

**RAW EDGE INDUSTRIAL SOLUTIONS LIMITED**

AN ISO 9001:2015 & 14001:2015 CERTIFIED COMPANY | CIN: L46201MH2005PLC240892

REGD. OFFICE:
B1-401, B WING, BOOMERANG,
CHANDIVALI FARM ROAD,
ANDHERI EAST, MUMBAI - 400072.
M : +91 9724306856**CORPORATE OFFICE:**
02, NAVKRUTI APPT., B/H. B.R. DESIGNS,
NR. LAL BUNGLOW, ATHWALINES,
SURAT - 395007.
M : +91 9724326805

Date: 05/08/2025

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001

Script ID / Code / ISIN : **RAWEDGE / 541634 / INE960Z01014****Subject** : Intimation of Newspaper Advertisement of Public Notice of 21st Annual General Meeting**Reference No.** : Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

With reference to the captioned subject and the Ministry of Corporate Affairs (MCA) General Circular No. 20/2020; dated May 5, 2020, No. 02/2021; dated January 13, 2021, No. 21/2021; dated December 14, 2021, No. 02/2022; dated May, 5, 2022, No. 10/2022; dated December 28, 2022, No. 9/2023, dated September 29, 2023 and No. 09/2024 dated September 19, 2024 we are submitting herewith enclosed the copies of Newspaper in respect of information regarding 21st Annual General Meeting scheduled to be held on Friday, 29th August, 2025 through Video Conferencing/ other Audio Visual Means (VC/OAVM).

1. English Daily: "News Hub" dated 05th August, 2025
2. Regional Language Daily: "News Hub Marathi" Mumbai dated 05th August, 2025

Kindly take the above information on record and oblige.

Thanking you.

Yours Faithfully,

For Raw Edge Industrial Solutions Limited**Shaharyar Saiyad**

Company Secretary & Compliance Officer

ACS No.: 73857

Encl.: As above

Chief Minister Devendra Fadnavis' birthday, bicycles and study tables were distributed to 100 poor and needy backward class students in Kalyan



Kalyan, Pramod Kumar :

On the occasion of Chief Minister Devendra Fadnavis' birthday, a free bicycle and study table distribution program was held in Kalyan for needy, orphaned and underprivileged students. Bharatiya Janata Party Scheduled Caste Morcha, Dr. Raju Ram and Adv. Shilpa Ram Foundation, as well as Beti Bachao Beti Padhao Abhiyan Foundation jointly organized the event. In the area of Kalyan Dombivali Municipal Corporation, Ward No. 2 (Birla College, Khadakpada, Vailenagar, Barave), Scheduled Caste-Tribe, Tribal Katkari, Orphan and Destitute, Backward Class, Economically Weak Students of 8th to 10th Class were selected and bicycles were distributed to one hundred students and study tables to fifty students on behalf of Dr. Raju Ram and Adv. Shilpa Ram. The bicycles and study tables were provided as educational assistance. The faces of the students were beaming with joy during the distribution ceremony. "Till now, it was very difficult to go to school, now after getting this bicycle, I can reach on time," expressed a student. So, "Getting a separate table for studies will help you focus on your studies," another student responded. Adv. Dr. Raju Ram, who was present at the program, said, "Education is the right of every child. We are constantly striving to ensure that no obstacle becomes a hindrance in his education. Our goal is to provide justice to the last section of the society." On this occasion, Adv. Shilpa Ram said, "Beti Bachao Beti Padhao is not just a slogan but the direction of our work. We have taken up this initiative considering it our duty to encourage underprivileged girls and students for education." The program was attended by BJP Kalyan District Former District President Nana Suryavanshi, Former City President Varun Patil, Former Chairman of Agricultural Produce Market Committee Gaikwad, District

President of BJP Scheduled Caste Morcha Aniruddha Jadhav, District Coordinator Adv. Shilpa Ram, Madhya Mandal President Ritesh Phadke as well as Ram Bansode, Sunil Shelar, Machhindra Suryavanshi, Sudhir Vaile, Lalita Sable, Glory Ram, Ajit Chavan, Ramesh Shinde, Shivaji Kamble etc. office bearers and activists were present in large numbers. This initiative is being specially appreciated by the society, and the parents present congratulated the organizers by saying, "This is an inspiring step that shows awareness of social responsibility."

