as a part and parcel of the publication of Appendix IV-A dated 19.08.2025.

Sd/-
Authorized officer
Sammaan Capital Limited
(Formerly known as
Indiabulls Housing Finance Limited)

Place : MUMBAI

PUBLIC NOTICE

NOTICE is hereby given that our clients intend to purchase from (1) Smita Surendra Joshi, (2) Omkar Surendra Joshi, (3) Aishwarya Mander Pendse alias Aishwarya Surendra Joshi, and (4) Rajni Dhananjay Mohar alias Varsha Laxman Joshi (hereinafter collectively referred to as "the Owners"), the land, being agricultural land, hereinafter collectively referred to as "the said Land", more particularly described in the Schedule hereunder written.

All persons having any claim in respect of the said Land or any part (s) thereof, by way of sale, exchange, mortgage, charge, guarantee, gift, trust, maintenance, inheritance, possession, lease, tenancy, lien, license or any right of prescription or pre-emption or under any agreement or other disposition or under any decree, order or award passed by any Court, Tribunal or Authority or otherwise howsoever, are hereby requested to make the same known in writing along with copies of relevant supporting documents, to the undersigned, having their office at Ready money Mansion, 43, Veer Nariman Road, Fort, Mumbai 400 001, and/or by email to kunal.vaidya@kangacompny.com within a period of 14 (Fourteen) days from the date of publication hereof, failing which, all or any of such purported claims/objections, interest or demand shall be deemed to have been waived and/or abandoned.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Land)
All that piece and parcel of agricultural land, bearing Gat No. 153 admeasuring 1 Hectare 55 Ares (15,500 square meters) situate, lying and being at Village Karmale, Taluka Alibaug, District Raigad. Dated this 30th day of August, 2025.

Kanga and Company,
Sd/-
Kunal S. Vaidya
Partner
Advocates and Solicitors

www.navshakti.co.in

PUBLIC NOTICE

Notice is hereby given that Mrs. Varsha Rajesh Kumar Gujrati (the "Owner") is the owner of and/or seized and possessed off and/or otherwise well and sufficiently entitled to the under mentioned residential premises.

The Owner has agreed to sell, transfer and assign the under mentioned residential premises and all her right, title, interest, benefits, shares etc. in respect thereof to my client/s.

Any person/entity having any claim/objection with respect to the under mentioned residential premises or any portion or part thereof including claim/objection as and by way of sale, exchange, mortgage, gift, lien, trust, lease, possession, inheritance, easement, license or otherwise howsoever are hereby required to make the same known in writing along with certified true copy of supporting documents to the undersigned at the address mentioned below within 15 days from the publication hereof, otherwise, the same, if any, will be considered as waived and the transaction between the Owner and my client/s in respect of the under mentioned residential premises will be completed.

The Schedule of Property:
Residential Flat No. 703 admeasuring 606 sq. ft. built up area on the 7th Floor in the building known as Blue Bird - B of the society known as Blue Bird Co-operative Housing Society Limited standing, lying and being on plot of land bearing Old C.T.S. No. 1431, 1432, 1433, 1434, 1459 and 1460 of Village Bandra-C and New C.T.S. No. 1431 of Village-C situated at Shri Rajan Road, Opp. Rizvi College, off. Carter Road, Bandra (West), Mumbai-400050.

Dated this 30th day of August, 2025

FOR KJ LEGAL & ASSOCIATES
Sd/-
(KUNAL S. JAIN)
PROPRIETOR
Plot no. 569, Nira Vihar C.H.S.L., Unit no. 5, 1st Floor, 5th Road, Khar (West), Mumbai - 400052.
M: 982990294.

