



Creative Eye Limited

3rd September, 2025

The DCS-CRD,
Bombay Stock Exchange Limited
PheerozeJeejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400 001

The DCS-CRD,
National Stock Exchange of India Ltd.
Exchange Plaza, 5th Floor
Plot No- 'C' Block, G Block
Bandra-Kurla Complex, Mumbai-400051

Sub: Advertisement of Public Notice of 39th Annual General Meeting of Creative Eye Limited.

Dear Sir/Madam,

Pursuant to Regulation 30 and 47 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copy of advertisement of public notice of 39th Annual General Meeting of the Company scheduled to be held on September 30, 2025 at 11.30 A.M. through Video Conferencing/Other Audio-Visual Modes (VC/OAVM), in compliance with relevant circulars issued by the Ministry of Corporate Affairs ('MCA Circulars') and Securities and Exchange Board of India ('SEBI Circular') as published in the "The Free Press Journal", an English daily and "Navashakti", a Regional daily Marathi newspaper dated September 3, 2025.

Kindly take the same on your record .

Thanking you.

Yours Faithfully,
For Creative Eye Limited

Khushbu Shah
Company Secretary & Compliance Officer

Encl: As above.

Whereas, the Authorized Officer of Phoenix Arc Private Limited (acting as trustee of Phoenix Trust as mentioned on the below table column) under the security and reconstruction of financial assets and enforcement of security interest act, 2002 and in exercise of the powers conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued demand notices to the borrowers, co-borrowers, guarantors as detailed hereunder, calling upon the respective borrowers, co-borrowers, guarantors to repay the amount mentioned in the said notices within 60 (sixty) days from the date of receipt of the same. The said borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and public in general that the authorized officer of the company has taken possession of the property described hereunder in exercise of powers conferred on him under section 13(4) of the said act/r/w rule 8 of the said rules on the dates mentioned along with. The borrowers, co-borrowers, guarantors in particular and public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Phoenix for the amount specified therein with future interest, costs and charges from the respective dates.

Details of the borrowers, co-borrowers, guarantors, properties mortgaged, name of the trust, outstanding dues, demand notices sent under section 13(2) and amounts claimed there under are given as under:

