IntraSoft Technologies Limited

Regd. Office : 502A Prathamesh, Raghuvanshi Mills Compound, S.B. Marg, Lower Parel, Mumbai - 400 013
T: +91-22-4004-0008 F: +91-22-2490-3123 E: intrasoft@itlindia.com W: www.itlindia.com CIN : L24133MH1996PLC197857
Corp. Office : Suite 301, 145 Rash Behari Avenue, Kolkata - 700 029. Tel: +91-33-4023-1234 Fax: +91-33-2464-6584

August 23, 2025

Corporate Relationship Department
BSE Limited
P.J. Towers, Dalal Street,
Fort, Mumbai – 400 001

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Mumbai – 400 051

Scrip Code: 533181 / ISFT

Dear Sir,

Sub: Newspaper Advertisement for Notice of 30th Annual General Meeting, Remote E-Voting and Book Closure

Ref: Regulation 30 and 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

With reference to the captioned matter, please find attached herewith a copy of Advertisement regarding completion of dispatch of Notice of 30th Annual General Meeting of the Company, details of Remote e-voting and Book Closure, published in the MINT (all editions in India) and Navshakti, Mumbai (Marathi) on August 23, 2025.

This is for your information and records.

Thanking You,

Yours faithfully,
For **IntraSoft Technologies Limited**

AAKASH KUMAR SINGH
Digitally signed by AAKASH KUMAR SINGH
Date: 2025.08.23 12:10:56 +05'30'

INTRASOFT TECHNOLOGIES LIMITED

Aakash Kumar Singh
Company Secretary & Compliance Officer

Encl.: Newspaper Advertisements dated August 23, 2025

OpenAI to open its first office in India

Bloomberg
feedback@livemint.com

OpenAI is set to open a corporate office in New Delhi in a few months, establishing a formal presence in a key growth market. The company, known for its artificial intelligence chatbot ChatGPT, has begun hiring to expand its local team, it said in a statement on Friday.

It posted three sales jobs in India that required at least seven years of experience, and it could list more in future. OpenAI currently has only one employee in India—Pragya Misra, who leads public policy and partnerships in the country after joining the firm last year.

A bigger presence and more staff on the ground will help OpenAI ramp up partnerships with the government, businesses and developers in the country of 1.4 billion people known for its tech talent. The firm has committed to work with the government in its $1.2 billion IndiaAI Mission that seeks to build large and small language models for the region.

The expansion underscores OpenAI's effort to help shape early regulations in a technology that's rapidly changing. The world's most populous country is a massive opportunity for global tech firms, but also a market that's sometimes proven difficult to navigate.

India is ChatGPT's second-largest market by users, and it this week launched a more affordable monthly plan at below $5 to woo users. It also offers a basic free plan and premium paid subscriptions. OpenAI will host its first developer day in India later this year.

Sebi investor corpus swells, but spending stagnates

The growing fund-spending gap has renewed calls for a shift to outcome-based deployment

Neha Joshi
neha.joshi@livemint.com
MUMBAI

Minuscule direct spending from the market regulator's swelling corpus meant for investor education and protection has triggered calls for a sharp shift in strategy, particularly targeting first-time investors and countering misinformation from financial influencers.

The Securities and Exchange Board of India's (Sebi) Investor Protection and Education Fund (IPEF) saw its corpus jump nearly 43% in FY25, from ₹533 crore in FY24 to ₹761 crore. Yet, direct deployment remained stagnant at ₹2.7 crore. This growing gulf between the fund's size and spending has renewed calls for Sebi to shift from event-led awareness drives to outcome-focused deployment.

A Sebi official, however, pointed out that the regulator also spends money on investor initiatives via market infrastructure institutions such as stock exchanges and depositories—which isn't reflected in its annual report.

Abhiraj Arora, a former Sebi official and a partner at Saraf and Partners, revealed that spending decisions rest with a committee inside Sebi. "Sebi has spent extensively on investor sessions nationwide, but some funds may come from the general fund rather than IPEF due to bureaucracy or specific committee approval and reporting," he said.

Sebi and its partners ran 50,789 investor awareness events across 724 districts in FY25, up from 43,826 events across 687 districts in FY24, widening reach but not the spending.

"Sebi can deploy the IPF (Investor Protection Fund) and IPEF funds far more effectively if it moves beyond broad brush awareness campaigns and ties utilization to measurable outcomes," said Sonam Chandwani, managing partner, KS Legal.

She added that instead of generic seminars in large cities, Sebi could channel more funds to tier-2 and tier-3 cities where first-time investors often start with derivatives (futures and options trading) or small-cap stocks without grasping the risks involved.

Individuals trading in futures and options alone saw losses of over ₹1 trillion in FY25, according to Sebi's research report released on 7 July.

"Fund vernacular, short-form digital literacy to counter finfluencers at the source; build simulation tools that let investors practice risk-free; and deploy data-driven early warnings like illiquidity or concentration alerts," Chandwani said. She also suggested creating an impact scorecard for Sebi's fund "so every rupee is judged against reduced complaints, lower mis-selling, and genuine behaviour change". Emails to Sebi on the matter went unanswered.

Legal experts who work closely with Sebi called its approach cautious and technically consistent with the law, but increasingly misaligned with market realities. While Sebi's regulations empower it to use the corpus for education and awareness, there is no structured framework for direct compensation, they added.

"IPEF functions more as a reservoir for awareness initiatives than as a vehicle for restitution," said Sumit Agrawal, founder and partner at Regstreet Law Advisors and a former Sebi official.

"From a policy perspective, there is a growing gap between the size of the corpus and the modest expenditure, especially when the number of first-time and retail investors has surged. This makes the cautious approach look increasingly misaligned with the spirit, if not the letter, of investor protection," Agrawal said.

Other experts drew comparisons with global regulators. The US Securities and Exchange Commission's Fair Funds mechanism returns disgorged monies to affected investors and supports whistleblower rewards. UK's Financial Conduct Authority and the Australian Securities and Investments Commission spend aggressively on tech-enhanced education and public campaigns.

Seeing the huge growth of retail investors, Sebi must consider using more IPEF to boost investor awareness, protection and confidence," said Abhishek Dadia, partner at Khaitan and Co, highlighting there was no IPEF spend threshold.

For an extended version of this story, go to livemint.com.

Sebi and its partners ran 50,789 investor awareness events in FY25. REUTERS

INVESTOR AWARENESS

SEBI'S IPEF saw its corpus jump nearly 43% in FY25, from ₹533 crore in FY24 to ₹761 crore

SEBI could channel more funds to tier-2 and tier-3 cities, said Sonam Chandwani of KS Legal

LEGAL experts who work closely with Sebi called its approach cautious, legally consistent

INDIVIDUALS trading in futures and options alone saw losses of over ₹1 trillion in FY25: Sebi

Lightspeed makes profitable exit from Innovaccer

Rwit Ghosh
rwit.ghosh@livemint.com
BENGALURU

Lightspeed logged an IRR of over 30%. BLOOMBERG

Lightspeed India has exited its stake in healthcare artificial intelligence (AI) company Innovaccer earlier this year, two people familiar with the matter told *Mint*. The venture capital firm logged an internal rate of return (IRR) of over 30% on its investment, marking a profitable exit for one of the earliest institutional backers of the company.

"Lightspeed has been trying to exit for a while now," said one of the people cited above. "They're lucky to have made 30% finally on what was supposed to be a fund returner."

The sale decision was catalysed by the entry of Kaiser Permanente to the capitalisation table. Kaiser, a top US healthcare provider, combines not-for-profit insurance plans with network of hospitals and professionals.

For Lightspeed, the investment marked an early bet that rode Innovaccer's rapid valuation climb. The firm first invested in 2018, when Innovaccer raised $25 million in a Series B round led by WestBridge, according to startup intelligence platform Tracxn. The next year, it also participated in a $10 million extension of the round led by MI2, Microsoft's venture arm.

For Lightspeed, the investment marked an early bet that rode Innovaccer's rapid valuation climb

The person cited above said Innovaccer hasn't been doing well on account of their technology promises not meeting ecosystem demand and having spread themselves too thin in healthcare software. Innovaccer offers solutions across the value chain: from healthcare providers and customers to public health systems and those in life sciences industry.

Tiger Global Management joined the cap table in 2019, leading a $70 million Series C. Tiger also aided its entry into the unicorn club, when it led a $105 million fundraise at $1.3 billion valuation. Innovaccer's most recent funding came in January, with a $275 million Series F round.

The company paired capital inflow with rapid top-line expansion. Innovaccer has said its revenue has been rising 50% year-on-year and it will hit $250 million annual recurring revenue in 2025.

Founded in 2014 by Abhinav Shashank, Kanav Hasija and Sandeep Gupta, Innovaccer serves 130 healthcare entities, including 6 of top 10 health systems in the US.

For an extended version of this story, go to livemint.com.

BRIHANMUMBAI MUNICIPAL CORPORATION
Office of the Asstt. Commissioner 'H/W' Ward, 2nd Hasnabad Lane, Khar (W), Mumbai- 400 052.
No. ACHW/1180/GEN/AEM. dt. 22/08/2025
Quotation Notice

Assistant Commissioner, H/West Ward invites sealed quotation from the experienced contractors for Pay and Park scheme at 24th behind Chroma Shopping Centre Khar (W) in H/West Ward.

Blank Quotation Form along with terms and conditions can be purchased from Asstt. Engg. (Maint.) H/West at the above address from 22.08.2025 to 28.08.2025 at 11.00 am to 1.00 pm on payment of Rs.363 + 18% GST. (except Saturday, Sunday & holidays)

EMD for above services Rs.5000/- (Rupees Five Thousand only). The EMD is to be paid in cash on or before 28.08.2025.

The Quotation will be accepted upto 29.08.2025 till 1.00 pm and opened on same day at 3.00 p.m.

The Assistant Commissioner, H/West reserves the right to change or cancel any or all quotations without giving any reason.

Sd/-
Asstt. Engg. (Maint.), H/West

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THE LEELA
PALACES HOTELS RESORTS

SCHLOSS BANGALORE LIMITED
(formerly known as Schloss Bangalore Private Limited)
Registered Office: The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar, New Delhi, South Delhi - 110023
Tel No. +91 (11) 39331234 | **Email Id:** cs@theleela.com | **CIN:** L55209DL2019PLC347492 | **Website**: www.theleela.com

NOTICE OF THE SIXTH ANNUAL GENERAL MEETING

Members are requested to note that the Sixth Annual General Meeting ("AGM") of Schloss Bangalore Limited (formerly known as Schloss Bangalore Private Limited) ('the Company') will be held on **Friday, September 19, 2025 at 11:00 am (IST)** through Video Conferencing ("VC")/ Other Audio Visual Means ('OAVM'), to transact the businesses to be set out in the Notice of the AGM ("**AGM Notice**"), in compliance with the applicable provisions of the Companies Act, 2013 ("the Act") and rules made thereunder, read with General Circular Nos. 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 5, 2020, 09/2024 dated September 19, 2024 and other related circulars issued by the Ministry of Corporate Affairs (MCA) and the Securities and Exchange Board of India ("SEBI") Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, read with Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 3, 2024 and read with other circulars issued in this regard ("SEBI Circulars") (collectively referred to as "Circulars").