LIBORD SECURITIES LIMITED
(CIN : L67120MH1994PLC080572)
Registered Office:
104, M.K. Bhavan, 300, Shahid Bhagat Singh Road, Fort, Mumbai 400001 (M.H.) Phone: 022-22658108 / 09
Email: investorrelations@libord.com Website: www.libord.com

NOTICE OF 31ST ANNUAL GENERAL MEETING, BOOK CLOSURE AND E-VOTING INFORMATION

Notice is hereby given that the 31st Annual General Meeting ("AGM") of the Members of the Company will be held on Wednesday, September 24, 2025 at 12:00 Noon (IST) through Video Conferencing (VC) / Other Audio Visual Means (OAVM), to transact the business, as set out in the Notice of the AGM.

In compliance with the Ministry of Corporate Affairs Circular dated September 19, 2024, SEBI Circular dated October 3, 2024 and all other applicable Circulars, the Notice of the AGM along with the Annual Report of the Company for the Financial Year 2024-25 has been sent through electronic mode to the Members whose e-mail addresses are registered with the Company/RTA/Depository Participant(s). The said Notice of the AGM along with the Annual Report is also available on the website of the Company at https://libord.com/wp-content/uploads/2024/04/SL-AR-2025.pdf, and website of the Stock Exchange i.e., BSE Limited at www.bseindia.com and website of National Securities Depository Limited (NSDL) at www.evoting.nsdl.com. Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013 ("the Act").

Pursuant to Section 91 of the Act and other applicable provisions, if any, the Register of Members & Share Transfer Books of the Company will remain closed from Thursday, September 18, 2025 to Wednesday, September 24, 2025 (both days inclusive) for the purpose of the AGM.

Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Meetings and Administration) Rules, 2014 and Regulation 44 of SEBI (LODR) Regulations, 2015 and the said Circulars, the Company has engaged services of NSDL for providing remote e-Voting facility prior to the AGM and e-Voting during the AGM for all its Members to cast their vote on all the resolutions as set out in the Notice of the AGM. The remote e-Voting period begins on Saturday, September 20, 2025 at 9:00 A.M. (IST) and ends on Tuesday, September 23, 2025 at 5:00 P.M. (IST). The remote e-Voting module shall be disabled by NSDL for voting thereafter. During this period Members of the Company holding shares either in physical or demat mode, as on the cut-off date of Wednesday, September 17, 2025, will be eligible to cast their vote electronically. Once the vote on a resolution is cast by the Member, the same can not be changed subsequently. Members are requested to carefully read all the instructions as set out in the Notice of the AGM, and in particular, instructions for joining the AGM, manner for casting vote through remote e-Voting / e-Voting during the AGM. The Members who have not cast their votes through remote e-Voting may cast their votes during the AGM. The Members who have cast their vote by remote e-Voting prior to the AGM may attend the AGM but shall not be entitled to cast their vote again.

Members holding shares in Physical mode who have not yet registered their e-mail address and mobile number can register the same by providing necessary details like Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), Aadhar (self-attested scanned copy of Aadhar card) as per SEBI prescribed formats by email to the RTA at investor@kintonline.com. Members holding shares in Demat mode can update their email address and mobile number with their respective Depository Participant.

In case of any queries or issues regarding e-Voting and attending the AGM, Members may call at 022-4886 7000 or write an email to evoting@nsdl.com.

For Libord Securities Limited
Sd/-
Nisha Joly Machalingal
Company Secretary

Place: Mumbai
Date: August 29, 2025

NOTICE

Ms. Louisa Gomes a member of the Parneshwar Darshan Co-operative Housing Society Ltd., having address at Plot Number: N/AS/523/4-505, 2nd Hasnabad Lane, Santacruz West, Mumbai - 400054, and holding Flat No. A/4/S/4 situated in the building of the society, died on the 01st April, 2015 and had nominated Mr. Savio Fernandes in respect of the said Flat. Ms. Louisa Gomes had executed a Will dated 15th day of June, 2010 wherein she appointed Mr. Savio Fernandes as the beneficiary of the said Flat. The Honourable Court of the Civil Judge, Junior division of Mapusa in Inventory Proceedings No. 642/2018/F vide decree dated 13th day of September appointed Mr. Savio Fernandes as Cabeza de Casa / Head of the Family and the sole testamentary heir of the deceased.