Name of Trust	Co-Borrower, Loan account No. as under	Details of the securities	1. Demand notice date 2. Date of Symbolic/Physical Possession 3. Amount due in Rs.
(Trustee of Phoenix Trust - FY 20-21)	DIYVA HARISH SONI (S/DW OF HARISH SONI) 6/104, Sanskriti Bldg No- 6 Chs Ltd Beverly Park, Kanakia Road Near Cine Max Opp. Marat Gold-2, Mira Road (E), Thane, Thane, Maharashtra, (India)-401107 HARISHBHAI MOHANLAL SONI (S/DW OF Mohanlal Soni) 6/104, Sanskriti Bldg No- 6 Chs Ltd Beverly Park, Kanakia Road Near Cine Max Opp. Marat Gold-2, Mira Road (E), Thane, Thane, Maharashtra, (India)-401107 Loan Account Number: LXNA001216-170031813 Loan Amount Sanctioned: Rs. 7,67,093/- (Rupees Seven Lac Sixty Seven Thousand Nine Hundred Three Only)	All That Piece And Parcel Of Mortgaged Property Flat No6 Ground Floor Sr No.Gaonhan House No 250, Survey No 1 Hiss No 1/A Shiv Aradhana Apt Chandra Prada Naigaon (E), Dist- Palghar Near Chandika Mata Mandir 401208 Thane Maharashtra	1) Demand Notice Date 28-05-2018 2) Date Of Symbolic-29-08-2025 3) Amount Due In Rs. 6,76,418 (Rupees Six Lac Seventy Six Thousand Four Hundred Eighty Eight Only) Due And Payable As Of 28-05-2018 With Applicable Interest From 29-05-2018 Until Payment In Full.
(Trustee of Phoenix Trust - FY 20-21)	KUMAR RAMCHANDRA PANVELKAR (S/DW OF RAMCHANDRAPANVELKAR) Flat No - A/ 37, 4th, R Floor, Naik Nagar Co- Op H So., Shivshushrut Road, Nehru Nagar, Mumbai City, Maharashtra, (India)-400024 KARAN RAMCHANDRA PANVELKAR (S/DW OF Ramchandra Panvelkar) Flat No - A/ 37, 4th, Floor, Naik Nagar Co-Op Hsg Soc., Shivshushrut Road, Nehru Nagar, Mumbai City, Maharashtra, (India)-400024 Loan Account Number: LXVAS003116-170046142 Loan Amount Sanctioned: Rs. 19,68,625/- (Rupees Nineteen Lac Sixty Eight Thousand Six Hundred Twenty Five Only)	All That Piece And Parcel Of Mortgaged Property Flat No-405, 4th Floor, B Wing, Hardik Residency, S No-29/4/B/2, Village Nandivai, Kalyan Dist.- Thane 400601 Maharashtra	1) Demand Notice Date 18-08-2018 2) Date Of Physical-29-08-2025 3) Amount Due In Rs. 19,53,890 (Rupees Nineteen Lakh Fiftythree Thousand Eight Hundred Ninety Only) Due And Payable As Of 18-08-2018 With Applicable Interest From 19-08-2018 Until Payment In Full.
(Trustee of Phoenix Trust - FY 20-21)	ATMARAM RAJENDAR SINGH (S/DW OF RAJENDAR SINGH) Flat No. 108, Om Sai Ram Bldg No. A/ 11 Chs., N. S Phadke Marg, Sai Wadi, Nr. ICICI Tower, Anandhi East, Mumbai City, Maharashtra, (India)-400069 BENA MAHENDRAKUMAR SINGH (S/DW OF Mahendra Kumar Singh) Om Sai Ram Co-Op Soc., 108/11/A, N.S. Fadke Marg, Nr. ICICI Tower, Sai Wadi, Anandhi East, Mumbai City, Maharashtra, (India)-400069 Loan Account Number: LXPAL00316-170036696 Loan Amount Sanctioned: Rs. 17,99,812/- (Rupees Seventeen Lac Ninety Nine Thousand Eight Hundred Twelve Only)	All That Piece And Parcel Of Mortgaged Property Flat No 105, 1st Floor, Shiv Aradhana Chandrapada Gaonhan House No 250 Village Naigaon East Dist Thane 401208 Thane Maharashtra	1) Demand Notice Date 28-05-2018 2) Date Of Physical-29-08-2025 3) Amount Due In Rs. 14,66,837 (Rupees Fourteen Lac Sixty Six Thousand Eight Hundred Thirty Seven) Due And Payable As Of 28-05-2018 With Applicable Interest From 29-05-2018 Until Payment In Full.
(Trustee of Phoenix Trust - FY 21-14)	RAJU SHANKAR DEVURKHKAR (S/DW OF Shankar Devurkhar) Flat No 001, Gr Floor, Ocean Pride, Sonarpada, Dombivai East, Thane, Maharashtra, India - 421203. JAYSHREE RAJU DEVURKHKAR (S/DW OF Raju Devurkhar) Flat No 001, Gr Floor, Ocean Pride, Sonarpada, Dombivai East, Thane, Maharashtra, India - 421203. Loan Account Number: LXPEN00216-170031032 Loan Amount Sanctioned: Rs. 8,25,083/- (Rupees Eight Lac Twenty Five Thousand Eighty Three Only)	All That Piece And Parcel Of Mortgaged Property Flat No 001, Ground Floor, Ocean Pride, S.No 37/3a, Near Santoshi Mata Temple, Sonarpada, Dombivai-East, Thane, Maharashtra - 421203	1) Demand Notice Date 23-10-2019 2) Date Of Physical-29-08-2025 3) Amount Due In Rs. 16,88,899 (Rupees Sixteen Lac Eighty Eight Thousand Eight Hundred Ninety Nine Only) Due And Payable As Of 23-10-2019 With Applicable Interest From 24-10-2019 Until Payment In Full.
(Trustee of Phoenix Trust - FY 20-21)	RAVI RAMBHAU ATHWALE (S/DW OF RAMBHAU ATHWALE) 07, Takmak Banglow, Ramesh Mhate Chawl, Wakpada, Juchandra, Vasa East Thane, Maharashtra, (India)-401208. ARCHANA RAVI ATHWALE (S/DW OF Ravi Athwale) 07, Takmak Banglow, Ramesh Mhate Chawl, Wakpada, Juchandra, Vasa East Thane, Maharashtra, (India)-401208 Loan Account Number: LXVIR00316-170026232 Loan Amount Sanctioned: Rs. 5,04,451/- (Rupees Five Lac Four Thousand Four Hundred Fifty One Only)	All That Piece And Parcel Of Mortgaged Property Flat No 104, 1st Floor, Shiv Aradhana Apt Chandra Prada, Juchandra Road, Naigaon East, S.No. 1, Tal Vasai, Palghar Nr Chandika Mata Mandir 401208 Thane Maharashtra	1) Demand Notice Date 08-02-2018 2) Date Of Physical-29-08-2025 3) Amount Due In Rs. 5,42,343 (Rupees Five Lac Forty Two Thousand Three Hundred Forty Three Only) Due And Payable As Of 08-02-2018 With Applicable Interest From 09-02-2018 Until Payment In Full.

