

February 21, 2026

To,
BSE Limited
Corporate Relationship Department,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai-400 001

The National Stock Exchange of India Limited
Exchange Plaza,
Block G, C-1, Bandra-Kurla Complex,
Bandra (East),
Mumbai-400 051

BSE Scrip Code: 533287

NSE Symbol: ZEELEARN

Sub: Newspaper Publication regarding Postal Ballot and E-voting Facility.

Dear Sir/Ma'am,

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith the copies of newspaper advertisements published in *The Free Press Journal* (English) and *NavShakti* (Marathi) on February 21, 2026, in respect of the Postal Ballot Notice dated February 20, 2026, issued to the Members of the Company.

We request you to kindly take the aforesaid information on your record.

Thanking you.
Yours faithfully,

For ZEE LEARN LIMITED

**ANIL GUPTA
COMPANY SECRETARY &
COMPLIANCE OFFICER**

Encl: a/a

Continued from previous Page...

Sr. no	Name of Borrower Mortgagor	DESCRIPTION OF PROPERTY	Sec13(2) Notice Amount (InRs.)	RESERVE PRICE EMD Price	Auction Date & Time	Contact Person Name
116	Sameer Sakharan Bandagale / Savita Sameer Bandagale	All That Piece And Parcel Of Immoveable Property Being Flat No 401 4th Floor Bldg Chawl Gavdevi Tekadi Jm Road Bhandup West Mumbai - 400078	Rs.1185547/- As On Date 12-Jan-24	Rs.1372438/- (Rupees Thirteen Lac Seventy Two Thousand Four Hundred Thirty Eight Only)	12-Mar-26 Between 11am to 12 Pm Last Date & Time for Bid Submission: 11-Mar-26	Authorised Officer - PUNIT KADAM/HAREESH GOWDA Contact Number - 918104743145/919594597555 E-Mail ID - Punit.Kadam@axisbank.com/Hareesh.Gowda@axisbank.com
117	Renuka Devi Arunraja Nadar / Arunraja Nadar	*Flat No 007 Bldg No 2 Type B Grd Floor A Wing Heaven Hills Gat No 391 Village Halolli Dist Palghar - 401404 Admeasuring - 495 sq. Ft Carpet Area	Rs.3098578/- As On Date 26-Aug-24	Rs.1485000/- (Rupees Fourteen Lac Eighty Five Thousand Only)	12-Mar-26 Between 11am to 12 Pm Last Date & Time for Bid Submission: 11-Mar-26	Authorised Officer - PUNIT KADAM/HAREESH GOWDA Contact Number - 918104743145/919594597555 E-Mail ID - Punit.Kadam@axisbank.com/Hareesh.Gowda@axisbank.com
118	Akash Victor Wankhede / Ashwini Ashok Pund	Flat No.0-503 In The Project 4anaika And Admeasuring 29.49 Sq. Mtrs. Carpet Area Situated On Portion Of Land Maharashtra 410201. Being & Situate At S.No 43C/1A/1A/1A/2 - 1 To 43C/1A/1A/2/23. Village Bhisegaon, Tal.Karjat & Dist Raigad, Within The Limits Of Grampanchayat Koyanavele, Panchayati Samiti Oanvel, Zailla Parishad Raigad 410208 Admeasuring 29.49 Sq. Mtrs. Carpet Area	Rs.2514352/- As On Date 28-Feb-24	Rs.2507000/- (Rupees Twenty Five Lac Seven Thousand Only)	12-Mar-26 Between 11am to 12 Pm Last Date & Time for Bid Submission: 11-Mar-26	Authorised Officer - PUNIT KADAM/HAREESH GOWDA Contact Number - 918104743145/919594597555 E-Mail ID - Punit.Kadam@axisbank.com/Hareesh.Gowda@axisbank.com
119	Dadasaheb Maruti Metakri / Priti Dadasaheb Metakri	Flat No 503, 5th Floor, Building No 5, D-Wing, Radhey Galaxy Karjat, Bhjegaon Raigad-410201. Being & Situate At S.No 43C/1A/1A/1A/2 - 1 To 43C/1A/1A/2/23. Village Bhisegaon, Tal.Karjat & Dist Raigad, Within The Limits Of Grampanchayat Koyanavele, Panchayati Samiti Oanvel, Zailla Parishad Raigad 410208 Admeasuring 29.49 Sq. Mtrs. Carpet Area	Rs.2278395/- As On Date 12-Feb-24	Rs.2480400/- (Rupees Twenty Four Lac Eighty Thousand Four Hundred Only)	12-Mar-26 Between 11am to 12 Pm Last Date & Time for Bid Submission: 11-Mar-26	Authorised Officer - SATISH KANTIKAR/HAREESH GOWDA Contact Number - 918104743145/919594597555 E-Mail ID - kanitkar.satishram@axisbank.com/Hareesh.Gowda@axisbank.com
120	Sanjeev Shankar Biradar / Ashwini Suresh Ubatre	Flat No 502 5th Floor A Wing Kartikeya Paradise Survey No R/ 2525 Near Someshwar Mandir Opp Modli Keralam Nagar B Cabin Rd Ambernath E, Thane - 421501 Also At Solusion Pharmaceuticals K-3/8 Additional Ambernath Midc Next To Mse Tci Power Substation Ambernath East Near Thakur Pada Thane - 421506 Also At Flat No 502 5th Floor A Wing Kartikeya Paradise Gundge Village Realway Station Karjat Raigad - 410201 -	Rs.1895620/- As On Date 24-Oct-24	Rs.1616040/- (Rupees Sixteen Lac Sixteen Thousand Forty Only)	12-Mar-26 Between 11am to 12 Pm Last Date & Time for Bid Submission: 11-Mar-26	Authorised Officer - PUNIT KADAM/HAREESH GOWDA Contact Number - 918104743145/919594597555 E-Mail ID - Punit.Kadam@axisbank.com/Hareesh.Gowda@axisbank.com