The Society hereby invites claims or objections from the heir or heirs or other claimants/objectors or objectors to the transfer of the said shares and interest of the deceased member in the capital/property of the society within a period of 14 days from the publication of this notice, with copies of such documents and other proofs in support of his claims/objections for transfer of shares and interest of the deceased member in the period prescribed above, the society shall be free to deal with the shares and interest of the deceased member in the capital/property of the society in such manner as is provided under the bye-laws of the society and transfer the same to the said Mr. Savio Fernandes. The claims/objections, if any, received by the society for transfer of shares and interest of the deceased member in the capital/property of the society shall be dealt with in the manner provided under the bye-laws of the society. A copy of the registered bye-laws of the society is available for inspection by the claimants/objectors, in the office of the society with the Secretary of the society between 6 P.M. to 8 P.M. from the date of publication of the notice till the date of expiry of its period.

Adv. Swali S. Gala
Adv. Hetvi Gala Maru
For and on behalf of
Parneshwar Darshan Co-op. Hsg. Soc. Ltd., 2nd Hasnabad Lane, Santacruz West, Mumbai - 400054

Maharashtra Tourism Development Corporation Ltd.
Registered Office - Mafatal House, 1st Floor, H. T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai-400020.
Phone - 022-41580922

EOI No. - MTDC/Publicity/Global Brand Ambassador/2025

Corrigendum

Maharashtra Tourism Development Corporation (MTDC) - Maharashtra Tourism, Department of Tourism, Government of Maharashtra had invited Expression of Interest (EOI) for the appointment of a **Global Brand Ambassador**. The detailed document including terms and conditions is available on <http://mahatenders.gov.in> & www.mtdc.co. The corrigendum regarding this is being published by MTDC, which is available on the said website from 30/08/2025 at from 11:00 a.m. The last date for submission of the proposal is 22/09/2025 up to 2:00 p.m."

Sd/-
Managing Director,
MTDC Ltd., Mumbai

DGIPR 2025-26/2361

NOTICE

NOTICE is hereby given that Mr. Asad Nadeem Dadarkar is a bona fide member of the Vinaper Castle Co-operative Housing Society Limited (hereinafter referred to as "said Society") holding five (05) fully paid up equity shares of Rs.50/- each (Rupees Fifty each only) bearing distinctive nos. 61 to 65 (both inclusive) held under Share Certificate No. 13 (hereinafter referred to as "said Shares") in the capital of the said Society and as such member, Mr. Asad Nadeem Dadarkar is absolutely entitled to Flat No. 701, admeasuring 709 sq. ft. (built-up area) equivalent to 65.86 square meters or thereabouts, consisting 1 Bedroom Hall Kitchen, situated on the 7th Floor of the building known as "Vinaper Castle CHSL" (hereinafter referred to as "said Flat"). The said Shares and said Flat shall collectively be referred to as "said Property" which is described in the Schedule hereunder written.

All persons having any claim or interest against or to the said Property by way of sale, transfer, assignment, mortgage, development, trust, lien, gift, charge, inheritance or otherwise howsoever are hereby required to make the same known in writing along with supporting documentary evidence, to the undersigned at the under-mentioned address within 7 days from the date of publication hereof failing which the claim, if any, shall be considered as waived.

THE SCHEDULE ABOVE REFERRED TO: ('said Property')
Flat No. 701, admeasuring 709 sq. ft. (built-up area) equivalent to 65.86 square meters or thereabouts, consisting of 1 bedroom Hall Kitchen, on the 7th Floor in the building known as "Vinaper Castle CHSL" standing on all that piece and parcel of land bearing Plot No. 228 at the junction of B.J. and Pereira Road, Bandstand, Bandra (West), Mumbai - 400 050, in the registration district and sub-district of Bombay City and Bombay Suburban along with all the share, right and interest of the Transferor in the membership of the said Society as certified by Share Certificate No-13.