PLACE: MUMBAI
 DATE: 03.09.2025
 AUTHORISED OFFICER FOR PHOENIX ARC PRIVATE LIMITED,

PUBLIC NOTICE

Notice is hereby given to all public at large that my client Mr. Viresh Chandulal Shah (Trevadiya) owner of Shop No. 5, Ground Floor, Sanjeevani Prasad, Annasaheb Patil Marg, Khed Galli Cross Lane, Prabhadevi, Mumbai-400025 (hereinafter referred to as the 'said Property') found that they have lost/ misplaced the following original previous title documents in relation to the said Property, which are as under:
 Details of Lost Documents:
 (i) Original Allotment Letter and; (ii) Original Purchase Agreement between Mr. Dayabhai P. Patel and Mr. Jayantilal Raghavji Chheda. Sale Deed executed on 18.04.2007 (hereinafter referred to as the 'said Lost Documents').
 All persons are hereby informed not to deal or carry out any transaction with anyone on the basis of the said lost/ missing documents. If anyone has already carried out or being carried out kindly inform the undersigned in writing on the below mentioned address within 14 days from this presentation otherwise any rights of any nature whatsoever created/ transferred on basis of such missing documents shall be deemed to have been waived to all intents and purpose.
 Advocate Tejas Kirti Doshi (9833419121)
 B-404, B Wing, Jai Hanuman Nagar, Opp. Kamgar Stadium, Senapati Bapat Marg, Mumbai - 400028.
 Place: Mumbai
 Date: 03rd September, 2025

KINGS LIFE NIDHI LIMITED

REGD. OFF : 26-C KURLA KAMGAR CHS LTD., KAMGAR NAGAR, S G BARVE MARG, KURLA EAST, MUMBAI, MUMBAI CITY, MH-400024
 CIN : U65990MH2018PLC316721
 EMAIL ID : kingslifenedhi@gmail.com

Public Notice
 (Pursuant to section 20 read with Section 96 and Section 101 of the Companies Act, 2013)

NOTICE is hereby given that the 7th Annual General Meeting of Members of **KINGS LIFE NIDHI LIMITED** will be held on **Tuesday, the 30th day of September, 2025 at 11:00 AM** at the registered office of the company situated at 26-C KURLA KAMGAR CHS LTD KAMGAR NAGAR, S. G. BARVE MARG, KURLA EAST, MUMBAI, Mumbai City MH-400024 to transact the following business:

ORDINARY BUSINESS :
 1. To consider and adopt the financial statements and directors report for 31/03/2025.
 2. To consider retirement by rotation of Director and re-appointment thereof.