Sr. no	Name of Borrower Mortgagor	DESCRIPTION OF PROPERTY	Sec13(2) Notice Amount (InRs.)	RESERVE PRICE EMD Price	Auction Date & Time	Contact Person Name
121	Sanjay Shantaram Gosavi / Sanjana Gosavi	All That Piece And Parcel Of Immoveable Property Being Filter Pada A 5.13 Bmc Quarter Powal Aarey Vihar Filter Road - 400087 Also At Municipal Corporation, Of Greater Mumbai Bmc Transport Garage (Swm) Malad - 400095 Also At Flat No 702 Wing K7, 7th Floor Garden Avenue-K3, Behind Yazoo Park Global Park City Virar - 401303 Also At A 5.13, Bmc Colony Arrey Colony Road Filterpada Powal 400087	Rs.2419953/- As On Date 27-Mar-24	Rs.3098560/- (Rupees Thirty Lac Ninety Eight Thousand Five Hundred Sixty Only)	12-Mar-26 Between 11am to 12 Pm Last Date & Time for Bid Submission: 11-Mar-26	Authorised Officer - HAREESH GOWDA Contact Number - 919594597555 E-Mail ID - Hareesh.Gowda@axisbank.com
122	Lalan Kumar Singh / Sanjeet Kumar Singh	Flat No 003 Ground Floor B Wing Type A1 Mayuresh Apartments Cts No.11(Part) Of Village Tembhedvillage Tembhed, Tal & Dist - Palghar West Palghar - 401405 Admeasuring: 3342.33 Sq. Mtrs Carpet Area	Rs.1712657/- As On Date 22-Dec-23	Rs.1844000/- (Rupees Eighteen Lac Forty Four Thousand Only)	12-Mar-26 Between 11am to 12 Pm Last Date & Time for Bid Submission: 11-Mar-26	Authorised Officer - TEJAS MAYEKAR/HAREESH GOWDA Contact Number - 917208028580/919594597555 E-Mail ID - Tejas.Mayekar@axisbank.com/Hareesh.Gowda@axisbank.com
123	Shabnam Virendra Vishwakarma / Rajesh Chetlal Vishwakarma	Flat No - 204, Wing-B, Type A-1,Second Floor, Building No 12, Sathya Life Style, Shelvalli, Palghar Manor Road, New Hills- Society, Palghar East Thane - 401404 Admeasuring: 522.84 Sqft	Rs.2821856/- As On Date 30-Nov-23	Rs.3032000/- (Rupees Thirty Lac Thirty Two Thousand Only)	12-Mar-26 Between 11am to 12 Pm Last Date & Time for Bid Submission: 11-Mar-26	Authorised Officer - TEJAS MAYEKAR/HAREESH GOWDA Contact Number - 917208028580/919594597555 E-Mail ID - Tejas.Mayekar@axisbank.com/Hareesh.Gowda@axisbank.com
124	Ramvires Ramnath Gautam / Vimla Gautam	*All The Piece And Parcel Of Immoveable Property Being Flat No 404 A Wing, Type D, Paramount Enclave Building No 02, Survey No. 10237/(Old Survey No. 10231+2), Haran Wadi Naka Mahim Road Palghar West-401404 Admeasuring: 25.99 sq. Mtrs Carpet Area	Rs.2142052/- As On Date 21-Aug-24	Rs.950000/- (Rupees Nine Lakh Fifty Thousand Only)	12-Mar-26 Between 11am to 12 Pm Last Date & Time for Bid Submission: 11-Mar-26	Authorised Officer - TEJAS MAYEKAR/HAREESH GOWDA Contact Number - 917208028580/919594597555 E-Mail ID - Tejas.Mayekar@axisbank.com/Hareesh.Gowda@axisbank.com