PUBLIC NOTICE

This is to inform the public at large that, Janvhi R. Gharat and Ramkrishna Narayan Gharat are the owner of Flat No. B-1404, area adm. 1025 Sq. Ft., (Built Up) on 05th Floor, B wing, in the Building Known as "S.N. Park", in the Society Known as Seth Narayan Park Co-Operative Housing Society Ltd. Constructed on Plot No. E-2 and E-4, Sector 3, situated at Belpada, Kharghar Navi Mumbai, Tal. Panvel, Dist. Raigad (hereinafter for the sake of brevity called and referred to as the "said Flat").

That by and under Agreement for Sale dated 08th May 2007, Registered in the office of Sub Registrar of Assurances panel-3 at Serial no. 4989 M/S S. S. Builders and Developers have agreed to sell the said flat unto Rajrani Soni.

That by and under Agreement for Sale dated 02nd April 2013, Registered in the office of Sub Registrar of Assurances Panel-3 at Serial no. 2799 Rajrani Desraj Sonni have agreed to sell the said flat unto Arun Bhagwan Baviskar.

That by and under Sale Deed dated 07th April 2013, Registered in the office of Sub Registrar of Assurances Panel-3 at Serial no. 3793 Smt. Rajrani Desraj Sonni have sold transferred and conveyed the said flat unto Shri Arun Bhagwan Baviskar on the terms and condition consideration mentioned therein. That by and under Agreement for Sale dated 05th June 2015, Registered in the office of Sub Registrar of Assurances Panel-5 at Serial no. 3589 Arun Bhagwan Baviskar have agreed to sell the said flat unto Janvhi R. Gharat and Ramkrishna Narayan Gharat.

That Original Agreement for Sale dated 08th May 2007 along with Registration Receipt and Index-II, in respect of the said Flat is misplaced, lost and not traceable.

That my clients Nikhil Upadhyay have now agreed to purchase the said Flat from Janvhi R. Gharat and Ramkrishna Narayan Gharat and Nikhil Upadhyay are availing loan from SMFG India Home Finance Company Limited.

If any person having any claim, right, title and interest therein or any part thereof in the nature of sale, heir, Lease, Gift, Mortgage, Assignment, Trust, Charge, Legacy, Possession, Lien, etc. or in any other manner or authority is hereby called upon to intimate and make known to the undersigned within 07 days from the publication of this notice of his/her claim, if any, with all supporting documents, failing which the same shall be treated as waived and not binding on my clients and the said flat will be Fused.

Sd/-
Advocate, Sunny L. Jain
B-03, 01st Floor, Purnodaya Sky lounge, Ahilyabai Chowk, Opp. Raja Hotel, Kalyan (W), Dist. Thane.

PUBLIC NOTICE

Notice is hereby given in general that my client Mr. Mohammed Atif Mohammed Yusuf Ansari & Mrs. Insha Mohammed Atif Ansari have agreed to purchase Flat No. B/103, admeasuring 560 Sq. Ft. Super Built-up equivalent to 41.64 Sq. Mtrs., in the society known as "Madhuban Co-op. Hsg. Soc. Ltd.", situated at Eastern side of Yari Road, Aaram Nagar II, Versova, Andheri (W), Mumbai 400061, constructed on a land bearing Survey No. 39, Hissa No. 1 (A)(pt.), CTS No. 1129 (pt.) of Village - Versova, Taluka - Andheri, Mumbai Suburban District along with 5 fully paid-up shares of Rs. 50/- each being share certificate No. 017 bearing its distinctive Nos. 081 to 085 (both inclusive) from Mrs. Hina Maheboob Gilani, Mr. Shaan Maheboob Gilani & Mr. Saheel Maheboob Gilani, the said Flat is free from all encumbrances, claims and demands.

The said flat was purchased by Mrs. Sakkarbai Hussein Tyrewala & Mr. Mehbub Hussein Tyrewala from M/s. Dipti Developers vide Agreement for Sale dated 31.03.1994 read with Deed of Declaration dated 17.09.1997 registered under Serial No. P/867/1997. The said Mrs. Sakkarbai Hussein Tyrewala died intestate on 07.07.2007 leaving behind Mr. Mehbub Hussein Tyrewala (Co-owner) & Mrs. Yasmin Shoowkat Furniturewala (Daughter) as her only legal heirs and representative, Vide Agreement of Sale dated 23.11.2011 registered under serial No. BDR-9/10233/2011 dated 24.11.2011. The said Mr. Mehbub Hussein Tyrewala & Mrs. Yasmin Shoowkat Furniturewala sold and transferred the said Flat to Mrs. Gulshan Amir Ali Hamid & Mr. Amir Ali Rahemtulla Hamid, Vide Deed of Transfer dated 13.12.2013 registered under Serial No. BDR-9/789/2014 dated 30.01.2014. The said Mrs. Gulshan Amir Ali Hamid & Mr. Amir Ali Rahemtulla Hamid sold and transferred the said Flat to Mr. Sadruddin Kasambhai Gilani, Mrs. Farida Sadruddin Gilani, Mrs. Hina Maheboob Gilani & Mr. Shaan Maheboob Gilani, by Gift Deed dated 28.02.2017 registered under Serial No. BDR-1/1877/2017 dated 02.03.2017. The said Mr. Sadruddin Kasambhai Gilani & Mrs. Farida Sadruddin Gilani Gifted their rights, title, interest and shares in the said Flat to Mr. Saheel Maheboob Gilani (Donee).