In compliance with the above Circulars, the AGM Notice including the procedure and instructions for e-voting and the Annual Report 2024-25 will be sent electronically to all those Members whose email addresses are registered with the Company/Registrar and Transfer Agent ("RTA")/Depositories. Further, a letter providing a weblink for accessing the AGM Notice and Annual Report 2024-25 will be sent to those Members who have not registered their e-mail address. The Company shall send a physical copy of the AGM Notice and the Annual Report 2024-25 to those Members who request for the same at einward.ris@kfintech.com or cs@theleela.com mentioning their Folio No/DP ID and Client ID.

The AGM Notice and the Annual Report 2024-25 will also be made available on the website of the Company at https://www.theleela.com/AGM-FY2024-25 and on the website of the Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com and on the website of National Securities Depository Limited at www.evoting.nsdl.com.

Members can participate in the Sixth AGM through the VC/OAVM facility only, details of which will be provided by the Company in the AGM Notice. Accordingly, physical attendance of Members has been dispensed with. Members attending the Meeting through VC/OAVM shall be counted for the purpose of reckoning quorum under Section 103 of the Companies Act, 2013.

The Company will provide the facility to its Members to exercise their right to vote by electronic means both through remote e-voting and e-voting at the Sixth AGM. The remote e-voting facility shall commence from Monday, September 15, 2025 at 09:00 A.M. (IST) and end on Thursday, September 18, 2025, at 05:00 P.M. (IST). Only Members, whose names appear in the Register of Members / Beneficial Owners as on the cut-off date viz. Friday, September 12, 2025, shall be entitled to avail the facility of remote e-voting and e-voting at the AGM. The instructions on the process for joining the Sixth AGM, e-voting, including the manner in which members holding shares in physical form or who have not registered their email address can cast their vote through remote e-voting or e-voting at the Meeting, will be provided as part of the AGM Notice.

Manner for registering/updating e-mail address:

i. Members holding shares in physical mode and who have not registered/updated their e-mail address with the Company are required to register/update the same by submitting a duly filled and signed form ISR-1 available at https://www.theleela.com/shareholder-forms to our RTA at einward.ris@kfintech.com.

ii. Members holding shares in demat mode may contact/write to their Depository Participant to register/update their e-mail address.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders on the e-voting system of NSDL which is available at www.evoting.nsdl.com or contact Mr. Sukesh Shetty, Assistant Manager at evoting@nsdl.co.in or call on 022 - 4886 7000 for any further clarification.

Reminder to Physical Shareholders:

SEBI has through relevant circulars issued in this regard, mandated furnishing of PAN and KYC (including postal address with pin code, e-mail address, mobile number and bank account details) by Members holding shares in physical form. In view of the same, concerned Members are requested to furnish the requisite documents/information to the RTA at the earliest to be eligible to lodge any grievance or avail any service.

SEBI has also mandated the submission of PAN by every participant in the securities market. Accordingly, Members holding shares in dematerialised form are therefore requested to submit their PAN to the Depository Participant(s) with whom they are maintaining their dematerialised accounts. Further, Members are urged to update their nomination details by contacting the RTA, if shares are held in physical form or their respective Depository Participant(s) if shares are held in dematerialized form. The relevant forms for updating the aforesaid details can be accessed on the RTA's website at https://ris.kfintech.com/clientservices/isc/isrforms.aspx.

For and on behalf of the Board of Directors of
Schloss Bangalore Limited
(formerly known as Schloss Bangalore Private Limited)
Sd/-
Jyoti Maheshwari
Company Secretary and Compliance Officer

Place: Mumbai
Date: August 22, 2025

INTRASOFT TECHNOLOGIES LIMITED
CIN: L24133MH1996PLC197857
Regd. Office: 502A, Prathamesh, Raghuvanshi Mills Compound, Senapati Bapat Marg, Lower Parel, Mumbai-400 013, **Phone:** +91 022 4004 0008
Corporate Office: Suite No.301,145 Rash Behari Avenue, Kolkata-700 029, **Phone:** +91 033 4023 1234,
E-Mail: intrasoft@itlindia.com, **Website:** www.itlindia.com

NOTICE OF THE 30TH ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

In compliance with MCA Circulars and the relevant provisions of the Companies Act, 2013 & the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, the **30th Annual General Meeting** of the Members of the Company will be held on **Friday, September 19, 2025 at 03:00 p.m.** through VC/OAVM mode ("VC") without physical presence of the members at a common venue.

In view of the Ministry of Corporate Affairs ("MCA") different circulars viz.; Circular No. 20 dated May 5, 2020 read with Circular No. 14 dated April 8, 2020, Circular No. 17 dated April 13, 2020, Circular No. 21 dated December 08, 2021, Circulars No. 02 & 03 dated May 05, 2022, Circular No. 10 & 11 dated December 28, 2022, Circular No. 09 dated September 25, 2023 and Circular No. 09 dated September 19, 2024 and recent Circular No.SEBI/HO/CFD/CFD-PoD-2/P/ CIR/ 2024/133 dated October 3, 2024 (hereinafter collectively referred to as "MCA Circulars"), MCA has permitted the holding of Annual General Meeting through VC or OAVM mode without the physical presence of Members at a common venue.

The Notice of the Annual General Meeting along with the Annual Report for the Financial Year 2024-2025 has been sent only by electronic mode ("E-mail") to those Members whose e-mail addresses are registered with the Company / Depositories in accordance with the aforesaid MCA Circulars and recent circular issued by SEBI. The above documents have been uploaded on the Company's website www.itlindia.com, websites of the Stock Exchanges i.e. www.bseindia.com and www.nseindia.com and on the website of the Registrar and Share Transfer Agent (RTA) i.e. https://in.mpms.mufg.com. Additionally, in accordance with Regulation 36(1)(b) of the SEBI Listing Regulations, 2015, the Company has also sent a letter to the shareholders, whose e-mail IDs are not registered with Company / RTA / Depository Participants, providing the weblink including the path of Company's website from where the 30th AGM Notice and Annual Report for the Financial Year 2024- 2025 can be accessed.

Members are requested to keep their e-mail IDs updated in their demat account / folio, as the case may be. Members desirous of obtaining any information concerning the accounts and operations are requested to address their queries at intrasoft@itlindia.com at least 7 working days prior to the AGM, to enable the Company to suitably reply to such queries at the AGM / by e-mail.

The instructions for joining the Annual General Meeting is provided in the Notice of the Annual General Meeting. Members attending the meeting through VC/OAVM shall be counted for the purposes of reckoning the quorum under Section 103 of the Companies Act, 2013.

Pursuant to the SEBI Circular SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 09, 2020 on "e-Voting facility provided by listed companies", e-Voting process has been enabled to all the individual demat account holders, by way of single log-in credential, through their demat accounts / websites of Depositories / DPs in order to increase the efficiency of the voting process.

The remote e-voting period commences from 09:00 a.m. on Tuesday, September 16, 2025 up to 05:00 p.m. Thursday, September 18, 2025. During this period members of the Company holding shares either in physical form or in dematerialized form, as on the cut-off date i.e., September 12, 2025, may cast their vote by remote e-voting. The Company has engaged services of MUFG Intime India Private Limited (formerly Link Intime India Private Limited) for providing e-voting facility. Any person who acquires shares of the Company and becomes a Member of the Company after the dispatch of Notice and hold shares on the cut-off date of September 12, 2025, should follow the instructions given in the Notice to obtain his / her login id and password for e-voting. Members who have not voted through Remote e-voting facility, will be permitted to vote through e-voting during the AGM on all the resolutions set forth in the Notice. The Members who have already casted their vote through Remote e-voting may attend the AGM through VC but shall not be entitled to cast their vote during the AGM. Detailed instructions for availing the facility of e-Voting for Individual Shareholders and as well as Institutional Shareholders is provided in the Notice of the Annual General Meeting.

The Register of Members and Share Transfer Books of the Company for the purpose of Annual General Meeting will remain closed from Saturday, September 13, 2025 to Friday, September 19, 2025 (both days inclusive). The cut-off date for all the other purposes would be September 12, 2025.

Registration of E - Mail ID, Bank Account details:

In case the shareholder's E - Mail ID is already registered with the Company / its Registrar & Share Transfer Agent "RTA" / Depositories, log in details for e-voting are being sent on the registered e-mail address.

Members who have not yet registered their e-mail addresses for receiving documents in electronic form are requested to register their e-mail addresses; and such members can obtain login credentials for e-voting by sending details as required by RTA or as required by their DP.

In case the shareholder has not registered his / her / their e-mail address with the Company / its RTA / Depositories and or not updated the Bank Account mandate for receipt of future dividend, if any, the following instructions to be followed:

(i) Kindly log in to the website of our RTA, MUFG Intime India Private Limited (formerly Link Intime India Private Limited), https://in.mpms.mufg.com/ under Investor Services > E-Mail / Bank detail Registration - fill in the details, upload the required documents and submit.

(ii) In the case of Shares held in Demat Mode:

The shareholder may please contact the Depository Participant ("DP") and register the e-mail address and bank account details in the demat account as per the process followed and advised by the DP.

In case members have any queries or seek assistance before or during the meeting regarding log-in to VC meeting, E-Voting or Documents / E-Mail Registrations they may send an e-mail to instameet@in.mpms.mufg.com / intrasoft@itlindia.com or contact Mr. Rajeev Ranjan (AVP – E-Voting) or call on the given contact number 022 4918 6000.

For **IntraSoft Technologies Limited**
Sd/-
Aakash Kumar Singh
Company Secretary & Compliance officer

Place: Mumbai
Date: August 22, 2025

ncrtc NATIONAL CAPITAL REGION TRANSPORT CORPORATION LTD.
(A JV of Govt. of India and participating State Governments)
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Bid No: DK/UD/CPM-DP/011 | Tender Id: 2025_NCRTC_245521_1
Online bids are invited for Telecom Utilities Shifting/Restoration from Sarai Kale Khan to Murthal Chainage 00 to Chainage 58250 for Delhi - Panipat – Karnal Namo Bharat Corridor.
For detailed information and subsequent addendum/corrigendum (if any), please visit NCRTC website www.ncrtc.in or CPP Portal www.etenders.gov.in/eprocure/app from 23.08.2025 to 23.08.2025 (upto 1500 hrs).
Sd, CPM/DLI-Panipat

जयपुर जिला दुग्ध उत्पादक सहकारी संघ लि.
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EPABX :0141-2713666-69, ई-मेल :jaipurdairy@jaipurdairy.com, वेबसाइट : www.jaipurdairy.com
क्रमांक :- एफ (7) अधिशुल्कसचि. / डग्ध / 2025-26/15572-78 दिनांक: 22.08.2025
निविदा / ई-निविदा-सूचना
जयपुर दुग्ध संघ में बियरिंग, सीएफसी फॉर 200 ग्राम दही कप इत्यादि की आपूर्ति हेतु निविदा / ई-निविदायें (https://eproc.rajasthan.gov.in पर आमंत्रित की जाती है। विस्तृत शर्तें / महत्वपूर्ण दिनांक इत्यादि संघ की वेबसाईट www.jaipurdairy.com एवं sppp.rajasthan.gov.in पर भी देखी जा सकती है। NIB Code: CDF2526A0555
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सार्वजनिक सूचना

याद्वारे गुंतवणूकदारांच्या निदर्शनास आणून देण्यात येत आहे की काही अज्ञात व्यक्ती जनतेची फसवणूक करण्यासाठी **आमच्या केएमपीचे श्री. अतुल बापना यांचे चुकीच्या पद्धतीने वर्णन करत आणि त्यांचा फोटो डिस्प्ले पिक्चर म्हणून वापरून (CY३५ नुवामा सिक्युरिटीज वेल्थ मॅनेजमेंट)** व्हॉट्सॲप ग्रुप चालवत आहेत. ह्या अज्ञात व्यक्ती **+९१ ८२७११००५७८, +९१ ८१४३५२८७१७ आणि +९१ ८४०१६९०७०३** या मोबाईल नंबरचा वापर करून हे निर्दोष गुंतवणूकदारांपर्यंत पोहोचण्यासाठी आणि जनतेची दिशाभूल करण्याचा प्रयत्न करत आहेत आणि इतर चुकीच्या मार्गांनी **नुवामा**शी जोडलेले असल्याचा आभास देण्यासाठी आमच्या नावाचा गैरवापर करत आहेत.