Mr. V. A. Joshi
(Partner)
M/s. Chitnis Vaitly & Co.,
Advocates & Solicitors
410/411, Gundecha Chambers, Nagindas Master Road, Fort, Mumbai - 400 001.

NOTICE

To,
Mr. Y. Sachdev
95, Mittal Tower-B/210,
Nariman Point, Mumbai 400021

Re : Bombay City Civil Court at Bombay,)
Sul No.0104056 of 2024)
(Bombay High Court Sul No. 3568 of 2002)
Wacker- Chemie AG)
Vs)...Plaintiff
1. The Official Liquidator)
High Court Bombay, Liquidator of)
M/s. Reliance Silicones (India) Ltd.)
(In liquidation),)
2. Mr. Y. Sachdev)...Defendants

You are Defendant No.2 in the above suit bearing No. 3568 of 2002, which was filed by the Plaintiff in the Hon'ble Bombay High Court for the recovery of the amounts due and payable by you and the writ of Summons has been duly served upon you.

Please take notice that the said suit bearing No. 3568 of 2002, filed by the Plaintiff herein has been transferred to Court No. 9 of the Hon'ble City Civil Court, Bombay at Bombay and renumbered as Sul No. 0104056 of 2024, which has been directed to be listed for hearing on 9th September, 2025 at 11:00 a.m. or soon thereafter. You may attend the hearing, if you so desire.

Dated this 30th day of August, 2025

Sd/-
Ajay Khatwala
Senior Partner
Little & Co.,
Advocates for the Plaintiffs

3rd Floor, Central Bank Bldg.,
M. G. Road, Fort,
Mumbai - 400 001,
Email: ak@littlecompany.com

PUBLIC NOTICE

The General Public is hereby informed that my client, Mr. Rizwan Alam Siddiquae, having his address at Flat No. C. 703, Runwal Elegante, Tandon Marg, Lokhandwala Complex, Old Kamat Club, Andheri (West), Mumbai - 400 053 is interested in acquiring the property mentioned in the following Schedule of Property from the owner viz. Mr. Syed Rizwan Akbar Razvi having his address at Room no. 26, 5th Floor, Khurshed Manzil, 21 Piro Lane, Near Jabbar Hotel, Ghenshi Bazar, Mumbai - 400 009 by an Agreement. Mr. Rizwan Alam Siddiquae has asked the undersigned to invite the objections from the public at large before entering into an Agreement in respect of the property mentioned in the following Schedule of Property.

It is also hereby informed to the General Public that Mr. Syed Rizwan Akbar Razvi was a co-owner of the property described in the Schedule below along with his sister, Ms. Saiyada Parveen Razvi, who expired on 30th September 2020. The said Mr. Syed Rizwan Akbar Razvi has initiated Succession proceedings before the Hon'ble High Court of Bombay for transfer of the deceased's share in the said property exclusively in his name, with the consent of all other legal heirs.

ANY PERSON, Body, Person/s, Institution etc., having any right, title, share, claim and/or objection in respect of or against or relating to or touching upon the above referred property, by way of tenancy, ownership, lease, lien, mortgage, charge, gift, easement, maintenance or otherwise, shall communicate the same to the undersigned at his address mentioned below, within 14 days from the publication of this notice, with the documentary evidence in support thereof. NO any objection/claim shall be considered if raised thereafter. FAILING WHICH the undersigned shall complete the execution of Agreement in respect of the said property to be FREE FROM ENCUMBRANCES and claims etc. of whatsoever nature and PLEASE take a note of the same.