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail> and the Bank's approved service provider M/S C1 India Private Limited at their web portal <https://www.bankeuctions.com>. The auction will be conducted online through the Bank's approved service provider M/s.C1 India Private Limited at their web portal <https://www.bankeuctions.com>. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, if any. For any other assistance, the intending bidders may contact authorized officers During Office Hours. The bid is not transferable. Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only) For each Auction. VENUE For Bid Submission: Axis Bank Ltd., 5th Floor, Gigaplex, NPC-1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400708 Inspection will be subject to the prior Appointment Date: 21.02.2026

sd/- Authorised Officer, Axis Bank Ltd.

PUBLIC NOTICE

Notice is hereby given to public in general that, on behalf of my client who is going to enter into Sale Deed/Agreement to Sale/Conveyance Deed of Land situated at Village-Chowk Manivali, Taluka-Khalapur, District- Raigad shown in the records of rights against names as below. The details of the lands are as follows:

SCHEDULE OF THE PROPERTY
Village:- Chowk Manivali, Taluka:- Khalapur, District:- Raigad.

Name	Survey/Hissa No.	Total Area H.R.P.	Assessment Ru.Paise
Abhishek Baliram Bhoir Kishor Baliram Bhoir Anya Baliram Bhoir	9 1	0.13.75 Out Of 0.55.00 (13.75 Gunthe)	0-75

Any person/s having any claim against or to the said lands by way of sale, mortgage, charge, gift, lease, easement, use, trust, possession, inheritance, lien or otherwise howsoever is required to make the same known to the undersigned in writing at the office address given herein below within a period of 15 days from the date of publication hereof, otherwise the Sale Deed /Agreement to Sale/ Conveyance Deed will be completed without reference to such claims and the same if any, will be deemed to have been waived.

ADV. VIJAYLAXMI RUIKAR
Office at:-Flat No 22, B-3, Vijay Annex CHS, Vijay Nagri, Ghodbunder Road, Thane (w), Pin Code- 400607. Cell No. 9702135432.

SBI State Bank of India

State Bank of India - Pantnagar Branch 11711 : Shivaji Shikshan Sanstha Technical Bldg A S Gawade Marg, Pantnagar Ghatkopar East Mumbai 400075. Email : sbi.11711@sbi.co.in

PUBLIC NOTICE FOR AUCTION OF GOLD ORNAMENTS

The below mentioned borrower has failed to repay the loan and redeem the gold ornaments within the stipulated time in spite of several reminders. The gold ornaments/ jewelry pledged under the said loan account by the below listed borrower will be sold in public/private auction at branch premises on 26.02.2026 at 3:00 pm noon.