SPECIAL BUSINESS :
To consider and if thought fit to pass the following resolutions as Ordinary Resolution :
 3. To consider and approve the increase in Authorized share capital of the Company.
 4. To consider and approve Directors remuneration.

A copy of notice along with the explanatory statement is affixed on the notice Board of the Company. The same can be delivered to the member on request and payment of fees. In case of any queries, members may contact registered office of the Company.

BY ORDER OF THE BOARD OF DIRECTORS FOR KINGS LIFE NIDHI LIMITED
 SD/-
DEEPAK KUDALKAR LAXMIKANT DIRECTOR
 DIN : 00154680

PLACE : MUMBAI
 NOTES :
 *A member entitled to attend and vote is entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a member of the company.
 *Proxies in order to be effective must be lodged with the company at its registered office at least 48 hours before the time appointed for the meeting.

कार्यालय नगर पालिका परिषद सिरोज जिला विदिशा (म.प्र.)
 Email - cmolsironj@mpurban.gov.in

क्रमांक / निर्माण/1988/2025 दिनांक 25.08.2025

प्रथम ई-निविदा सूचना

निम्नलिखित कार्य हेतु केन्द्रीकृत प्रणाली में पंजीकृत टेकेदारों से ऑनलाईन निविदा आमन्त्रित की जाती है। निविदा का विस्तृत विवरण वेबसाईट <https://mptenders.gov.in> पर देखा जा सकता है।

क्र.	ऑनलाईन निविदा क्रमांक जारी दिनांक	कार्य का नाम	कार्य की समाप्ति एवं लागत	निविदा प्रपत्र का मूल्य एवं EMD	निविदा की अंतिम तिथि
1	2025_UAD_447100_1 26.08.2025	निकाय क्षेत्रांतर्गत स्वच्छ भारत मिशन (शहरी) 2.0 अंतर्गत 10 टी.पी.डी. एम.आर. एफ / कर्मोस्टिंग प्लांट निर्माण /सुदृढिकरण कार्य	6 माह लागत- 132.95 लाख	12500.00 EMD-66500.00	29.09.2025 05:30 PM

नोट :- निविदा से संबंधित किसी भी शोधन, का प्रकाशन ऑनलाईन <https://mptenders.gov.in> की वेबसाईट पर ही किया जावेगा।

(समप्रकाश साहू)
 मुख्य नगरपालिका अधिकारी
 नगरपालिका परिषद सिरोज

REGD./D/DASTI/AFFIXATION/BEAT OF DRUM & PUBLICATION/NOTICE BOARD OF DRT SALE PROCLAMATION EXH. - 61

OFFICE OF THE RECOVERY OFFICER-I DEBTS RECOVERY TRIBUNAL NO.1, MUMBAI
 2nd Floor MTNL Bhavan Stand Road Colaba Market Mumbai 400005

T.R.P. No. 72/2023 (R.P 254/2017) DATED: 26.08.2025
PROCLAMATION OF SALE UNDER RULES 38, 52 (2) OF SECOND SCHEDULE TO THE INCOME TAX ACT 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS ACT 1993.

STATE BANK OF INDIA (SBI), ANDHERI (W) BRANCHCertificate Holder
MR. OPINDER RAJGU SEHGALCertificate Debtor

C.D: Opinder Singh Sehgal, having address at 75/76 Asmita Jyoti Co-operative Housing Society, Marve Road, Building No D-05, Malad (West), Mumbai 400 095.