कृपया आपल्याला कळविण्यात येत आहे की, **नुवामा वेल्थ मॅनेजमेंट लिमिटेड** आणि त्यांच्या उपकंपन्या/ समूहातील कंपन्या यांचा सदर व्यक्तींशी/संस्थांशी कोणत्याही प्रकारे काहीही संबंध नाही. त्यांचे व्यावसायिक कामकाज, उपक्रम किंवा त्यांनी केलेल्या कोणत्याही प्रतिनिधित्वात आमचा कोणत्याही प्रकारचा सहभाग नाही. **नुवामा वेल्थ मॅनेजमेंट लिमिटेड आणि त्यांच्या उपकंपन्या/ समूहातील कंपन्या कधीही खात्रीने परताव्याची किंवा हमी देण्याचे आश्वासन देणार नाहीत किंवा देऊ करणार नाहीत किंवा व्हॉट्सॲप सारख्या कोणत्याही सोशल मीडिया प्लॅटफॉर्मद्वारे गुंतवणूकदारांशी संपर्क साधणार नाहीत.**

नुवामा वेल्थ मॅनेजमेंट लिमिटेड आणि त्यांच्या उपकंपन्या/ समूहातील कंपन्या किंवा त्यांचे कर्मचारी असल्याचे भासविणाऱ्या सदर व्यक्ती/ संस्थांशी कोणत्याही प्रकारचा व्यवहार करताना, गुंतवणूकदारांना योग्य चाणाक्षपणा आणि खबरदारी घेण्याचा सल्ला देण्यात येत आहे आणि त्यांच्या उपकंपन्या/समूह कंपन्या किंवा त्यांच्या कर्मचाऱ्यांची तोतयागिरी करून अशा अनधिकृत संप्रेषण/व्यक्ती/प्लॅटफॉर्मशी व्यवहार करताना संपूर्ण योग्य ती काळजी घेण्याचा सल्ला देण्यात येत आहे. कृपया याची नोंद घ्यावी की, कोणाही व्यक्तीने सदर व्यक्तींशी/ संस्थांशी अशा पद्धतीने योग्य पडताळणी न करता कोणत्याही प्रकारे स्वेच्छेने कोणताही व्यवहार केल्यास, ते त्यांच्या स्वतःच्या जोखमीने तो व्यवहार करतील आणि त्याचा खर्च आणि परिणाम यांची जबाबदारी त्यांची स्वतःची असेल.

आम्ही सर्व गुंतवणूकदारांना जागरूक राहण्याची आणि खबरदारीच्या उपाययोजना करण्याची विनंती करत आहोत. तुम्हाला काही शंका असल्यास किंवा पडताळणी करून घ्यायची असल्यास, कृपया आमच्या अधिकृत माध्यमांशी किंवा grievance.nwm@nuvama.com संपर्क साधावा.

करिता **नुवामा वेल्थ मॅनेजमेंट लिमिटेड**

इन्ट्रासॉफ्ट टेक्नोलॉजीस लिमिटेड

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दूर. क्र. ०२२-४००४ ०००८, **कॉर्पोरेट कार्यालय** : सुईट नं. ३०१, १४५, राश बिहारी ॲव्हेन्यू, कोलकात्ता - ७०००२९, **दूरध्वनी:** +९१ ०३३ ४०२३ १२३४
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३० व्या वार्षिक सर्वसाधारण सभेची सूचना आणि ई-व्होटींग माहिती

कंपनी कायदा, २०१३ च्या संबंधित तरतूदी आणि सेबी (सूची अनिवार्यता व विमोचन आवश्यकता) विनियमन, २०१५ यांचे अनुपालन करून कंपनीच्या सभासदांची **३० वी वार्षिक सर्वसाधारण सभा व्हीसी/ ओएव्हीएम मोड (''व्हीसी'')** द्वारे **शुक्रवार, १९ सप्टेंबर, २०२५ रोजी दु. ३.०० वा.** एका सामाईक ठिकाणी सभासदांच्या प्रत्यक्ष उपस्थिती शिवाय आयोजित करण्यात येणार आहे.

कॉर्पोरेट अफेअर्स मंत्रालय (''एमसीए'') यांच्या अंतर्गत वेगवेगळी परिपत्रके म्हणजेच सर्क्युलर क्र. २० दिनांक ५ मे, २०२० सहवाचता व सर्क्युलर क्र. १४ दिनांक ८ एप्रिल, २०२० व सर्क्युलर क्र. १७ दि. १३ एप्रिल, २०२० व सर्क्युलर क्र. २१ दि. ०८ डिसेंबर, २०२१ व संबंधित सर्क्युलर क्र. ०२ व ०३ दि. ०५ मे, २०२२ सर्क्युलर क्र. १० व ११ दिनांक २८ डिसेंबर, २०२४ आणि अलिकडचे सर्क्युलर क्र. ०९ दिनांकित २५ सप्टेंबर २०२३ आणि सर्क्युलर क्र. ०९ दिनांक १९ सप्टेंबर, २०२४ (यापुढे एकत्रितरित्या ''एमसीए सर्क्युलर्स'' म्हणून संदर्भित) आणि अलिकडचे ३ ऑक्टोबर, २०२४ दिनांकित सर्क्युलर क्र. सेबी/एचओ/सीएफडी/सीएफडी-पीओडी-२/पी/सीआयआर/२०२४/१३३ सामाईक ठिकाणी सभासदांच्या प्रत्यक्ष उपस्थितीविना व्हीसी किंवा ओएव्हीएम मार्फत वार्षिक सर्वसाधारण सभा आयोजित करण्याची परवानगी देण्यात आली आहे.

वित्तीय वर्ष २०२४-२०२५ करिता वार्षिक अहवालासह वार्षिक सर्वसाधारण सभेची सूचना सर्व सभासदांना उपरोक्त एमसीए सर्क्युलर्स आणि सेबीने जारी केलेले अलिकडचे सर्क्युलर यांच्या अनुषंगाने कंपनी/ डिपॉझिटरीसकडे ईमेल आयडी नोंदणीकृत असलेल्या सदस्यांना केवळ इलेक्ट्रॉनिकली ('ई-मेल') त्यांच्या ईमेल आयडीवर पाठविण्यात येत आहे. उपरोक्त दस्तावेज कंपनीची वेबसाइट www.itlindia.com व स्टॉक एक्सचेंज www.bseindia.com आणि www.nseindia.com आणि रजिस्ट्रार व शेअर ट्रान्स्फर एजंट (आरटीए) ची वेबसाईट म्हणजेच https://in.mpms.mufg.com वर उपलब्ध आहे. त्याशिवाय, सेबी लिस्टींग रेग्युलेशन्स, २०१५ च्या रेग्युलेशन ३६(१) (बी) नुसार, कंपनीने ज्यांचे ई-मेल आयडीज कंपनी/आरटीए/डिपॉझिटरी पार्टीसिपंटसकडे नोंदवले नाहीत त्यांना जेथून ते ३० वी एजीएम सूचना आणि आर्थिक वर्ष २०२४-२०२५ साठीचा वार्षिक अहवाल पाहता येतील त्या मार्गासह वेबलिंक पुरवणारे एक पत्र सुध्दा पाठवले आहे.

सभासदांनी कृपया त्यांचे ईमेल आयडी त्यांचे डिमॅट खाते/ फोलिओ क्र. अद्ययावत करावे. जे सभासद लेखा आणि प्रवर्तना संबंधात कोणतीही माहिती मिळवण्यास इच्छुक आहेत त्यांनी कृपया एजीएमच्या आधी किमान ७ कामाच्या दिवशी intrasoft@itlindia.com वर विनंती पाठवावी जेणे करून कंपनीला एजीएम मध्ये/ई-मेल ने उत्तर देणे शक्य होईल.

वार्षिक सर्वसाधारण सभेच्या सूचनेमध्ये वार्षिक सर्वसाधारण सभेत सहभागी होण्याबाबतची सूचना उपलब्ध आहे. सभासद व्हीसी/ ओएव्हीएम मार्फत प्रदानित वार्षिक सर्वसाधारण सभेमध्ये जोडलेले उपस्थित सभासद कंपनी कायदा, २०१३ च्या अनुच्छेद १०३ अंतर्गत कोरमच्या पूर्ततेसाठी मोजले जातील.

''सूचीबद्ध कंपन्यांनी उपलब्ध केलेल्या ई-मतदान सुविधा''वरील सेबी सर्क्युलर: सेबी/एचओ/सीएफडी/सीएमडी/सीआयआर/पी/२०२०/२४२ दिनांकित ०९ डिसेंबर, २०२० च्या अनुषंगाने सर्व वैयक्तिक डिमॅट खातेधारक त्यांच्या डिपॉझिटरीज/ डीपीज यांच्या वेबसाइट / डिमॅट खाते/ मार्फत सिंगल लॉग इन क्रेडेंशिअल द्वारे मतदान प्रक्रियेची क्षमता वाढविण्यासाठी ई-मतदान प्रक्रियेत सहभागी होऊ शकतात.

दूरस्थ ई-मतदान कालावधी मंगळवार, १६ सप्टेंबर, २०२५ रोजी स. ९.०० वा. सुरु होईल व गुरुवार, १८ सप्टेंबर, २०२५ रोजी सायं. ५.०० वा. संपेल. कट ऑफ डेट म्हणजेच १२ सप्टेंबर २०२५ रोजी जे सभासद प्रत्यक्ष स्वरूपातील शेअर्स धारक किंवा डिमटेरियलाईज्ड स्वरूपातील शेअर्स धारक आहेत, ते दूरस्थ मतदानाद्वारे आपले मत देऊ शकतात. ई-मतदान सुविधेसाठी कंपनीने एमएयुएफजी इनटाईम इंडिया प्रायव्हेट लिमिटेड (पूर्वीची लिंक इनटाईम इंडिया प्रायव्हेट लिमिटेड) ची सुविधा उपलब्ध केली आहे. सूचना पाठवल्यानंतर आणि १२ सप्टेंबर २०२५ च्या कट-ऑफ तारखेला कोणत्याही व्यक्तीने समभाग धारण केल्यास सूचनेत नमूद टिपांचे अनुसरून करून ई-मतदानासाठी त्याचे/तिचे लॉग इन आयडी आणि पासवर्ड मिळवावेत. दूरस्थ ई-मतदानाद्वारे मतदान न केलेल्या सदस्यांना एजीएमदरम्यान ई-मतदानाची परवानगी देण्यात येईल.