Borrower's Name & A/C no.	Description of secured assets.	Outstanding	Gross Weight
Mrs. Puja Kirly Shah / 43973075673	Flat no-102, Metro Plaza, Timikonika Bagicha Cuttack Sadar, Cuttack, Odisha - 753001.	275099.12/- as on 18.02.2026 + Interest and charges	66.50 gm
Mr. Ashish Kumar Shukla / 44057937733	Room no-17, Gautam Ulkash Chawl Ramabai Nagar, DBB Pawar Chouk, Ghatkopar East, Mumbai - 400075.	Rs. 33144/- as on 18.02.2026 + Interest and charges	17.55 gm

Terms & Conditions :

- Those willing to participate are requested to deposit an amount of Rs.10000/- before 1:00 pm on auction date.
- The Bank reserves the right to accept or reject any bid without assigning any reason whatsoever.
- The bank shall be at liberty to cancel auction process tender at any time before declaring the successful bidder without assigning any reason.
- Please note if the auction does not complete on same day, the same will follow the subsequent days on the same terms & conditions.

Sd/-
Authorised Officer

PUBLIC NOTICE

NOTICE is hereby given to the public at large that my clients i.e. (1) SMT. BIJAL JAY MUKHI & (2) MR. SHLOK JAY MUKHI are the owners in respect of the Industrial Premises bearing Gata No. B/38, located on the Ground Floor of the Building known as Minerva Industrial Estate B - Shed of Mulund Udyog Premises Co-operative Society Ltd. (Registration No. BOM / GEN / 722 of P.171 Dated 19/07/1971) (hereinafter referred to as "the said Society"), situated at K. Road, Mulund (West), Mumbai - 400 080 (hereinafter referred to as "the said Premises"), together with 5 fully paid up shares of Rs.50/- each of the said Society bearing Distinctive Nos. 095 to 100 (both inclusive) incorporated in the Duplicate Share Certificate No. 031 (issued in lieu of Original Share Certificate No. 20) (hereinafter referred to as "the said Shares"), M/S. KQUALITY LUBRICANTS, a Partnership Firm (hereinafter referred to as "the said Firm"), comprising of 4 Partners viz. (1) SHRI MULJI RAYSHI MUKHI, (2) SHRI GOVINDJI TEKHAND MAETHIA, (3) SMT. NIRMALA MULJI MUKHI & (4) MR. JAY MULJI MUKHI. Several changes took place in the constitution of the said Firm and vide Deed of Dissolution dated 4th November 2003, the said Firm was dissolved and the said Premises was taken over by SHRI MULJI RAYSHI MUKHI. The available document in respect of the said Premises is Deed of Gift dated 16th December 2017 whereby SHRI MULJI RAYSHI MUKHI gifted his right, title and interest in the said Premises in favour of (1) SMT. BIJAL JAY MUKHI & (2) MASTER SHLOK JAY MUKHI, through his legal guardian / mother i.e. SMT. BIJAL JAY MUKHI. All the Original Papers / Agreements / Deeds / Documents executed prior to the said Deed of Gift dated 16th December 2017 in respect of the said Premises are lost / misplaced and even after the diligent search the same are not traceable. My clients are also not having the photocopies of all and / or any of the Agreements / Papers / Deeds / Documents, if any, executed prior to the said Deed of Gift dated 16th December 2017 in respect of the said Premises in their records. If any person/s / Bank / Financial Institutions is having custody of all and / or any of the said Original Papers / Agreements / Deeds / Documents executed prior to the said Deed of Gift dated 16th December 2017 in respect of the said Premises or any right, title, interest, claim/s or demand upon against or in respect of the said Premises or any part thereof, whether by way of sale, exchange, let, lease, sub-lease, leave and license, right of way, easement, tenancy, occupancy, assignment, mortgage, inheritance, predecessor-in-title, bequest, succession, gift, lien, charge, maintenance, trust, possession of original title deeds or encumbrance/s howsoever, family arrangement/ settlement, decree or order of any Court of Law or any other authority, contracts, agreements, development right/s or otherwise of whatsoever nature are required to make the same known to me in writing with documentary evidence at my address mentioned below within 14 (fourteen) days from the date of publication hereof, failing which it shall be considered that there exists no such claims or demands in respect of the said Premises and then the claims or demands if any, of such person/s shall be treated as waived and abandoned to all intents and purposes and the title of the said Premises shall be presumed as clear, marketable and free from any encumbrances. Mumbai, Dated this 21st day of February 2026.