Whereas Hon'ble Presiding Officer, Debts Recovery Tribunal No. III Mumbai has drawn up the Recovery Certificate in Original Application No. 23 of 2008 for recovery of Rs.20,11,895.00 with interest from the Certificate Debtors and a sum of Rs. 1,20,87,943.07 (upto the date of sale i.e. 11.08.2025) is recoverable together with further interest and charges as per the Recovery Certificate/ Decree.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas a sum of Rs.20,11,895.00 along with pendent-lite and further interest@ 10.75% p.a. with quarterly rest from the date of filing of application i.e. 28.11.2007 till payment and/or realization from C.D.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **03.10.2025 between 2.00 pm to 3.00 pm**, with auto extension clause in case or bid in list 5 minutes before closing. If required by open public e-auction and bidding shall take place through "On line Electronic Bidding" through the website of C-1 India Private Limited (www.bankauctions.com), having address at Plot No 68, Sector 44, Gurugram-122003, Haryana, India, Contact Person: Mr. Bhavik Pandya (Mobile +91 8866682937). Email address maharashtra@c1india.com & gujarat@c1india.com. (Support help Desk No.+91 8866682937 / 01244320200) & The intending bidders should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and Password for uploading of requisite documents and/or for participating in the open public e-auction.

For further details contact: Mr Mahesh Sudhakarra Choudhari, Chief Manager, Mobile No- 7875044195

The sale will be of the property of the C.D above named as mentioned in the schedule below and the liabilities and claims attached to the said property, so far as they have been ascertained, are those specified in the schedule against each lot / property.

The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.
 No officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly, bid for, acquire or attempt to acquire any interest in the properties sold.

The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the following conditions:-

- The reserve price below which the property shall not be sold is **Rs. 81,06,000/- (Rupees Eighty One Lakhs Six Thousand only)**
- The amount by which the bid is to be increased shall be **Rs. 50,000/- (Rupees Fifty Thousand only)**. However, the decision in this regard of the undersigned shall be final and binding on the parties concerned. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
- The highest bidder shall be declared to be the purchaser of that respective lot. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so or for reasons otherwise.
- The public at large is hereby invited to bid in the said E-Auction. The online offers along with EMD amounting to **Rs. 8,11,000/- (Rupees Eight Lakhs Eleven Thousand only)**, is payable by way of RTGS/NEFT in the Account No. : 31046784774, IFSC Code No: SBIN001821 of SBI, Stressed Assets Recovery Branch, Mumbai.
- The offers in a sealed envelope (addressed to the Recovery Officer, DRT-I, Mumbai superscribing T.R.P.No. 72 of 2023 only containing duly filled in and blue ink signed prescribed bid form giving complete details of the bidder(s) including e-mail ID, Mobile Number etc., alongwith self attested copies of PAN / TAN Card, Address Proof, Photo Identity Proof of the bidder(s) and RTGS / NEFT details towards EMD Amount of **Rs.8,11,000/- (Rupees Eight Lakhs Eleven Thousand only)** should be deposited with the undersigned not later than by **4:00 P.M. on 29.09.2025**
- The bidder (s) shall also declare if they are bidding on their own behalf or on behalf of their principals and sign declaration accordingly. In the latter case, they shall be required to deposit with the bid documents their original authority duly ink signed by their principal together with complete KYC of the said principal duly attested by the said principal together with complete KYC of the authorized person. In case of the company, authenticated copy of resolution passed by the board members of the company or any other authenticated documents confirming representation / attorney of the company together with complete KYC of the said principal company and complete KYC of the authorized person shall also be submitted alongwith the bid documents. In case of failure, bid shall not be considered.
- The bidder (s) shall also upload online on the website of the aforesaid e-auction agency, after registering themselves on the website of the aforesaid e-auction agency, copy of the duly filled in prescribed bid form alongwith photocopies of the documents as stated in para 5 & 6 here in above. The last date for submission of online bid is **29.09.2025 by 4:00 P.M.** The physical inspection of the properties may be taken between **10:00 A.M. and 5:00 P.M. on 29.09.2025 at the property site.**
- Once the bid is submitted it is mandatory for the bidder (s) to participate in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit.
- The successful bidder shall have to deposit 25% of his final bid amount after adjustment of EMD by next bank working day i.e. by **4:00 P.M.** in the said account as per details mentioned in para 4 above.
- The successful highest bidder shall also deposit the balance 75% of final bid amount on or before 15th day from the date of auction sale of the property. If the 15th day is Sunday or other Holiday, then on the first bank working day after the 15th day by prescribed mode as stated in para 4 above.
- In addition to the above, the successful highest bidder shall also deposit poudage fee with Recovery Officer-I, DRT-I @ 2% upto Rs.1,000/- and @ 1% of the excess of said amount of Rs.1,000/- through DD in favour of Registrar, DRT-I, Mumbai, within 15 days from the date of auction sale of the property.
- In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, if the undersigned thinks fit, be forfeited to the Government and the defaulting successful highest bidder shall forfeit all claims to the property or the amount deposited. The property shall be resold, after the issue of fresh proclamation of sale. Further, the purchaser shall also be liable to make good of any shortfall or difference between his final bid amount and the price for which it is subsequently sold.
- The property is being sold on "AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS".
- The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