एजीएमपूर्वी रिमोट ई-व्होटिंगद्वारे आपले मत दिलेले सदस्य देखील व्हीसी /ओएव्हीएम द्वारे मीटिंगमध्ये उपस्थित राहू शकतात किंवा भाग घेऊ शकतात परंतु त्यांना त्यांचे मत पुन्हा देण्याचा अधिकार असणार नाही.

संस्थात्मक शेअरहोल्डर्स त्याचप्रमाणे वैयक्तिक शेअरहोल्डर्स यांच्यासाठी ई-मतदान सुविधा प्राप्त होण्यासाठी सविस्तर सूचना वार्षिक सर्वसाधारण सूचनेत उपलब्ध करण्यात आल्या आहेत.

कंपनीचे सदस्य नोंदणीवही आणि शेअर ट्रान्सफर बुक्स शनिवार, १३ सप्टेंबर, २०२५ ते शुक्रवार १९ सप्टेंबर, २०२५ (दोन्ही दिवससह) या कालावधीत एजीएम आयोजित करण्यासाठी बंद राहतील. सर्व अन्य हेतूंसाठी कट ऑफ डेट १२ स्पटेंबर २०२५ ही राहील.

ईमेल आयडी, बँक खाते तपशील यांचे नोंदणीकरण :

जर भागधारकांचे ईमेल आयडी आधीच कंपनी/ त्यांचे रजिस्ट्रर व शेअर ट्रान्सफर एजन्ट आरटीए / डिपॉझिटरी यांच्याकडे नोंदणीकृत आहेत, त्यांना त्यांच नोंदणीकृत ईमेल आयडीवर लॉग इन तपशील पाठविण्यात येत आहेत.

इलेक्ट्रॉनिक फॉर्ममध्ये दस्तावेज प्राप्त होण्यासाठी ईमेल आयडी अद्याप नोंदणीकृत नसलेल्या सदस्यांनी त्यांचे ईमेल आयडी नोंदणीकृत करावेत अशी विनंती करण्यात येत आहे आणि असे सदस्य त्यांचे डीपी यांच्यासह आरटीए यांना आवश्यक तपशील पाठवून ई-मतदानाकरिता लॉग इन क्रेडेंशिअल प्राप्त करू शकतात.

सभासद ज्यांनी स्विकृत दस्तावेजांकरिता त्यांचे ईमेल आयडी नोंदणीकरण करण्याकरिता ई-मेल आयडीचे नोंदणीकरण करावे ही विनंती व सर्व सभासद यांनी त्यांचे डीपी यांच्यासह आरटीए यांना आवश्यक ई-मतदानाकरिता लॉगीन क्रेडेंशिअल प्राप्त करावा.

जर भागधारक यांनी त्याचे/तिचे/त्यांचे कंपनी/ त्यांचे ईमेल पत्ते आरटीए/ डिपॉझिटरीज यांच्याकडे नोंदणीकृत केलेले नसतील आणि/किंवा भविष्यातील लाभाशांच्या, जर असल्यास स्विकृतीकरिता बँक खाते अपडेट केलेली नसतील तर तर त्यांनी कृपया खालील सूचनांचे पालन करावे :

१. कृपया Investor Services > Email/Bank detail Registration-fill अंतर्गत आमच्या आरटीए, एमयुएफजी इनटाईम इंडिया प्रायव्हेट लिमिटेड https://in.mpms.mufg.com/ यांना लॉग इन करून तपशील भरावे व आवश्यक दस्तावेज सादर करून अपलोड करावे.

२. डिमॅट स्वरूपातील शेअर्स धारक :

भागधारक यांनी कृपया डिपॉझिटरी पार्टिसिपंट्स (डीपी) व डीपी द्वारे निर्देशित प्रक्रियेचे अनुसरण करून डिमॅट खात्यामधील बँक तपशील व ईमेल आयडी यांचे नोंदणीकरण करावे.

व्हीसी सभेमध्ये लॉगइन, ई-मतदान किंवा दस्तावेज/ ईमेल नोंदणी करण्याच्या संदर्भात सभेदरम्यान किंवा पूर्वी कोणत्याही चौकशीकरिता सभासदांनी ईमेल instameet@in.mpms.mufg.com/ intrasoft@itlindia.com पाठवावा अथवा श्री. राजीव रंजन (एव्हीपी-ई-व्होटींग) यांच्याशी ०२२-४९१८६००० वर संपर्क साधावा.

इन्ट्रासॉफ्ट टेक्नोलॉजीज लिमिटेड साठी
सही/-
आकाश कुमार सिंग
कंपनी सेक्रेटरी आणि अनुपालन अधिकारी

ठिकाण : मुंबई
दिनांक : २२ ऑगस्ट, २०२५

जाहीर सूचना

सदर सही करणारे आम्ही मेसर्स अवफी रिअल इस्टेट प्रायव्हेट लिमिटेड हे सोफिया जुबेर रोड, तिसरी पीर खान स्ट्रीट, नागपाडा, मुंबई ४०० ००८ येथे स्थित असलेल्या ''मोती मॅन्शन'', ''युसुफ मंझिल'' व ''तेजुकया बिल्डिंग'' या तीन स्थावर मालमत्तांचे मालक/जमिनदार असून, खाली नमूद केलेल्या आमच्या भाडेकरू/बेकायदेशीर रहिवाशांविरुद्ध आम्ही दाखल केलेल्या बेदखली खटल्यांचा Small Causes Court, मुंबई येथे विचार सुरू आहे. त्याबाबतचे तपशील पुढीलप्रमाणे आहेत :-

(१) आरएई सूट क्र. २६१ ऑफ २०२२ (दुकान क्र. ११/१८, युसुफ मंझिल)
अवफी रिअल इस्टेट प्रायव्हेट लिमिटेड ..... फिर्यादी
वि.
नासिर सज्जन खान व इतर ..... प्रतिवादी

(२) आरएई सूट क्र. ५७४ ऑफ २०२२ (रूम क्र. ५९, युसुफ मंझिल)
अवफी रिअल इस्टेट प्रायव्हेट लिमिटेड ..... फिर्यादी
वि.
इरफान (शानू) वहीद खान व इतर ..... प्रतिवादी

(३) आरएई सूट क्र. २६३ ऑफ २०२२ (रूम क्र. १०-सी, मोती मॅन्शन)
अवफी रिअल इस्टेट प्रायव्हेट लिमिटेड ..... फिर्यादी
वि.
मोहमद सुलेमान शेरा खान व अन्य ..... प्रतिवादी

(४) आरएई सूट क्र. १०८० ऑफ २०२२ (रूम क्र. २७/२८, युसुफ मंझिल)
अवफी रिअल इस्टेट प्रायव्हेट लिमिटेड ..... फिर्यादी
वि.
झकिया अब्दुल कादर व इतर ..... प्रतिवादी

(५) आरएई सूट क्र. १४५७ ऑफ २०१८ (दुकान क्र. २, मोती मॅन्शन)
अवफी रिअल इस्टेट प्रायव्हेट लिमिटेड ..... फिर्यादी
वि.
१) दत्या मंझी (मृत्यू पावल्यामुळे वगळलेले)
१(अ) श्रीमती गोवर्धन सोनी व इतर ..... प्रतिवादी

आम्ही वरील तीनही मालमत्ता डीसी नियम व विनियमांतर्गत पुनर्विकासासाठी घेतल्या असून जुनी इमारती पाडण्यात आलेल्या आहेत. या सूचनेद्वारे आम्ही सर्वसामान्य जनतेस तसेच रिअल इस्टेट दलाल/एजंट यांना सूचित करीत आहोत की वरील नमूद व्यक्ती ज्यांच्याविरुद्ध बेदखली खटले दाखल असून प्रलंबित आहेत, त्यांच्याकडून वरील भाडेकरारातील जागा किंवा प्रस्तावित कायमस्वरूपी पर्यायी निवासस्थान याबाबत कोणत्याही प्रकारचा हक्क, मालकी हक्क, स्वारस्य खरेदी करण्याचा किंवा मिळविण्याचा व्यवहार करू नये. **(सर्व बाबी न्यायालयीन प्रलंबित आहेत).**

वरील व्यक्ती ज्यांच्याविरुद्ध बेदखली खटले दाखल आहेत, त्यांच्याकडून कोणीही व्यक्ती जागा किंवा प्रस्तावित कायमस्वरूपी पर्यायी निवासस्थान यासंबंधी हक्क, मालकी हक्क, स्वारस्य खरेदी करण्याचा किंवा मिळविण्याचा प्रयत्न केल्यास, त्याचा खर्च व परिणाम त्याच्या स्वतःच्या जोखमीवर असेल व त्याबाबत आम्ही कोणत्याही प्रकारे जबाबदार राहणार नाही.

दिनांक :२३ ऑगस्ट, २०२५.

मेसर्स अवफी रिअल इस्टेट प्रायव्हेट लिमिटेड
३/२४, कमल मॅन्शन,
आर्थर बंदर रोड, कुलाबा,
मुंबई ४०० ००५
मो.: ९८९२७७८१३३

जाहीर सूचना

याद्वारे कळविण्यात येते की, आमचे अशिल राज सपना को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, पत्ता : एस. व्ही. रोड, विलेपार्ले (पश्चिम), मुंबई - ४०००५६ येथे असलेले व खालील परिशिष्टात नमूद केल्याप्रमाणे वर्णन केलेले अनुक्रमे फ्लॅट्स खरेदी करण्याचा मानस बाळगतात.

सदर राज सपना सी.एच.एस. लि. च्या सदस्यांनी आमच्या अशिलांना असे प्रतिपादन केले आहे की, त्यांच्या अनुक्रमे फ्लॅट्सवर कोणतेही बोजे किंवा बंधने नाहीत व ते सदर फ्लॅट्स त्यांच्या मर्जीनुसार व योग्यतेनुसार व्यवहार करण्यास कायदेशीर पात्र आहेत.

कोणत्याही व्यक्तीस परिशिष्ट २ मध्ये नमूद केलेल्या फ्लॅट अथवा त्याच्या कोणत्याही भागावर वारसा, वसीयत, तारण, शेअर, गहाण, विक्री, हस्तांतरण, भाडेपट्टा, हक्क, चार्ज, ट्रस्ट, देखभाल, हक्कमार्ग, भेट, देवाणघेवाण, ताबा, भाडेकरार, उपभाडेकरार, परवाना, ताबा हक्क, हस्तांतरण, डेव्हलपमेंट हक्क, ट्रान्सफर ऑफ डेव्हलपमेंट राइट्स, वारसाहक्क, लिस पेंडन्स, कर्ज, आगाऊ रक्कम, तारण, आदेश, निर्णय किंवा कोणत्याही न्यायालय व/किंवा न्यायाधिकरण व/किंवा कर, महसूल किंवा वैधानिक प्राधिकरणांचे आदेश, जप्ती, सेटलमेंट अथवा इतर कोणत्याही प्रकारे हक्क, दावे अथवा स्वारस्य असल्यास, त्यांनी ते सर्व लेखी स्वरूपात व आवश्यक पुराव्यांसह खाली नमूद केलेल्या आमच्या कार्यालयाच्या पत्त्यावर या नोटीसच्या तारखेपासून १४ दिवसांच्या आत कळवावे. अन्यथा असे समजले जाईल की, अशा व्यक्तीचा कोणताही दावा/हक्क अस्तित्वात नाही आणि तो दावा ग्राह्य धरला जाणार नाही. तसेच आमचे अशिल सदर परिशिष्टातील नमूद फ्लॅट खरेदीची प्रक्रिया अंतिम करतील व नंतर प्राप्त होणाऱ्या कोणत्याही दावे/हरकती विचारात घेतल्या जाणार नाहीत.