Sd/-
VIKAS THAKKAR
Advocate Hight Court
401/402, Sainath House, B.P.S. Cross Road No. 1, Near Sharon School, Mulund (West), Mumbai - 400 080

Can Fin Homes Ltd

F-12, 1st Floor, Suyojit Sankul, Above Bafna Jewellers, Sharanpur Road, Nashik-422002. Ph.: 0253-2318305. Mob.: +91 76250 79207 Mail ID - nashik@canfinhomes.com CIN: L85110KA1987PLC008699

APPENDIX - IV A
[See Provision To Rule 8 (6)]

Sale Notice for Sale of Immoveable Properties

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Can Fin Homes Ltd., Nashik Branch, will be sold by holding e-auction on "As is where is", "As is what is", and "Whatever there is" on 20/02/2026 for recovery of Rs. 15,06,831/- (Rupees Fifteen Lakhs Six Thousand Eight Hundred Thirty One Only) due to Can Fin Homes Ltd. from Mrs. SUMAN BHAAURAO FASALE (Borrowers) and Mr. BHAAURAO CHANDAR FASALE (Co Borrower) as on 20/02/2026, together with further interest and other charges thereon. The Reserve Price will be Rs. 19,00,000/- (Rupees Nineteen Lakh Only) and the Earnest Money Deposit will be Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only)

Description of the Immoveable Properties

Flat No. 01 on Ground Floor in "Abhishek Apartment", Gut No. 64/A, Plot No 200DCA, No180, Near Baudha vihar, Kargil Chowk, Village Chunchale, Taluka & District Nashik-422010, with boundaries as per site :
North- Ganesh Apartment, South-Open Plot, West- Open Plot, East- Main Road.

Encumbrances : Nil
The detailed terms and conditions of the sale are provided in the official website of Can Fin Homes Ltd., (<https://www.canfinhomes.com/SearchAuction.aspx>). Link for participating in e-auction: www.auctionbazaar.com

Sd/-
Authorised Officer
Can Fin Homes Ltd.

Date: 20/02/2026
Place: Nashik

ZEELEARN

ZEE LEARN LIMITED
Registered Office: Continental Building, 135, Dr. Annie Besant Road, Worli, Mumbai-400 018
Email id: investor_relations@zeelearn.com CIN: L80301MH2010PLC198405
Website: www.zeelearn.com

POSTAL BALLOT NOTICE AND E-VOTING INFORMATION TO MEMBERS

The Members are hereby informed that the resolutions set out in the Postal Ballot Notice dated February 10, 2026, are proposed for approval by the Members of Zee Learn Limited ("the Company") by means of Postal ballot, only by remote e-voting process ("e-voting") being provided by the Company to all its Members to cast their votes electronically, pursuant to applicable provisions of Sections 108, 110 and other applicable provisions of the Companies Act, 2013 ("the Companies Act") or "the Act", read with the Companies (Management and Administration) Rules, 2014 ("the Rules"), Regulation 44 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and Secretarial Standards on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India (ICSI), including any statutory modification(s), amendment(s) or reenactment(s) thereof for the time being in force, read with the Circulars issued from time to time by the Ministry of Corporate Affairs ("MCA"), including the General Circular No. 03/2025 dated September 22, 2025 ("MCA Circulars") and the Circulars issued from time to time by the Securities and Exchange Board of India. The Company has engaged the services of NSDL for providing remote e-voting facilities to the Members, enabling them to cast their votes electronically and in a secure manner. The Postal Ballot Notice seeking approval of the Members has been sent by email to the Members whose names appear in the Register of Members as on the cut-off date i.e. Friday, February 13, 2026, for obtaining the approval of the Shareholders in relation to the below mentioned Resolutions:

Resolutions for Approval

Sr. No.	Type of Resolutions	Particulars
1	Ordinary Resolution	Appointment of Mr. Dattatraya Kelkar (DIN: 00118037) as Director of the Company liable to retire by rotation.
2	Special Resolution	Appointment of Mr. Shiv Kumar Gupta (DIN: 11493537) as an Independent Director of the Company.
3	Special Resolution	Approval for Repricing / Modification of Exercise Price of Outstanding Stock Options Granted under ZLL ESOP 2010 - Amended 2015.