SCHEDULE OF PROPERTY
Flat No. 602, admeasuring 868 sq. ft. built up area, on the Sixth Floor, in the Building known as "Versova Apartments" Co-operative Housing Society Limited, situated at J.P. Road, Versova, Andheri (West), Mumbai - 400 061.
Sd/-
Adv. Sonali J. Advocate
Mumbai - 400 053 Ph. No. 919820085399
Email: sonalpatil16@gmail.com

ZODIAC CLOTHING COMPANY LIMITED
CIN: L17100MH1984PLC033143
Regd. Office: Nylco House, 254, D-2, Dr. Ambedkar Road, Worli, Mumbai 400030
Tel.: 022- 6667 7000, Fax: 6667 7279, Website: www.zodiaconline.com
Email id: contactus@zodiaccmc.com

NOTICE OF SPECIAL WINDOW FOR RE-LODGE MENT OF TRANSFER REQUESTS OF PHYSICAL SHARES

Pursuant to SEBI Circular No. SEBI/HO/MIRSD/MIRSD-P0D/P/CI/IR/2025/97 dated July 2, 2025, the Company is pleased to offer one-time special window for physical shareholders to submit re-lodgement requests for the transfer of shares. The Special Window is open from July 7, 2025 to January 6, 2026 and is applicable to cases where original share transfer requests were lodged prior to April 1, 2019 and were returned or rejected due to deficiencies in documentation process or any other reason. The shares re-lodged for transfer will be processed only in dematerialized form during this window. Eligible shareholders may submit their transfer requests along with the requisite documents to the Company's Registrar and Share Transfer Agent (RTA) i.e. Kfintech Technologies Limited, Unit: Zodiac Clothing Company Limited, Selenium Tower B, Plot 31-32, Financial District, Nanarungga, Serilingampalambud, Hyderabad-500032, Telangana, Contact: 18003094001/(+91) 91100049099, Email: einvrd15@kfintech.com within the stipulated period.

CONVERT PHYSICAL SHARES INTO DEMAT MODE & UPDATE KYC

The shareholders who are holding shares in physical form are requested to convert their physical share certificates into dematerialized form and update their KYC (including PAN, address, email ID, mobile number, bank account details and specimen signature) with the Company's RTA.

For Zodiac Clothing Company Limited
Sd/-
Kumar Iyer
Company Secretary
Membership No.: A9600

Date : 30th August, 2025
Place: Mumbai

PEGASUS ASSETS RECONSTRUCTION PRIVATE LIMITED
55-56, 5th Floor Free Press House Nariman Point, Mumbai - 400021. Tel: -022-61884700
Email: 99@pegasus-arc.com URL: www.pegasus-arc.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower(s) and Co-Borrower(s) that the below described secured assets being immovable properties mortgaged/charged to the Secured Creditor, Pegasus Assets Reconstruction Private Limited acting in its capacity as Trustee of Pegasus Group Thirty Nine Trust 1 (Pegasus), having been assigned the debts of the below mentioned Borrower along with underlying securities interest by RBL Bank Ltd. vide Assignment Agreement dated 31/03/2021 under the provisions of the SARFAESI Act, 2002, are being sold under the provisions of SARFAESI Act and Rules thereunder on "As is where is", "As is what is", and "Whatever there is" basis with all known and unknown liabilities on 19/09/2025.

The Authorized Officer of Pegasus has taken physical possession of the below described secured assets being immovable properties on 08/03/2024 under the provisions of the SARFAESI Act and Rules thereunder.