परिशिष्ट १ (सोसायटीची मालमत्ता ज्यावर राज सपना इमारत व त्यातील युनिट्स/फ्लॅट्स/गॅरेज उभे आहेत)

सर्व मिळून ५७८ चौ. यार्ड इतक्या क्षेत्रफळाचा दक्षिणेकडील भाग, जो राज सपना को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेडच्या मालकीचा असून, एस. व्ही. रोड, विलेपार्ले (पश्चिम), मुंबई - ४०००५६ येथे स्थित आहे. सदर इमारतीची रचना जुना सर्व्हे क्रमांक १७९-ब (भाग), सी.टी.एस. क्रमांक ११६७, ११६७/१ ते ११६७/७ (उपविभागित भाग), गट नंबर - विलेपार्ले (पश्चिम), तालुका - अंधेरी, जिल्हा - मुंबई उपनगर पिन - ४०००५६ येथील जमिनीवर उभी आहे व खालील प्रमाणे सीमाबद्ध आहे :

उत्तर दिशेला	:	सुंदरबन
दक्षिण दिशेला	:	कृष्णकांत विमल कॉटेज
पूर्व दिशेला	:	पै लेन
पश्चिम दिशेला	:	एस. व्ही. रोड

परिशिष्ट २ (मालमत्तेतील फ्लॅट्सचे तपशील)
(फ्लॅट्सची माहिती)

अनु. क्र.	युनिट / दुकान / गॅरेज क्रमांक	नाव	बीएमसी मंजूर आराखड्यानुसार क्षेत्रफळ (चौ. फूट)	सर्व टायटल डॉक्युमेंट्सची चेन उपलब्ध आहे का (होय/नाही)
१.	१ए-शॉप	कुन्तलकुमार पंडित, स्वाती परेश व्यास, मेधाविनी हिरेन दवे व प्रिती रमेश शर्मा	२८५	होय
२.	१-शॉप	मेधाविनी हिरेन दवे, प्रिती रमेश शर्मा, कुन्तलकुमार पंडित व स्वाती परेश व्यास	२६६	होय
३.	२-युनिट	फाल्गुनी अजय मोदी व ऋषिकेश अजय मोदी	३४४	होय
४.	३-युनिट	फाल्गुनी के. ठाक्कर व जस्मिन एल. शर्मा	३११	होय
५.	४-युनिट	हंसा जैन	३८९	होय
६.	५-युनिट	कल्पा केतन दोशी (सोसायटीमार्फत एचडीएफसी बँकेच्या बाजूने लियन नोंदवलेले आहे)	२६६	होय
७.	७-युनिट	स्मिता सी. दोशी	४७८	होय
८.	८-युनिट	स्वाती परेश व्यास, मेधाविनी हिरेन दवे, प्रिती रमेश शर्मा व कुन्तलकुमार पंडित	१२७९	होय
९.	९-युनिट	कुन्तलकुमार पंडित	२९१	होय
१०.	१०-युनिट + खाजगी टेरेस	प्रिती रमेश शर्मा, कुन्तलकुमार पंडित, स्वाती परेश व्यास व मेधाविनी हिरेन दवे	८०० + ७७० अनुक्रमे	होय
११.	गॅरेज व्यावसायिक जागा-क्रमांक नाही	कुन्तलकुमार पंडित	१९८	होय

दिनांक : २३ ऑगस्ट, २०२५

सही/-
कीर्ती नगदा ॲण्ड असोसिएट्स
वकील, उच्च न्यायालय
६०५, ६वा मजला, ''सी'' विंग, ईस्टर्न कोर्ट बिल्डिंग, बॉरिस्ता हॉटेलच्या वर, तेजपाल रोड व परळेश्वर रोड चौक, विलेपार्ले (पूर्व), मुंबई - ४०००५७

ZODIAC-JRD-MKJ LIMITED

Regd. Office: 506-513, 5th Floor, Vardhaman Chambers, 17/G, Cawasji Patel Street, Fort, Near Horniman Circle, Mumbai 400001. Tel: 022-2283-1050. Website: https://www.zodiacjrdmkjltd.co.in/
Email: Info@zodiacjrdmkj.co.in / Secretarial@zodiacjrdmkjltd.co.in, CIN: L65910MH1987PLC042107

Statement of Un-Audited Standalone & Consolidated Financial Results for First Quarter Ended 30th June, 2025

(Rs. in lakhs except per share data)

Particular	Standalone Quarter Ended			Consolidated Quarter Ended	Year Ended
	30-Jun-2025 (Unaudited)	31-Mar-2025 (Audited)	30-Jun-2024 (Unaudited)	30-Jun-2025 (Unaudited)	31-Mar-2025 (Audited)
1. Revenue from Operations	420.15	475.07	646.16	1,278.22	2,298.57
2. Other Income	3.47	15.68	8.98	(26.44)	35.49
3. Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary items)	10.79	16.59	3.86	35.00	60.84
4. Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	10.79	(1.41)	3.86	35.00	42.84
5. Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	10.79	(1.41)	3.86	35.00	42.84
6. Earings Per Share (of Rs. 10/- each)					
(a). Basic:	0.10	(0.03)	0.07	0.31	0.83
(b). Diluted:	0.10	(0.03)	0.07	0.31	0.83

Note : The Above financial Result of a Quarterly Financial Result filed with Stock Exchange under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular No. CIR/CFD/FAC/2016 dated July 5, 2016. The Full format of the financial Result for the First quarter ended 30th June 2025 are available on the stock exchange website at www.bseindia.com and on the company's website at https://zodiacjrdmkjltd.co.in/

Place: Mumbai
Date: 22/08/2025
Tel: 022-2283 1050
Email id: secretarial@zodiacjrdmkjltd.co.in
Website: https://zodiacjrdmkjltd.co.in/

By Order of the Board
ZODIAC-JRD-MKJ LIMITED
Sd/-
Mahesh Ratilal Shah (Managing Director)
DIN: 00217516

PUBLIC NOTICE

THAT our Clients intend to purchase Flat No: 801, admeasuring 630 sq. ft. carpet area, 8th Floor, Lavender Building, Mantri Park Co-op. Hsg. Society Ltd (**"Society"**), Mantri Park, Near NNP 1 & 2, Dindoshi, Film City Road, Goregaon (E), Mumbai - 400065 alongwith open car parking space no. OP-50 (collectively referred to as **"Said Flat"**), more particularly described in the Schedule hereinunder, from its present **"Owners"** Mr. Sailendra Sharmaa & Mrs. Shikha Sharma, who are members of and are holding Share Certificate no. 135, for 5 (five) fully paid-up shares of Rs.50/- (Rupees Fifty each) bearing distinctive share nos. 671 to 675 (both inclusive) of the Society. The present Owners had purchased the said Flat from Mr. Nishant Kumar & Mrs. Priyadarshini Kumar, vide Registered Agreement bearing no. BRL-6-10504/2016 dt. 25.06.2016. The said Mr.Nishant Kumar & Mrs.Priyadarshini Kumar had purchased the said Flat from M/s. Mantri Real Estate Pvt. Ltd. vide Registered Agreement bearing Regn. no. BDR-5/0650198/2008, dt. 21.07.2008 and as such, the present Owners are solely entitled to deal with the said Flat in any manner, which they deem fit and proper.

NOTICE is hereby given to any person/s or entity having any claims or right in respect of the said Flat by way of inheritance, sale, share, mortgage, charge, lease, lien, license, gift, exchange, possession or encumbrance howsoever or otherwise is hereby required to intimate to the undersigned within fourteen (14) days from the date of publication of this notice, of such claim, if any, with all supporting documents, failing which the transaction shall be completed without reference to such claim and the claim of such person shall be treated as waived and not binding on our Clients.

SCHEDULE OF THE PROPERTY

Flat No: 801, admeasuring 630 sq. ft. carpet area, 8th floor, Lavender Building, Mantri Park Co-operative Society Ltd (Regn. no. MUM/WP/HSG/TC/15277/2012 dt. 09.11.2012), Mantri Park, Near NNP 1 & 2, Dindoshi, Film City Road, Goregaon (E), Mumbai 400065 alongwith open car parking space no. OP-50, Bldg. no. S2, situated on plot of land bearing Survey no. 239 (pt), C.T.S. no. 827-D, of Village Malad (E), Taluka Borivali, ward P-South of M.C.G.M.

Dated this 21st day of August 2025

Sd/-
RAVI SRICHAND PUNJABI
Advocate High Court
A901, Videocon Tower A CHS Ltd.
Thakur Complex, Kandivali (E), Mumbai - 400101

THE COLABA LAND AND MILL CO. LIMITED

Registered Office: 1017 Raheja Chamber, 213, Nariman Point, Mumbai 400 021
CIN: U70100MH1880PLC000039; Phone No: 022-22871678
E-mail ID:clmltd1880@gmail.com / Website: www.clmcl.co.in

NOTICE

Notice is hereby given that the **145th Annual General Meeting ("AGM")** of the Members of THE COLABA LAND AND MILL CO. LIMITED will be held on **Wednesday, 17th September, 2025 at 09:30 a.m. AT 1017, RAHEJA CHAMBERS, 213, NARIMAN POINT, MUMBAI – 400 021.** to transact the ordinary and special businesses as stated in the Notice convening the AGM. As per the various Circular issued by MCA the Notice of the AGM together with the Proxy Form, Attendance Slip, Annual Report inter-alia containing Directors' Report, Auditors' Reports including Audited Financial Statements of the Company for the Financial Year 2024-25 has been sent to the Members of the Company by e-mail to their registered e-mail addresses and physical copies will be dispatched to other members if Company receive request from the members. The Company has completed the mailing of Notice convening the AGM along with the aforesaid Annual Report on 21st August, 2025.

The Members, who have not registered their e-mail addresses so far, are requested to register their e-mail addresses with their concerned Depository Participant (in respect of shares held in demat form) or with **Satellite Corporate Services Pvt. Ltd., Registrar & Share Transfer Agent (RTA)** of the Company and with the Company at clmltd1880@gmail.com (in respect of shares held in physical form).

Members are hereby informed that the notice of the 145th AGM and the Annual Report of the Company are also available on the Company's website (www.clmcl.co.in).

Members, Proxies and Authorized Representative are requested to bring the attendance slip, duly completed and signed, to the meeting and hand it over at the entrance.

A Member entitled to attend and vote is also entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a Member of the Company. The instrument appointing the proxy, in order to be effective, must be deposited at the Company's Registered Office, duly completed and signed, not less than FORTY-EIGHT HOURS before the meeting.

The detailed procedure/ instructions for voting, attending AGM and voting during AGM are contained in the Notice of 145th AGM.

The cut-off date for determining the eligible members for voting is 10th September 2025. The Voting at the meeting shall be conducted by show of hands. Any person who becomes a Member after sending the Notice and Annual Report through e-mail but who holds shares as on cut-off date can attend the AGM. Such Member can exercise his voting right during AGM and send a requisition for a copy of the Annual Report and Notice convening the AGM through e-mail communication to RTA with a copy marked to the Company at clmltd1880@gmail.com along with his / her / its relevant particulars i.e. DP ID & Client ID / Folio No.