The Postal Ballot Notice is also available on the website of the Company: www.zeelearn.com, the relevant section of the website of BSE Limited ("BSE"): www.bseindia.com and National Stock Exchange of India Limited ("NSE"): www.nseindia.com on which the Equity Shares of the Company are listed and on the website of National Securities Depository Limited (NSDL): www.evoting.nsd.com.

The Company has engaged the services of National Securities Depository Limited ("NSDL"), for facilitating remote e-voting to enable the Members to cast their votes electronically. The detailed procedure for remote e-voting is given in the Notice of Postal Ballot.

The remote e-voting period commences from Saturday, February 21, 2026, at 9:00 a.m. (IST) and concludes on Sunday, March 22, 2026, at 5:00 p.m. (IST). The remote e-voting will be disabled by NSDL thereafter and voting shall not be allowed beyond 5:00 p.m. (IST) on Sunday, March 22, 2026. Once the vote on resolutions is cast by the Member, the Member shall not be allowed to change it subsequently. Resolutions through the Members through this Postal Ballot (through remote e-voting) shall be deemed to have been passed as if it has been passed at a General Meeting of the Members. The resolutions, if approved by the requisite majority of Members by means of Postal Ballot, shall be deemed to have been passed on the last date of remote e-voting, i.e. on Sunday, March 22, 2026.

The Members, whose names appear in the Register of Members' List of Beneficial Owners as on Friday, February 13, 2026, being the cut-off date, are entitled to vote on the Resolutions set forth in this Notice through remote e-voting only. The voting rights of Members shall be in proportion to their share in the paid-up equity share capital of the Company as on the said cut-off date. Hard copy of the Postal Ballot Notice along with the Postal Ballot Form and pre-paid business reply envelope are sent to the Members for this Postal Ballot and Members are required to communicate their assent or dissent only through the remote e-voting system. This Postal Ballot is accordingly being initiated in compliance with the MCA Circulars.

The Company has appointed Mrs. Mita Sanghavi, Designated Partner of M P Sanghavi & Associates LLP, as a Scrutinizer for conducting the E-voting process in a fair and transparent manner and reporting on votes cast.

The results of the Postal Ballot will be declared within two working days of the conclusion of the Postal Ballot and will be displayed along with the Scrutinizer's Report at the Registered Office of the Company after communication to the Stock Exchanges viz. BSE Limited (www.bseindia.com) and National Stock Exchange of India Limited (www.nseindia.com), where equity shares of the Company are listed, in accordance with the SEBI Listing Regulations and additionally uploaded on the Company's website www.zeelearn.com and on the website of NSDL at www.evoting.nsd.com. The Scrutinizer's decision on the validity of the Postal Ballot shall be final.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Members and e-voting user manual for Members available at the download section of www.evoting.nsd.com or call on toll free no: 1800 1020 990 and 1800 222 44 30 or send a request to Ms. Apesha Gojumdane, Assistant Manager-NSDL at evoting@nsdl.com or contact at NSDL, 4th Floor, 'A' Wing, Trade World, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai 400 013.

By Order of the Board
For Zee Learn Limited
Sd/-
ANIL GUPTA
Company Secretary & Compliance Officer
ACS: 45084

Place: Mumbai
Date: 21.02.2026

SHREE WARANA SAHAKARI BANK LTD.