The details of Auction are as follows:

Name of the Borrower(s) & Co-Borrower(s):	a) Sigmata Technifra Solutions (India) Pvt. Ltd. (Borrower) b) Mr. Sanjay Sheshera Galkwad (Co-Borrower) c) Mrs. Sujata Sanjay Galkwad (Co-Borrower)
Outstanding Dues for which the secured assets are being sold:	Rs. 6,39,54,682.48/- (Rupees Six Crores Thirty Nine Lakhs Fifty Four Thousand Six Hundred Eighty Two And Paise Forty Eight Only) as on 10/09/2021 as per notice under section 13(2) of SARFAESI Act. (Rs. 11,04,34,080.72 (Rs. Eleven Crores Four Lakhs Thirty Four Thousand Eighty and Seventy Two Paise Only) as on 05/06/2025 with interest at the contractual rate and costs, charges and expenses thereon - u/s 1. 06/06/2025 till the date of payment and realization.)
Details of Secured Asset being Immovable Property which is being sold:	Mortgaged by: Sigmata Technifra Solutions (India) Pvt. Ltd. Combined Office premises bearing E-204 area, 1122 sq. ft. along with 2 (two) car parking spaces bearing nos. 69 and 70 in the P4 level, E-205 area, 804 sq. ft. along with 2 (two) car parking spaces bearing nos. 71 and 72 in the P4 level, E-206 area, 805 sq. ft. or thereabouts along with 2 (two) car parking spaces bearing nos. 73 and 74 in the P4 level on the second floor of the building known as "Eastem Business Distric" (formerly known as Magnet Mall), standing on the plot of land bearing CTS No. 372 (part), and CTS No. 372/1 to 372/65 (part) of the plot of the City Survey Kanjur situated, lying and being at Lal Bahadur Shastri Marg, Bhandup (west), Mumbai 400078
CERSAI ID:	Security Interest ID - 400029275559 Asset ID - 200023226865
Reserve Price below which the Secured Asset will not be sold (in Rs.):	Rs. 3,76,27,000/- (Rupees Thirty Seven Lakhs Sixty Two Thousand and Seventy Seven Only)
Earliest Money Deposit (EMD):	Rs. 37,62,700/- (Rupees Thirty Seven Lakhs Sixty Two Thousand and Seventy Seven Only)
Claims, if any, which have been put forward against the property and any other dues known to Secured creditor and value:	Total Property Dues for all three units as on June 2025: Rs. 7,53,402/- Total Property Tax for all three units as on March 2025 as calculated and provided by the Borrower/s: Rs. 44,21,141/-
Inspection of Properties:	11/09/2025 between 03:00 p.m. to 05:00 p.m.
Contact Person and Phone No:	Mr. Siddhesh Pawar - 9029887504 Mr. Rohan Kadam - 9167981607 Mr. Gautam Bahadur 8995959572
Last date for submission of Bid:	18/09/2025 till 5:00 pm
Time and Venue of Bid Opening:	E-Auction/Bidding through website (https://sarfaesi.auctiontiger.net) on 19/09/2025 from 12.00 p.m. to 1.00 p.m.

This publication is also a fifteen (15) days' notice to the aforementioned Borrower(s) Co-Borrower(s) under Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002. For the detailed terms and conditions of the sale, please refer to Secured Creditor's website i.e. <http://www.pegasus-arc.com/assets-to-auction.html> or website <https://sarfaesi.auctiontiger.net> or contact service provider E-Procurement Technologies Ltd. Auction Tiger Bidder Support Nos: Mo.: +91 926562821 & 9374519754. Email: support@auctiontiger.net before submitting any bid.

Place: Mumbai
Date: 30/08/2025

AUTHORISED OFFICER
Pegasus Assets Reconstruction Private Limited
(Trustee of Pegasus Group Thirty Nine Trust 1)

DAHISAR WEST BRANCH: Suvog Apartment, Laxman Mhatre Road, Navangan, Dahisar (West), Mumbai - 400 068. Tel.: 022-28935751/28618136. E-mail: Dahisar.Mumbai@bankofindia.co.in

SARFAESI ACT NOTICE UNDER SECTION 13(2)
By Courier/Registered Post A/D

To,
Mr. Sangam Lal Tiwari
Mr. Ankit Kumar Tiwari
Mr. Anurag Tiwari
Mr. Atul Kumar Tiwari
Flat no. 204, 2nd Floor, Wing E/4, Royal Complex CHSL, Juchandra Road, Naigaon East, Palghar-401208.
Sir,