Notice is also hereby given that pursuant to the provisions of Section 91 of the Act the Register of Members and the Share Transfer Books of the Company will remain closed from September 11th, 2025 to September 17th, 2025 (both days inclusive) for the purpose of 145th AGM.

By Order of the Board,
FOR THE COLABA LAND AND MILL CO. LIMITED
Sd/-
Sudarshan V. Loyalka
Managing Director
DIN: 00016533

Place: Mumbai
Date : 18th August, 2025

जाहीर सूचना

याद्वारे **सूचना** देण्यात येत आहे कि आम्ही (१) **राजकुमार रामचंद लुधानी**, (२) **हिरा राजकुमार लुधानी**, आणि (३) **संतोष राजकुमार लुधानी** (**"मालक"**) राहणार : ११०१, एव्हरशाईन ज्वेल, १५ वा रस्ता, खार (पश्चिम), खार डिलीवरी, मुंबई - ४०००५२ यांच्या याखालील **अनुसूची** मध्ये अधिक तपशीलवारपणे वर्णन करण्यात आलेल्या फ्लॅटस (**"जागा"**) च्या संबंधातील शिर्षकाचा / मालकी हक्काचा तपास करीत आहोत. आम्हाला असे कळविण्यात आले आहे कि सदर मालकांनी आयसीआयसीआय बँक लिमिटेड च्या नावे सदर जागांवर गहाणवट निर्माण केली आहे. मालक सदर जागांचे एकत्रिकरण एका एकमात्र निवासी युनिटमध्ये करणार आहेत.

सदर जागांच्या किंवा त्यांच्या कोणत्याही भागाच्या संबंधात विक्री, हस्तांतर, नियुक्ति, विनिमय, गहाण, भार, वसियत, न्याय्य सुविधाधिकार, तारण, भाडेदारी, अनुज्ञप्ती, प्रलंबित दावे, धारणाधिकार, बक्षिस, न्यास, वारसा, ताबा, भाडेपट्टा किंवा बोजा, उप-भाडेदारी, केअर टेकर आधारे, भोगवटा, ताबा, कौटुंबिक व्यवस्था / समझोता, एफएसआय वापर, किंवा टीडीआर, विकास हक्क, भागीदारी, कोणत्याही न्यायालयाचा हुकूमनामा किंवा आदेश, कंत्राट / करारनामे प्रलंबित दावे आणि/किंवा कोणतेही दायित्व आणि/किंवा कोणतेही लिखाण आणि/किंवा कोणतीही व्यवस्था आणि/किंवा कोणतीही बांधिलकी या मार्गाने किंवा अन्यथा कोणताही दावा, अधिकार, शिर्षक / मालकी हक्क, हितसंबंध, हिस्सा मागणी असणा-या अन्य गोष्टींबरोबर कोणतीही व्यक्ती हिंदू अविभक्त कुटूंब, कंपनी, बँक(का), आणि/किंवा वित्तिय संस्था, गैर बँकीग वित्तिय संस्था, न्यास, पेढी, व्यक्तींचा संघ किं

SBI State Bank of India

Stressed Assets Recovery Branch, Thane (11697):-1st Floor, Kerom, Plot no A-112, Circle, Road No 22, Wagle Industrial Estate,Thane (W), 400604, **email id :** sbi.11697@sbi.co.in

PUBLICATION OF NOTICE REGARDING POSSESSION OF PROPERTY U/S 13(4) OF SARFAESI ACT 2002

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **STATE BANK OF INDIA** for an amount and interest thereon.

The Borrower's/ Guarantor'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.

Name of Account/ Borrower & address	Name of the Owner of property etc	Description of the property mortgaged/ charged	Date of Demand Notice	Date of Possession	Amount outstanding as on date of demand Notice
M/s Vishal Dairy Farming Proprietor/ Guarantor – sMr. Umesh Kumar Srivastava Address: A-601, 6th Floor, Building No.3, Riviera Tower CHS, Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai – 400101.	Mr. Umesh Kumar Srivastava	Flat No. 601 admeasuring 525 sq. ft. built up area on 6th Floor, of the building known as RIVIERA TOWER NO. 3, Wing-A, situated at Sector-II, Plot No. C, Akurli, Kandivali (East), Mumbai – 400101, owned by Mr. Umesh Kumar Srivastava.	08.10.2024	22.08.2025	**Rs 4,58,70,875.00** (Rupees Four Crore Fifty Eight Lakh Seventy Thousand Eight Hundred and Seventy Five Only) as on 08.10.2024 plus further interest, costs, etc thereon.

Date : 23.08.2025
Place: Mumbai

Sd/-
Authorised Officer & Chief Manager
State Bank of India

यूनियन बैंक ऑफ इंडिया Union Bank of India

NOTICE TO THE BORROWER INFORMING ABOUT SALE (30 DAYS NOTICE) RULE 6 (2)/8 (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

Nasik City Branch, Address- Nawandhar Bunglow, 1366, M-1 Racca Colony, Sharanpur Road, Nasik-422002, Maharashtra.

Subject: Sale of property belonging to the owner as mentioned in the table below for realization of amount due to Bank under the SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Borrower/Guarantor Name & Address	Date of Demand Notice & Possession Date	Description of Immovable Property
THE BORROWER/S: **i) Mr. Moreshwar Devidas Kulkarni** **Address:** NMC House No. 2300, CTS No. 3122 Madhali Holi, Near Tiwandha Chowk, Gaothan area, Old Nashik, Nashik 422001 **ii) Mr. Atul Devidas Kulkarni** **Address:** NMC House No. 2300, CTS No. 3122 Madhali Holi, Near Tiwandha Chowk, Gaothan area, Old Nashik, Nashik 422001. THE GUARANTOR/S: **i) Mr. Ajay Ashok Athalye** **Address:** Flat no 5, Sneh Park Apartment, Opp. Mahila Bank, Yogeshwar Colony, Indira Nagar, Nashik 422009.	**Demand Notice 06.05.2024 Possession Date 08.10.2024**	**Equitable Mortgage of immovable property described herein below:** All that piece and parcel of property at CTS No.3122 area admg 238.4 Sq.Mtrs along with constructed bungalow having area admg.149.096 Sq.Mtrs. Vide NMC House no.2300, situated at village Nashik. bounded as follows: **East-** CTS No. 3123, **West-** CTS No. 3121, **South-** CTS No. 3128, **North-** Raj Road

Union Bank of India, the secured creditor with branch name and address as mentioned above has caused a demand notice under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorised Officer, has taken possession of the secured assets under Section 13(4) of the Act read with Rule 6 / 8 of Security Interest (Enforcement) Rules, 2002.

Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the above mentioned property by holding public e-auction after 30 days from the date of publication of this notice. The date and time of e-auction along with the Reserve Price of the property and the details of the service provider, in which the e-auction to be conducted, shall be informed to you separately.

Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property and you can redeem your property as stipulated in sec.13 (8) of the Act.

Date : 22.08.2025 | Place : Nashik

Sd/- **Authorised Officer**
Union Bank of India

बैंक ऑफ इंडिया Bank of India BOI
Relationship beyond banking

ASSET RECOVERY DEPARTMENT, NAVI MUMBAI
PLOT NO. 30, SECTOR - 11, CBD BELAPUR, NAVI MUMBAI - 400 614

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

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 the following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank Of India (secured creditor), the constructive/ physical possession of which has been taken by the Authorized Officers of Bank Of India will be sold on "as is where is ","as is what is " and "whatever there is" on **09-09-2025 from 11 am to 5 pm for Sr. No. 1 & 26-09-2025 from 11 am to 5pm for Sr. no. 2** for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank Of India from the respective Borrower(s) and Guarantor(s).The reserve price and the earnest money deposit is shown there against each secured asset

The sale will be done by the undersigned through e-auction platform (BAANKNET).

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWER/ GUARANTOR **(Rs. In Lakh)**

Sr. No	Names of the Branch/Borrower/Guarantor	Description of the properties	Reserve price/ EMD Amount	O/s Dues (Excluding Int, Penal int & Exp) In Lakh	Date/Time of onsite inspection of property	Contact No
1	**RAJAJIPATH Branch Madhividevi Deepak Bist (Borrower) Deepak Bist (Co-borrower)**	**Residential Flat:- Flat no.1008,**10th floor, B-Wing, Building no. 3, Shree Sai Raj Park CHS, Ltd., Near Madhavi Bungalow, Survey no. 42, 43 99, Hissa no. 1, Village Ayre Dombivli (East)-421201 **(Built up area: 668 sq. ft.) (Physical possession with the bank)**	52.635/ 5.2635	40.50	02-09-2025 11 am to 4 pm	9867034584
2	**BELAPUR Branch Balasaheb Suryabhan Roham (Borrower) Manisha Balasaheb Roham(Co-borrower)**	**Residential Flat:** Flat no. 401, 4th Floor, A Wing, Building no. 4, Shankar Dwarka-1, Survey no. 195, Hissa no. 1,2& 4, Village-Morbe, Panvel, Raigad - 410206 **(Built up Area-297 sq. ft.) (Physical possession is with bank)**	13.65/ 1.365	16.69	25.09.2025 11 a.m. to 4 p.m.	9629965498

***The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiplies of Rs. 0.25 lakh (Rupees Twenty-Five Thousand only).**

Terms and Conditions of the E-auction are as under:

E-Auction is being held on "as is where basis", "is as is what is basis" and "whatever there is basis" and will be conducted "On Line". The auction will be conducted through Government of India approved service provider BAANKNET Integrated Portal **(https://Baanknet.com).**

E-Auction bid form, Declaration, General Terms and Conditions of online auction sale are available in website **(https://www.bankofindia.co.in).**

Place : Navi Mumbai
Date : 23.08.2025

Authorised Officer(S)
BANK OF INDIA

JANA SMALL FINANCE BANK
(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071. Regional Branch Office: Shop No.4 & 5, Ground Floor, Indiabulls Mint, Gladys Alvares Road, Hiranandani Meadows, Pokhran Road, Thane West-400610.