State Cooperative Bank
Head Office: Md. Wamanagar, Taluka Panhala, District Kolhapur-416113. Phone: (02328) 224286/87
Branch Office: S.No.78, Plot No. 156, Dattal Gata No. 1, 2 and 3, Davi Bhusari Colony, Kohtrud, Pune. Phone: (020) 25283152/53

Subject -Notice U/S 13 (4)(a) of Securitization Act

Whereas the undersigned being the Authorized officer of Shree Warana Sahakari Bank Ltd. under the provisions of Securitization Act 2002 has issued Demand of possession of secured asset dt. 18/02/2026 under sec. 13(4)(a) of the said Act thereby calling upon (1) M/S. Nipun Greengrocers Private Limited, R/o. Gat No.779/A, 779/B, Khed Shivapur, Flat No. B, Wing 4, Haveli, City Light, Pune., Mr. Vitthal Govind Kulkarni (Director), R/o. Gajanan Geet Apt., Flat No.102, Near Bagul Garden, Shivdarshan, Sarvati, Pune, Mr. Kashinath Ramchandra Kulkarni (Director), R/o. A-3, Flat no.04, Solase Park, B.T.Kavade Road, Ghorpadi, Mundhawa, Pune, Mr. Dinesh Bhanudas Lavale (Director), R/o. Wangi No.03, Tal-Karmala, Dist-Solapur), 2) Mrs. Rahi Vitthal Kulkarni (Guarantor), R/o. Gajanan Geet Apt., Flat No.102, Near Bagul Garden, Shivdarshan, Parvati, Pune, 3) Mr. Shardul Suresh Charegaonkar (Guarantor), R/o. Lot No.13, Parshwanath Nagar, Karad, Dist-Satara , 4) Mr. Shekhar Suresh Charegaonkar (Guarantor), R/o. Plot No.13, Parshwanath Nagar, Karad, Dist-Satara, 5) Mrs. Ratnamala Laxman Godase (Guarantor), R/o. Gat No.166, Takali, Tal Karmala, Dist - Solapur), 6) M/S. Swamithri Promoters & Developers Pvt. Ltd. (Guarantor), R/o. C/O Vaibhav Vilas Kulkarni, Flat No.101, Swamikrupa, Sr.No.1, Hissa No.7 B, Pune 7) Mr. Vitthal Govind Kulkarni (Guarantor), R/o. Gajanan Geet Apt., Flat No.102, Near Bagul Garden, Shivdarshan, Parvati, Pune, 8) Mr. Kashinath Ramchandra Kulkarni (Guarantor), R/o. A-3, Flat no.04, Solase Park, B.T.Kavade Road, Ghorpadi, Mundhawa, Pune, 9) Mr. Dinesh Bhanudas Lavale (Guarantor), R/o. Wangi No.03, Tal-Karmala, Dist-Solapur) with reference to our demand notice dt. 02/12/2025 by that demand notice you all jointly and severally have been called upon by the bank to pay and discharge in full your liability of Rs. 31252634.02 (Rs.Three Crore Twelve Lakh Fifty Two Thousand Six Hundred Thirty Four & Paise Two Only) due as on 29/11/2025 with further interest thereon.

You having failed to discharge the liability as stated in the said demand notice, the bank is legally entitled to take the secured asset in its possession in respect of which the security interest has been created in its favour as detailed in said notice.

The undersigned being duly appointed Authorized Officer of the bank to take all actions and exercise all powers to enforce the security interest on behalf of the bank (Secured creditor) under The Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002, hereby call upon you to handover peaceful possession of the secured assets as detailed in Schedule appended here below including the right to transfer by way of lease, assignment or sale for due satisfaction of credit facility availed by you, on 25/02/2026 between 10.00 a.m. to 5.30 p.m Please note that the possession will be taken at your risk and cost and after taking possession necessary watch and ward arrangements will be made at your risk and cost and insurance of the asset if needed will be done at your cost.

Please also note that further action for sale of the secured asset will follow.

Description of Property:

- All that piece & parcel of plot no.24 adm.666 sq.mtrs, plot no.30 adm.450 sq.mtrs, plot no.32 adm. 450 sq.mtrs & plot no.33 adm.574 sq.mtrs bearing Gat No..853/1+854+855+857/1 situated in Mouje Wing District & Division Satara, Subdistrict & Tahasil Karad owned by M/S. Swamithri Promoters & Developers Pvt.Ltd. (Property No.1 is also mortgaged for loan limit for Rs 150.00 lacs sanctioned to Univision Ispat Pvt.Ltd. & loan limit for Rs 150.00 lacs sanctioned to Univision Metals And Alloys Pvt.Ltd. Karad Branch) It is likely would that this notice may not be accepted by concern company/ persons hence as abundant precaution it is being published in newspaper.