NOTICE U/S 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

At the request made by you, the Bank has granted to you various credit facilities aggregating to an amount of Rs. 19,65,000.- We give here under details of various credit facilities granted by us and the outstanding dues thereunder as on the date of this notice:

Nature of Facility	Sanctioned Limit	Outstanding dues
(a) Home Loan	Rs. 19,65 Lakh	Rs. 19,05 Lakh

2. The aforesaid credit facilities granted by the Bank are secured by the following assets/ securities (particulars of properties/assets charged to Bank) :-
(a) Flat no. 204, 2nd Floor, Wing E/4, Royal Complex CHSL, Juchandra Road, Naigaon East, Palghar - 401208.

3. As you have defaulted in repayment of your dues to the Bank under the said credit facilities, we have classified your account as Non-Performing Asset with effect from 26/05/2025 in accordance with the directions/guidelines issued by the Reserve Bank of India.

4. For the reasons stated above, we hereby give you notice under Section 13(2) of the above noted Act and call upon you to discharge in full your liabilities by paying to the Bank sum of Rs. 19,05,400.48/- (contractual dues upto the date of notice) with further interest thereon @ 9.15% p.a. (penal interest applicable after NPA date) compounded with Monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you within a period of 60 days from the date of this notice, failing which please note that we will entirely at your risks as to costs and consequences exercise the powers vested with the Bank under Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, against the secured assets mentioned above.

5. While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the Bank till repayment and redeem the secured assets, within the period mentioned above, please take important note that as per section 13(8) of the SARFAESI Act, the right of redemption of secured assets will be available to you only till the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of the secured assets.

6. The amounts realized from exercising the powers mentioned above, will firstly be applied in payment of all costs, charges and expenses which are incurred by us and/or any expenses incidental thereto, and secondly in discharge of the Bank's dues as mentioned above with contractual interest from the date of this notice till the date of actual realization and the residue of the money, if any, after the Bank's entire dues (including under any of your other dues to the Bank whether as borrower or guarantor) are fully recovered, shall be paid to you.

7. If the said dues are not fully recovered from the proceeds realized in the course of exercise of the said powers against the secured assets, we reserve our right to proceed against you and your other assets including by filing legal/recovery actions before Debts Recovery Tribunals/Courts, for recovery of the balance amount due along with all costs etc. incidental thereto from you.

8. Please take note that as per Sub-section (13) of the aforesaid Act, after receipt of this notice, you are restrained from transferring or creating any encumbrances on the aforesaid secured assets whether by way of sale, lease, license, gift, mortgage or otherwise.

9. The undersigned is a duly authorized officer of the Bank to issue this notice and exercise powers under Section 13 of aforesaid Act.

10. Needless to mention that this notice is addressed to you without prejudice to any other right or remedy available to the Bank.

Yours faithfully,
NAME: Tarsana Anwar
DESIGNATION: Chief Manager
AUTHORISED OFFICER

Place: Mumbai
Date: 11.08.2025

PUBLIC NOTICE

NOTICE is hereby given to the public at large that Ms. Malini Shahani ("the Owner") does not have the custody and possession of the original document of title mentioned in First Schedule hereunder written ("said Original Document") of the said Premises more particularly described in the Second Schedule hereunder written and the same appears to be lost or misplaced and is not traceable despite diligent efforts.

All or any person/s in possession of and/or finds the said Original Document and/or having any right, title, interest, claim, objection, demand of any nature whatsoever in respect of the said Original Document of the said Premises are hereby requested to intimate and/or return the same to the undersigned having its office at 1210, 12th Floor, One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 and by way of email at snehali.karkera@sdassociates.in within 14 (fourteen) days from the date of publication hereof, failing which, the claim and/or objection, if any, of such person/s will be considered to have been waived, released, relinquished and/or abandoned.