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

Whereas you the below mentioned Borrower's, Co-Borrowers, Guarantors and Mortgagors have availed loans from **Jana Small Finance Bank Limited,** by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as **Non-performing Asset,** whereas **Jana Small Finance Bank Limited** being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued **Demand notice** calling upon the Borrower's/Co-Borrower's/ Guarantor's/ Mortgagors as mentioned in column NO.2 to repay the amount mentioned in the notices with future interest thereon within **60 days** from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs./ as on
1	**1) Mrs. Annie Suresh Jadhav (Borrower), 2) Mr. Niki Suresh Jadhav (Co-Borrower)**	**Loan Account No. 30990530000099 Loan Amount: Rs.4,00,000/-**	**Mortgaged Immovable Property: Schedule Property:** 1) All the piece and parcel of Immovable Property of House No.1172 K, Total Area Admeasuring Area 215 Sq.ft. i.e., 20 Sq.meters, Village Shelar Road, Mithpada, Varcha Pada, Taluka Bhiwandi, District Thane-421302.	**Date of NPA: 01/08/2025 Demand Notice Date: 18/08/2025**	**Rs.4,21,160.43** (Rupees Four Lakhs Twenty One Thousand One Hundred Sixty and Forty Three Paise Only) **as of 14/08/2025**
2	**1) Deepak Manubhai Mistry (Borrower), 2) Manubhai Kumandas Mistry (Co-Borrower), 3) Vinaben Manubhai Mistry (Co-Borrower)**	**Loan Account No. 30399630000147 Loan Amount: Rs.4,99,789/-**	**Mortgaged Immovable Property: Schedule Property:** All that piece and parcel of the Immovable Property Flat No.E/709, 7th Floor, total Area Admeasuring 225 Sq.ft. New Royal, "E" Wing Sra Co. Opp Hsg Society Ltd. CTS No.286, 386/1 to 72, Jay Bhavani Lane, Malad East, Village Malad, Taluka Borivali-400097. **Bounded as on: East:** CTS No.390, 399, **West:** CTS No.389, 383, 385, 396, **South:** CTS No.393, 394, 395, **North:** CTS No.397, 388.	**Date of NPA: 01-08-2025 Demand Notice Date: 18-08-2025**	**Rs.3,71,738.40** (Rupees Three Lakh Seventy One Thousand Seven Hundred and Thirty Eight and Forty Paise Only) **as of 14/08/2025**
3	**1) Dattu Mannu Dhodi (Borrower), 2) Mani Manu Dhodi (Co-Borrower)**	**Loan Account No. 46389630000199 Loan Amount: Rs.4,99,059/-**	**Mortgaged Immovable Property: Schedule Property:** All that piece and parcel of the Immovable House No.1018, situated at Bhandarwada Road, Navapur, Boisar West, Palghar-401501 within the Grampanchyat at Revenue Village Boisar Bearing Taluka Palghar and District Palghar. **Bounded as on: East:** Main Road, **West:** House, **South:** House, **North:** House.	**Date of NPA: 01-08-2025 Demand Notice Date: 18-08-2025**	**Rs.1,86,208.00** (Rupees One Lakh Eighty Six Thousand Two Hundred and Eight Only) **as of 14/08/2025**
4	**1) Asha Bhagwan Jadhav (Borrower), 2) Vikas Bhagavan Jadhav (Co-Borrower)**	**Loan Account No. 32139630000120 Loan Amount: Rs.2,69,396/-**	**Mortgaged Immovable Property: Schedule Property:** All that piece and parcel of the Immovable House No.274, Total Area Admeasuring 300 Sq.ft, Antrat Tarfe Waredi, Group Grampanchayat Pimpaloli, Near Anganwadi School, Karjat- 410101.	**Date of NPA: 01-08-2025 Demand Notice Date: 18-08-2025**	**Rs.1,90,949.02** (Rupees One Lakh Ninety Thousand Nine Hundred Forty Nine and Two Paise Only) **as of 14/08/2025**
5	**1) Rakesh Kashinath Surve (Borrower), 2) Riya Rakesh Surve (Co-Borrower)**	**Loan Account No. 47619630000921 Loan Amount: Rs.4,13,864/-**	**Mortgaged Immovable Property: Schedule Property:** All that piece and parcel of the Immovable Property House No.278A, Total Area Admeasuring 550 Sq.ft. or thereabouts, Constructed in the Year 1995, situated at Revenue Village Done, Gram Panchayat Done, Taluka Ambernath and District thane and within the Jurisdiction of SRO Ulhasnagar-2 & 4.	**Date of NPA: 01-08-2025 Demand Notice Date: 18-08-2025**	**Rs.2,82,192.50** (Rupees Two Lakh Eighty Two Thousand One Hundred Ninety Two and Fifty Paise Only) **as of 14/08/2025**
6	**1) Mr. Mangla Marne (Borrower), 2) Mrs. Shantabai Kadam (Guarantor)**	**Loan Account No. 47608950001256 Loan Amount: Rs.4,00,000/-**	**Mortgaged Immovable Property: Schedule Property:** All that piece and parcel of the Immovable Flat No.B/405, Building No.29, B Wing, Ram Rahim CHS, Plot A-4, Total Area Admeasuring 270 Sq.ft, Yaer of Construction 2009, G-M Link Road, Natwar Parikh Compaund, Near Indian Oil Nagar, Govandi Mumbai-400043.	**Date of NPA: 01-08-2025 Demand Notice Date: 18-08-2025**	**Rs.1,29,977.81** (Rupees One Lakh Twenty Nine Thousand Nine Hundred Seventy Seven and Eighty One Paise Only) **as of 14/08/2025**
7	**1) Mr. Sagar Mohan Pawar (Borrower), 2) Mrs. Pooja Sagar Pawar (Co-Borrower)**	**Loan Account No. 45609610001313 Loan Amount: Rs.12,00,000/-**	**Mortgaged Immovable Property: Schedule Property:** All that piece and parcel of the Immovable Property Bearing of Malmatta No.4/175, Total Area Admeasuring with an Area of 50.00 Ft Length from East to West and 15.00 Ft in Width from South to North, with an area of 69.00 Sq.meters. Samarth Nagar Mauje Kannad, Aurangabad-431103. **Boundaries on or towards: Towards East by:** Road, **Towards West by:** Road, **Towards South by:** House of Shantabai Gungal, **Towards North by:** House of Pawar Madam.	**Date of NPA: 01-08-2025 Demand Notice Date: 18-08-2025**	**Rs.12,45,478.00** (Rupees Twelve Lakh Forty Five Thousand Four Hundred Seventy Eight Only) **as of 14/08/2025**
8	**1) Mr. Shivaji Ashok Jagdale (Borrower), 2) Gayabai Ashok Jagdale (Co-Borrower)**	**Loan Account No. 45609420003920 Loan Amount: Rs.7,24,034/-**	**Mortgaged Immovable Property: Schedule Property:** All that piece and parcel of the Immovable House No.09, Milkat No.9371, Total Area Admeasuring 332 Sq.ft i.e., 30.85 Sq.meters Complete RRC Structured, Laxmi Park-02, Gut No.50 P Jogeshwari Taluka Gangapure, Aurangabad-431136. **Boundaries on or towards: Towards East by:** 15 Ft Road, **Towards West by:** Milkat No.9390, **Towards South by:** Milkat No.9370, **Towards North by:** Milkat No.9372.	**Date of NPA: 01-08-2025 Demand Notice Date: 18-08-2025**	**Rs.7,62,825.26** (Rupees Seven Lakh Sixty Two Thousand Eight Hundred and Twenty Five and Twenty Six Paise Only) **as of 14/08/2025**
9	**1) Gorakh Godlya Mali (Borrower), 2) Antibai Godlya Mali (Co-Borrower)**	**Loan Account No. 32139430000257 Loan Amount: Rs.5,00,000/-**	**Mortgaged Immovable Property: Schedule Property:** All that piece and parcel of the Immovable House No.253/A, Ground + 1st Floor, Near Guru Datta Mandir, Internal of Bhiwandi Wada Road, Parivali, Koliwali, Taluka Bhiwandi, District Thane-421302. **Bounded as on: East:** Sachin Vasant Mali House, **West:** Madhukar Vaman Mali House, **South:** Mr. Jaydas Gurunath Mali House, **North:** Manish Ramesh Mali House.	**Date of NPA: 01-08-2025 Demand Notice Date: 18-08-2025**	**Rs.5,29,877.11** (Rupees Five Lakh Twenty Nine Thousand Eight Hundred Seventy Seven and Eleven Paise Only) **as of 14/08/2025**
10	**1) Mr. Shrikant Balasaheb Aware (Borrower), 2) Balasaheb Kisan Aware (Co-Borrower) 3) Padma Balu Avare (Co-Borrower)**	**Loan Account No. 30700430000340 Loan Amount: Rs.5,00,000/-**	**Mortgaged Immovable Property: Schedule Property:** All that piece and parcel of the Immovable Milkat No.244, Total Area Admeasuring 16100 Sq.ft i.e., 1495.7 Sq.meters with Construction Area 45*20, out of Grampanchayatmilkat No.244, Aun No.250, Near Maruti Mandir, situated at Rajegaon within the Limits of ZP Newasa Taluka, Newasa District Ahmednagar. **Boundaries on or towards: Towards East by:** Plot No.130, **Towards West by:** Flat No.109, **Towards South by:** Road, **Towards North by:** Flat No.111.	**Date of NPA: 01-08-2025 Demand Notice Date: 18-08-2025**	**Rs.5,10,467.28** (Rupees Five Lakhs Ten Thousand Four Hundred Sixty Seven and Twenty Eight Paise Only) **as of 14/08/2025**

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/ Co-Borrower within **60 days** of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No.6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, **Jana Small Finance Bank Limited** shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to **Jana Small Finance Bank Limited** against the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/ prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 23.08.2025, Place: Mumbai **Sd/- Authorised Officer, For Jana Small Finance Bank Limited**

PUBLIC NOTICE

Public are hereby informed that our client is intending to purchase Residential Flat no. 154, admeasuring 106.11 sq. mtrs. (along with balcony admeasuring 6.55 sq. mtrs.) on 15th Floor of the building namely "Persepolis" belonging to "The Cuffe Parade Persepolis Premises Co-operative Housing Society Ltd." situated on piece of land bearing Cadastral Survey no. 631 of Division: Colaba, within registration District and Sub-District of Mumbai City, being & lying at 100, Cuffe Parade, Mumbai 400 005 ALONG WITH Car Parking Space no. 4 in the building ALONG WITH 5 shares of Rs. 50 each held under Share Certificate no. 9 bearing distinctive no. 246 to 250 (both inclusive) and 30 shares of Rs. 50 each under Share Certificate no. 10 bearing distinctive nos. 2036 to 2065 issued by "The Cuffe Parade Persepolis Premises Co-operative Housing Society Ltd." (more particularly described in the schedule hereunder and referred to as "schedule property") from Jyoti Ramesh Ajmera, who has represented our client that the schedule property is free from all encumbrances, charges, lien, litigations and/or any third party rights/claims of any nature whatsoever.

Notice is hereby given to the general public at large that if any person/s, entity, company firm, institution (corporate and otherwise) having any claim against or in respect of the schedule property or any part thereof by way of sale, exchange, easement, right, interest, share, mortgage, hypothecation, lease, license, tenancy, sub-tenancy, charge, gift, trust, inheritance, possession, lien, transfer of tittle or beneficial interest under any trust right of prescription or pre-emptioner under any agreement or any disposition or under any decree, order or Award otherwise claiming, or howsoever are hereby requested to make the same known in writing along with the original documents in support thereof to our office at 204, 2nd Floor, Hari Chambers, 58/64, Shahid Bhagat Singh Road, Fort, Mumbai 400 001 within a period of 15 days (both days inclusive) from the date hereof, failing which, it shall be deemed that the Jyoti Ramesh Ajmera has marketable title to the schedule property. Claims if any not received within 15 days shall stand abandoned and/or waived.

SCHEDULED PROPERTY

Residential Flat no. 154, admeasuring 106.11 sq. mtrs. (along with balcony admeasuring 6.55 sq. mtrs.) on 15th Floor of the building namely "Persepolis" belonging to "The Cuffe Parade Persepolis Premises Co-operative Housing Society Ltd." situated on piece of land bearing Cadastral Survey no. 631 of Division: Colaba, within registration District and Sub-District of Mumbai City, being & lying at 100, Cuffe Parade, Mumbai 400 005 ALONG WITH Car Parking Space no. 154 in the building ALONG WITH 5 shares of Rs. 50 each held under Share Certificate no. 9 bearing distinctive no. 246 to 250 (both inclusive) and 30 shares of Rs. 50 each under Share Certificate no. 10 bearing distinctive nos. 2036 to 2065 issued by "The Cuffe Parade Persepolis Premises Co-operative Housing Society Ltd."