Sd/-
Authorized Officer,
Shree Warana Sahakari Bank Ltd.

Form No. 3
[See Regulation-13 (1)(a)]

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

Case No.: OA/850/2024 Exh. No.: 9
Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

BANK OF MAHARASHTRA VS AMOL VIJAY MOHITE

(1) **AMOL VIJAY MOHITE D/W/S/O-**
Flat No 402 Mukund Palace Rbi Colony Old Dombivali Road Dombivali West Talayani Dist Thane Thane, Maharashtra-421002
Also At- Flat No 301, 3rd Floor Anika Apartment Cts Survey No 56/10 And 56/25 Village Bopele Tal Karjat Raigarh, Maharashtra-410101

(2) **SUPRIYA VIJAY MOHITE**
Flat No 402 Mukund Palace Rbi Colony Old Dombivali Road Dombivali West Talayani Dist Thane Thane Maharashtra-421002
Also At- Flat No 301 3rd Floor Anika Apartment Cts Survey No 56/10 And 56/25 Village Bopele Tal Karjat Nashik, maharashtra

SUMMONS

WHEREAS, OA/850/2024 was listed before Hon'ble Presiding Officer/Registrar on 05/07/2024
WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. 2534522.41/- (application along with copies of documents etc. annexed).
In accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:-

- to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
- to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
- you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
- you shall not, transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
- you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before Registrar on 11/03/2026 at 10:30A.M. failing which the application shall be heard and decided in your absence.

For Paper Book follow the following URL:
<https://cis.drt.gov.in/drtlive/paperbook.php?ri=2025166900917>
Given under my hand and the seal of this Tribunal on this date: 10/09/2025

Signature of the Officer Authorised to issue summons.
Sd/-
Sanjay Jaiswal
Registrar
DRT-III, Mumbai

Note:- Strike Out wherever is not applicable

बैंक ऑफ इंडिया Bank of India

NASIK MAIN BRANCH : 203-A, Mundada Market, Mahatma Gandhi Road, Nashik-422001
Tel : 0253-2506272, 2501029, 2504073
E mail : Nasik.Pune@bankofindia.co.in

See rule 8(1)
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas The undersigned, being the Authorized Officer of the Bank of India under Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 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 03/09/2025 calling upon the BORROWER/S M/S. DESHMUKH SOLAR ENERGY PRIVATE LIMITED (DSEPL) PROPERTY OWNER :- MR. SAMPATRAO NARAYARAO DESHMUKH to repay the amount mentioned in the notice, being Rs. 10,19,00,211.14 [In Words : Rupees Ten Crore Nineteen Lakhs Two Hundred Eleven and Fourteen Paise Only] as on 21/08/2025 within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general, that the undersigned has taken Actual possession of the property described herein below in exercise of powers conferred on him / her under Section 13 (4) of the said Act, read with Rule 8 of the Security Interest (Enforcement) Rules 2002 on this 17th day of February of the year 2026.

The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Bank of India for an amount of Rs. 10,19,00,211.14 [In Words : Rupees Ten Crore Nineteen Lakhs Two Hundred Eleven and Fourteen Paise Only] as on 21/08/2025 + future interest thereon.

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

The details of the property/ies mortgaged to the Bank and taken possession by the Bank are as follows :-

Sr. No.	Description Of The Mortgaged Property Details :
1	All That Piece Of Land And Building Situated At :- Gat No. 104/A/1-Plot No.1, Area Admeasuring 1723.50 Sq.Mtr. At Village- Vinchur Gavali, Nashik-422003 Property Owned By Mr. Sampatrao Narayanrao Deshmukh. Bounded As Follows :- East :- Gat No. 103 West :- Adgaon Shivir South :- Gat No. 87 North :- Gat No. 104 And Remaining Area