SCHEDULE

Lot No	Description Of The Property To Be Sold With The Names Of The Co Owners Where The Property Belongs To Defaulter And Any Other Person As Co Owners	Revenue assessed upon the property of any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value
1	Flat No A-17, Park Avenue, Near RTO, Plot No 34, Survey No.825/1/7, Ambivali, 4 Bungalows, Andheri (West), Mumbai 400 053, admeasuring area 596 sq.ft.	Not Available	Mortgaged Property	Not Known

Given under my hand and seal on this **29th Day of August, 2025**
 Sd/-
S. K. Sharma
 Recovery Officer DRT-I, Mumbai

DEMAND NOTICE TO THE BORROWERS/ GUARANTOR

BR/GHATKO/REC/2025-26/ Date: 20.08.2025
 To, MR. INDRAJEET K H NAYAK (Guarantor) Flat No 202, 2nd Floor, Vasta Swarnapurli Residence, Badlapur Thane, Pin 400706.

Flat No 1, 1st Floor, Yash Heights, Deonar, Near My Jlo Store, Above BJP Office, Govandi Station Road, Govandi East., Trombay, Mumbai 400088.
C/O Sitaram Mahla, Flat No 101, Ganga Omet, Plot No 53, Sector 30, Kharghar, Navi Mumbai, Pin 410210, Mob. No.: +91 7977126358

Sub: Demand Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 TO THE BORROWER/ GUARANTOR.

The undersigned holding the post of Chief Manager in his capacity of the Authorised Officer of Central Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 (hereinafter called the 'SARFAESI Act', for the sake of brevity) hereby issues this notice to you as follows: You are aware that at request of Mrs. Priiti Banka, She has been granted by Central Bank of India (hereinafter called 'Bank'), through its Ghatkopar Branch, financial assistance as detailed columns 1 to 2 of Schedule A hereto. The said financial assistance was sanctioned , inter alia, against security interest created in favour of Bank by executing, inter alia, security documents in the manner as detailed/mentioned in Schedule 'B' along with details of property.

You / Priiti Banka did not operate the account and did not repay the dues of bank as per the terms of sanction and consequently, your account was classified a non performing asset w.e.f 18.08.2025 in accordance with the applicable guidelines issued by Reserve Bank of India from time to time. In spite of repeated requests by Bank, you have failed to repay the dues of bank.
 The facility wise details of the amount due from you / Mrs Priiti Banka are mentioned in columns 3 to 9 of Schedule A hereto. The total amount due against you being the sum total of all the amounts due under various financial facilities, as detailed in columns 3 to 9 of schedule A hereto, comes to Rs. 52,25,056.04 i.e. Rupees Fifty Two Lakh Twenty Five Thousand Fifty six and four paise only with further interest at the applicable rate of interest mentioned in the Schedule A from the date of and you have defaulted in repayment of the entire said amount.
 Therefore, you are hereby called upon under Section 13(2) of SARFAESI Act, to discharge your liabilities in full by paying the entire amount due being Rs. 52,25,056.04 i.e. Rupees Fifty Two Lakh Twenty Five Thousand Fifty six and four paise only with further interest at the applicable rate of interest mentioned in the Schedule A from the date of notice till the date of full and final payment along with incidental expenses, charges and costs recoverable from you as per terms of contract and/or as per law, within sixty days from the date of this notice.
 If you fail to repay to the Bank the total dues which you have been called upon to pay hereinafter the Bank will exercise all or any of the rights available to it under the provisions of the SARFAESI Act read with the Rules framed thereunder.