Place: Mumbai
Date: 23rd August 2025

Adv. Mehul Shah
Advocate High Court

APPENDIX IV-A
Sale Notice for sale of Immovable Property

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) and Rule 9(1) 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 to **Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L65922DL2005PLC136029] ("Secured Creditor")**, the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on **"as is where is", "as is what is" and "whatever there is"** basis on **12.09.2025** from **05.00 P.M. to 06.00 P.M.**, for recovery of **Rs. 30,40,408/- (Rupees Thirty Lakh Forty Thousand Four Hundred Eight only)** pending towards **Loan Account No. HHLTHN00449141**, by way of outstanding principal, arrears (including accrued late charges) and interest till **18.08.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **19.08.2025** along with legal expenses and other charges due to the Secured Creditor from **JAYESH HARIBHAU TARE and JAYSHREE HARIBHAU TARE.**

The Reserve Price of the Immovable Property will be **Rs. 22,05,000/- (Rupees Twenty Two Lakh Five Thousand only)** and the Earnest Money Deposit **("EMD")** will be **Rs. 2,20,500/- (Rupees Two Lakh Twenty Thousand Five Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT BEARING NO. "1401", ON "14TH" FLOOR IN THE "C" - WING IN THE PROJECT NAMED "VEDANT MILLENIA PHASE - I", HAVING AN APPROXIMATE CARPET AREA OF 30.17 SQ. METERS AS DEFINED IN R. E. (R & D) ACT, 2016 AND USABLE AREA OF 38.30 SQ. MTRS. INCLUDING BALCONIES, CUPBOARDS AND TERRACES TO THE ALLOTTEE. THE CARPET AREA MENTIONED ABOVE INDICATES THE AREAS AFTER ENCLOSING THE BALCONIES AND THE CUPBOARD AREAS WHEREVER SUCH BALCONIES & CUPBOARD AREAS ARE AVAILABLE, BUILT - UP ON THE PIECE AND PARCEL OF LAND BEARING SY. NO. 12/4 (PART), 221/4 (PART), 221/6A (PART) AND 238 (PART), LYING AND SITUATED AT VILLAGE TITWALA (EAST), TALUKA KALYAN, DISTRICT MUMBAI - 421605, MAHARASHTRA. BOUNDED BY :

EAST : OPEN SPACE **WEST : BUILDING NO. 1**
NORTH : GARDEN RESERVATION **SOUTH : BUILDING NO. 7**

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

Date : 19.08.2025
Place : MUMBAI

sd/-
AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
(Formerly known as INDIABULLS HOUSING FINANCE LTD.)

ADITYA BIRLA CAPITAL

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office- Indian Rayon Compound, Veraval, Gujarat – 362266 Branch Office- G-Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

APPENDIX IV
[SEE RULE 8 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]
POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the authorized officer of **Aditya Birla Housing Finance Limited** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 had issued a **demand notice dated 04-01-2024 calling upon the borrowers Bhaskar Tukaram Auti , Sujata Bhaskar Auti , mentioned in the notice being of Rs. 32,87,586/- (Rupees Thirty Two Lakh Eighty Seven Thousand Five Hundred Eighty Six Only)** within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers and to the public in general that the undersigned has taken Possession of the property described herein below in exercise of the 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 21st day of August of the year, 2025.**

The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Housing Finance Limited for an amount of **Rs. 32,87,586/- (Rupees Thirty Two Lakh Eighty Seven Thousand Five Hundred Eighty Six Only)** and interest thereon. Borrowers attention is invited to the provisions of Sub-section 8 of Section 13 of the Act., in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All That Piece And Parcel Of Flat No. 06, On 2nd Floor, In A-Wing, Admeasuring About 38.05 Sq. Mtr. Carpet Area And Exclusive Terrace Area And Balcony Area 9.99 Sq. Mtrs., In Building Known As "Blue Bay" Constructed On Plot Of Land Bearing Gut No. 30/0, Plot No. 13, Admeasuring 305 Sq. Mtrs., Gut No. 30/0, Plot No. 14, Admeasuring 290 Sq. Mtrs., Gut No. 30/0, Plot No. 18, Admeasuring 280 Sq. Mtrs., Gut No. 30/0, Plot No. 19, Admeasuring 280 Sq. Mtrs., Gut No. 30/0, Plot No. 20, Admeasuring 285 Sq. Mtrs., Lying And Situated At Village- Dahiwali, Tarfe Nid Tal., Karjat Dist., Raigad, Maharashtra-410201, And **Bounded As: East:** Proposed C Wing/ Entrance Of Building:- **West:** Flat No. 7/ Open Space **North:** Lift/ Internal Road **South:** Flat No. 05/ B Wing

Date: 21.08.2025 **Authorised Officer**
Place: RAIGAD **Aditya Birla Housing Finance Limited**

IRONWOOD EDUCATION LIMITED

CIN: L65910MH1983PLC030838
Regd. Off.: KHIL House, 1st Floor, 70-C Nehru Road, Adjacent to Domestic Airport, Vile Parle (East), Mumbai - 400099 **Tel.:** 9122 26631834
E-Mail ID: cs@ironwoodworld.com **Website:** www.ironwoodworld.com

NOTICE OF THE 42ND ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

Notice is hereby given that the 42nd Annual General Meeting ("AGM") of Members of Ironwood Education Limited (the "Company") will be held on Tuesday, September 16, 2025 at 3.00 p.m.(IST), through Video Conferencing (VC) or Other Audio Visual Means ("OAVM") facility, without the physical presence of the Members, in compliance with the provisions of the Companies Act, 2013 ("the Act") and the Rules framed thereunder and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with General Circulars dated April 8, 2020, April 13, 2020, May 5, 2020, January 13, 2021, December 08, 2021, December 14, 2021, May 05, 2022, December 28, 2022 and September 19, 2024 issued by the Ministry of Corporate Affairs ('MCA Circulars') and Circular dated May 12, 2020, January 15, 2021, May 13, 2022, January 5, 2023 and October 3, 2024 issued by the Securities and Exchange Board of India ('SEBI Circulars'), to transact the business set out in the Notice of AGM.

In terms of MCA and SEBI Circulars Notice of the AGM along with the Annual Report for the Financial Year 2024-25 sent electronically on Friday, August 22, 2024, to those members whose e-mail IDs were registered with the Depositories/Depository Participants and the Company or its Registrar & Share Transfer Agent i.e. Bigshare Services Private Limited. The Notice of the AGM and the Annual Report for Financial Year 2024-25 is also available on the Company's website at www.ironwoodworld.com and can also be accessed on the websites of the Stock Exchange i.e. at www.bseindia.com and website of the service provider agency engaged by the Company viz. National Securities Depository Limited ('NSDL') at www.evoting.nsdl.com. The requirement of sending physical copies of the Notice of the AGM has been dispensed with vide MCA Circulars and the SEBI Circulars.

Members can attend AGM through VC/OAVM facility on live streaming link made available by NSDL at https://www.evoting.nsdl.com by using their remote e-voting login credentials and selecting the EVEN for the Company. The procedure for joining the AGM through VC/OAVM facility and to raise questions during AGM have been spelt out in the Notice of AGM dated August 6, 2025.

Voting through electronic mode: In accordance with the applicable provisions of the Act read with rules framed thereunder, Secretarial Standard on General Meeting and Listing Regulations, members are provided with a facility to cast their vote on all the resolutions set forth in the AGM notice, using electronic voting system from the place other than the Venue of AGM ('remote e-voting') as well as e-voting at the AGM. The Company has engaged the services of NSDL to provide the facility for remote e-voting as well as e-voting during the AGM through NSDL e-voting system at www.evoting.nsdl.com.

The detailed instructions for remote e-Voting and e-voting at AGM are given in the Notice of the AGM. Members are requested to note the following:

- The members, whose name appear in the Register of the Member and the Register of Beneficial Owners as on the **Cut-Off date** i.e. Tuesday, September 9, 2025 will be entitled to avail the facility of remote e-Voting / e-voting during the AGM. The business as set out in the Notice of AGM will be transacted through voting by electronic means only.
- The remote e-voting shall commence on Thursday, September 11, 2025 at 09.00 a.m. (IST) and end on Monday, September 15, 2025 at 05:00 p.m. (IST). The remote e-Voting module shall be disabled by NSDL for voting thereafter and Members will not be allowed to vote electronically beyond the said date and time. Once the votes on resolutions is cast by the members, the members shall not be allowed to change it subsequently.
- The facility of e-Voting shall also be made available during the AGM and the Members attending the AGM, who have not already cast their vote by remote e-Voting shall be eligible to cast their vote through e-voting during the AGM. Members who have cast their vote by remote e-Voting prior to the AGM may also attend the AGM electronically, but shall not be entitled to vote at the AGM.
- The persons who have become the Member of the Company after circulation of the Notice and Annual Report and their names appear in the Register of Members/list of Beneficial owners as on the cut-off date should follow the instructions given in the Notice of the AGM available on the Company's website at www.ironwoodworld.com to obtain the Notice of AGM and the login id and password for casting vote electronically. However, if a person is already registered with NSDL for e-voting, then existing User ID and Password can be used to cast vote.
- A person who is not a Member as on the **Cut-Off Date** should treat the Notice of the AGM for information purposes only.

In case of any queries or issues in respect of remote e-voting / e-voting, members can refer to the Frequently Asked Questions ('FAQs') and e-voting manual available at the download section of www.evoting.nsdl.com or call at 022 - 4886 7000 or send a request to evoting@nsdl.com.

Shareholders holding shares held in electronic form and who have not updated their email or KYC details are requested to register/update the details in their demat account as per the process advised by their DP. Shareholders holding shares held in physical form who have not updated their email or KYC details are requested to register/update the said details in the prescribed Form ISR-1 with Registrar and Share Transfer Agent of the Company, Bigshare Services Pvt Ltd. The shareholders can access the relevant forms on the Company's website at www.ironwoodworld.com.

For Ironwood Education Limited
Sd/-
Dharmesh Parekh
Company Secretary

Place: Mumbai
Date: August 22, 2025

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

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 1)

2nd floor, Colaba, Telephone Bhavan, Colaba Market, Mumbai-400 005 (5th Floor, Scindia House, Ballard, Mumbai-400001)

Case No.: OA/402/2024

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.

Exh. No.: 15

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
VS
ACE OF WEB ACES

To,

(1) Ace of Web Aces, Flat No 302 A and 302 B 3rd Floor A Wing Arshie Complex CHS CTS No 120 Mumbai, Maharashtra

(2) Naina Sunil Thadani, Flat No. 302/A and 302/B 3rd Floor A Wing Arshie Complex CS Land Bearing CTS No. 1200 Panch Marg off Yari Road Versova Andheri West Mumbai 400061.

(3) Sunil Kumar Thadani, Flat No. 302/A and 302/B 3rd Floor A Wing Arshie Complex CS Land Bearing CTS No. 1200 Panch Marg off Yari Road Versova Andheri West Mumbai 400061.

SUMMONS

WHEREAS, **OA/402/2024** was listed before Hon'ble Presiding Officer/Registrar on **01/08/2025.**

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. 54656510.69/-** (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:-

(i) to show cause within thirty days of the service of summons as to why relief prayed for should not be granted; (ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application; (iii) 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; (iv) 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