FIRST SCHEDULE HEREIN/ABOVE REFERRED TO
(Description of the said Original Document)
Deed of Declaration dated 14th November, 2008 and registered with the office of the Sub-Registrar of Assurances bearing Serial No. BDR-9/11255 of 2008, executed by (i) Mr. Narain D. Shahani and (ii) Ms. Malini Shahani, along with the Sale Agreement dated 14th December, 1989, made and entered into between Ms. Vandana Madhukar Isnagar, therein referred to as "the Transferor" of the One Part and (i) Mr. Narain D. Shahani (ii) Ms. Malini Shahani, therein referred to as "the Transferees" of the Other Part, attached to the Deed of Declaration.

SECOND SCHEDULE HEREIN/ABOVE REFERRED TO
(Description of the said Premises)
All those 5 (five) fully paid-up shares of Rs. 50/- (Rupees Fifty only) each bearing Distinctive Nos. 136 to 140 (both inclusive) comprised in Share Certificate bearing No. 28 and Member's Register No. 28 dated 21st May, 1982 issued by the 'Versova Laxmi Co-operative Housing Society Limited', bearing Registration No. BOM/HSG/K/6926 of 1981 and as incidental thereto the 'ownership rights' in respect of Flat No. 304, admeasuring about 635 square feet built-up area on the 3rd floor in the building known as "Mahavir Apartment-II" standing on land bearing C.T.S. No. 1317, in the Village Versova, Taluka Andheri in the Mumbai Suburban District and lying, being and situate at Plot No. 154 (A), Off J. P. Road, Versova, Andheri (West), Mumbai - 400 053.

Date: 30th day of August, 2025

Sd/-
Ms. Snehali Karkera
Partner
SD & Associates
(Advocates & Solicitors)

FORM A PUBLIC ANNOUNCEMENT
(Regulation 14 of the Insolvency and Bankruptcy Code of India (Voluntary Liquidation Process) Regulations, 2017)

FOR THE ATTENTION OF THE STAKEHOLDERS OF ABU GHAZALEH EDUCATION AND CONSULTANTS PRIVATE LIMITED

1. NAME OF INCORPORATED PERSON	ABU GHAZALEH EDUCATION AND CONSULTANTS PRIVATE LIMITED
2. DATE OF INCORPORATION OF CORPORATE PERSON	11/04/2015
3. AUTHORITY UNDER WHICH CORPORATE PERSON IS INCORPORATED / REGISTERED	MINISTRY OF CORPORATE AFFAIRS, REGISTRAR OF COMPANIES, MUMBAI
4. CORPORATE IDENTITY NUMBER / LIMITED LIABILITY IDENTITY NUMBER OF CORPORATE PERSON	U74999MH2015PTC0263431
5. ADDRESS OF THE REGISTERED OFFICE AND PRINCIPAL OFFICE (IF ANY) OF CORPORATE PERSON	OFFICE NO. 202, 2ND FLR, METROS AGENCIE SHIVAJI COLONY A, PERERABHILL ROAD, (OFF ANDHERI/KOLLA ROAD), MUMBAI CITY, ANDHERI EAST, MAHARASHTRA, INDIA, 400069
6. LIQUIDATION COMMENCEMENT DATE OF CORPORATE PERSON	28 th SEPTEMBER 2025
7. NAME, ADDRESS, EMAIL ADDRESS, TELEPHONE NUMBER AND THE REGISTRATION NUMBER OF THE LIQUIDATOR	Name: Mr. Ashok Kumar Agarwal Address: Ashwin - 04, Neechaelal Abasan Co Operative Society Ltd., 99 Rajganga Gold Park, Kasba, EKT, Kolkata - West Bengal - 700017 Email: ashok.agarwal@singhispublishing.com Phone No: +91 983