You are also put on notice that in terms of Section 13(13), you are legally bound not to transfer the secured assets detailed in Schedule 'C', by way of sale, or otherwise, without obtaining prior written consent of the bank. Your attention is also drawn to Section 29 of SARFAESI Act which provides that any contravention of provisions of this SARFAESI Act amounts to an offence punishable with imprisonment up to one year or fine or both. This notice of demand is issued without prejudice to and shall not be construed as waiver of any other rights or remedies which the bank has already exercised and/or may exercise, including any legal action for recovery of the said dues and also for further demands for the sum that may be found fall due and payable by you to us.
Your attention is drawn to the provisions of Section 13(8) of the SARFAESI Act, 2002 in respect of time available to you to redeem the secured assets.

Schedule- 'A'
Details of financial facilities sanctioned & availed & the details of the amount due

SN	Particulars	Cent Home Loan Account No.- 5547999740
1.	Type of financial facility sanctioned and availed	
2.	Amount of the financial facility sanctioned	Rs.50,00,000.00
3.	Total amount of ledger balance outstanding on the date of notice	Rs.51,17,042.04
4.	The date up-to to which the interest has been charged in the ledger	31/07/2025
5.	Amount of interest Excluding Penal Interest, if any, from the date the interest was last charged in the ledger,....to the date of notice	Rs.108014.00
6.	Rate of interest with periodicity of compounding at which amount in column (5) has been calculated	7.60 % compounded monthly
7.	Amount of penal interest charged without compounding from the date the penal interest was last charged up to date of notice.	Rs.131.00
8.	Incidental expenses, charges, and costs, if any, as per law/terms of sanction	Nil
9.	Total amount due up to the date of noticed (without penal interest)	Rs.52,25,056.04

Schedule- 'B' | (Details of Security Documents executed by the borrower)

SN	Name of Document	Dt. of Execution HL DOCUMENTS
1	LOAN AGREEMENT FOR RS.50,00,000.00/-	31/01/2024
2	LETTER OF INTEREST VAIIATION	31/01/2024
3	CONSENT CLAUSE BY BORROWERS	31/01/2024
4	LETTER OF DEPOSIT OF CHEQUES	31/01/2024
5	SUPPLEMENTARY AGREEMENT	31/01/2024
6	DECLARATION & UNDERTAKING	31/01/2024
7	MEMORANDUM OF ENTRY	31/01/2024
8	GURANTOR CONSENT LETTER	31/01/2024
9	FORM OF GUARANTEE	31/01/2024

Schedule- 'C' :- (Detailed description of the secured asset/ Mortgaged Property/ Hypothecated Goods)
Moveable Assets:

Nil
Immovable asset -
 Complete detailed description of Immovable property Land and Building and details of the title deed with its boundaries

Flat No. 1, on the 1st Floor, adm. 282 Sq. Ft. (Rera Carpet area), in the Building known as "YASH HEIGHTS", constructed on land bearing CTS No. 198/1 to 198/7 of revenue Village Deonar, Taluka Kuria and District Mumbai Suburban, Pin 400088 in the Registration District Mumbai Suburban and Sub-District of Kuria and within the limits of Municipal Corporation of Greater Mumbai. Jurisdiction of the City Survey Officer Ghatkopar situated at Yash Heights Govandi Station Road Govandi, Mumbai.South SURVEY NO 92 H NO 10, East SURVEY NO 92 HNO 6, North SURVEY NO 92 H NO 2, West PUBLIC ROAD

Agreement for Sale dated 25/01/2024 registered on 25/01/2024 under S.I.No. KRLS-2126-2024
 Sd/-
 Authorised Officer
 Enclosed: Statement of Account

Without Prejudice PUBLIC NOTICE

This public notice is issued by Elppe Chemicals Private Limited, a company duly incorporated and existing under the provisions of the Companies Act, 2013, having its registered office at 63/2, 57/1, 63/1, 56/1, 64/B MIDC Area, Dhataav-Roha, Dist Raigad-402116 (hereinafter referred to as "the Company"). In the interest of transparency, due diligence, and to ensure a bona fide transaction free from any undisclosed encumbrances, in compliance with the principles of natural justice and applicable laws including the Transfer of Property Act, 1882.

NOTICE IS HEREBY GIVEN that the Company is in advanced negotiations with Shree Vasudev Exim, having registered office at NAWALKAR LANE, 1ST FLOOR, NAWALKAR HOUSE, V. P. ROAD, GIRGAON, MUMBAI, Mumbai City, Maharashtra, 400004.

SCHEDULE OF PROPERTIES :
 B/22 admeasuring 4252 sq.mt.-B15 admeasuring 1800 sq.mt., B16 admeasuring 1800 sq.mt. and all the structures there of including plant and machinery and all the permissions of Lode Parishram MIDC, Taluka Khed, District Rahagiri, Maharashtra, India (hereinafter collectively referred to as the "Said Properties");

All persons, entities, institutions, banks, financial institutions, governmental authorities, statutory bodies, or any other claimants (including but not limited to employees, workers, creditors, or litigants) who may have or assert any right, title, interest, claim, demand, lien, charge, mortgage, hypothecation, encumbrance, attachment, liens, pendens, easement, restrictive covenant, or any other adverse interest, legal or equitable, whatsoever in, upon, or against the Said Properties, whether registered, unregistered, statutory, contractual, or otherwise, including any pending or potential suits, appeals, petitions, arbitrations, proceedings, decrees, awards, orders, or judgments from any court, tribunal, or authority, are hereby called upon and required to notify the Company in writing of such claims or interests.

Such notifications must be submitted within fifteen (15) days from the date of publication of this notice, along with full particulars thereof, supported by original or certified true copies of all relevant documentary evidence establishing the validity, registration (where applicable), enforceability, and subsistence of such claims under applicable laws, including but not limited to the Transfer of Property Act, 1882, the Indian Evidence Act, 1872, and any other relevant statutes or public records.

Claims shall be submitted to: Elppe Chemicals Private Limited 63/2, 57/1, 63/1, 56/1, 64/B MIDC Area, Dhataav-Roha, Dist. Raigad-402116 Email : executive.asst.mumbai@elppe.com

Terms & Conditions :

- All claims must be bona fide, substantiated by valid, lawful, registered, and enforceable documentation proving the claimed right, title, interest, or encumbrance. Mere assertions without evidentiary support shall not be entertained.
- In respect of any labour-related claims, disputes, or encumbrances (including but not limited to dues, retrenchment, or industrial disputes), only those supported by a valid, subsisting, and enforceable restrictive or judicial order issued by the Labour Commissioner's office, a competent Labour Court, Industrial Tribunal, or any other appropriate authority shall be considered. Unsupported or unsubstantiated labour claims shall be summarily rejected.
- Claims not received within the stipulated fifteen (15) day period, or those lacking sufficient supporting documentation, shall be deemed non-existent, waived, or barred, and shall not be recognized or entertained by the Company in any manner whatsoever. The Company shall proceed with the acquisition and completion of the transaction on the presumption that the Said Properties are free from any such adverse claims.
- The Company reserves the absolute right to verify, challenge, or reject any claims, and to refer any disputed or contested claims to the appropriate judicial, arbitral, regulatory, or administrative authorities, including courts of competent jurisdiction in Maharashtra, for adjudication. The Company shall not be liable for any costs, expenses, or consequences arising from invalid or frivolous claims.
- This notice constitutes constructive notice to all concerned parties under applicable Indian laws. Publication in newspapers (