ALL PERSONS having any claim or right in respect of the said property or any part thereof by way of inheritance, share, sale, mortgage, lease, lien, license, gift, exchange, trust, possession or encumbrance or otherwise howsoever are hereby required to inform the same in writing supported with the original documents to the undersigned having office at Shop No. B-1/19, Lower Ground Floor, Target Mall, Opp. Raj Mahal Hotel, Chandavarkar Road, Borivali West, Mumbai-400092 within Fourteen (14) days from the date of publication of this notice, failing which, the claim or claims, if any of such person or persons shall be considered to have been waived and/or abandoned.

Sd/-
Dayashankar Yadav,
Advocate, High Court

Place : Mumbai
Date : 05th August, 2025.

SPECIAL RECOVERY AND SALE OFFICER,
Office of the KanchanGauri Mahila Sahakari Patpedhi Maryadeet, Dombivali, Through Konkani Mahila Sahakari Patsanstha Federation Ltd., Office at -A/002, Hari Palece Co. Op. Housing Society Ltd., Opposite Jaclin school, Gupte road, Jay Hind Colony No. 2, Dombivali (W), Dist. - Thane-421202
EMAIL ID: sronikam@gmail.com, Mobile No.9833680195/9619945408
O.W.No.SRO/Recovery/156/KanchanGauri/3267/2025 Date:04/08/2025
Proclamation of attached for Sale of immovable property under Rule 11 of Maharashtra Co-Operative Society Rules 1961.

Whereas the Defendant/Roodka No Tai Or Shivam CHS Lmt Building of KanchanGauri Mahila Sahakari Patpedhi CH Respondent Mrs. Gauri Madhukar Devlekar Renslin Road Maryadeet, Having its office at Riddhi complex, First Floor, Pandit Malviya Road, Ramnagar, Dombivali (E), Tal Kalyan, Dist Thane. Through its Special Recovery Officer and they have arrears amount of Rs.9,35,770/- (Rupees Nine Lakh Thirty Five Thousand Seven Hundred Seventy Only) till 31.07.2025 as per the Recovery Certificate issued by Dy. Registrar, Co 345 Thane. The Hon'ble Divisional Joint Registrar, Co Operative Societies, Dombivali Dist. Division, Navi Mumbai, have issued rights to undersigned to execute the said Operative Societies, Konkani Recovery Certificate as per the office Order No. 08/2023 dated 26/04/2023 under Section 156 of Maharashtra Co Operative Societies Act, 1960. The undersigned have forfeited the below mentioned real owned immovable property of the Defendant /Respondent i.e. Mrs. Gauri Madhukar Devlekar as per the immovable property attachment order dated 22/04/2024 and the undersigned wants to execute the said Recovery Certificate on the below mentioned real owned immovable property of the Defendant/ Respondent i.e. Mrs. Gauri Madhukar Devlekar as per the provisions of Rule 107 of Maharashtra Co-Operative Rules, 1961. And

1. Whereas to recover the recovery amount, on its interest and expenses, it is required to be sale the immovable attached property sale; and

2. Hence, under this Notice it is declared that, Special Recovery and Sale Officer, Mr. Prakash Vitthal Nikam on Friday Dated 12.09.2025 at 12.30 p.m. in the Office of Applicant Society i.e. KanchanGauri Mahila Sahakari Patpedhi Maryadeet, Having its office at Riddhi complex, First Floor, Pandit Malviya Road, Ramnagar, Dombivali (E), Tal Kalyan, Dist Thane, below mentioned immovable property of Defendant/ Respondent, Mrs. Gauri Madhukar Devlekar is/are able to attend and see the proceedings of Auction of immovable property and his rights, claim, interest and property and/or part or proceeds or benefits are having in the immovable property the Recovery Officer will have sell the immovable property in the highest bidding as per the attached terms and conditions of the Auction proceedings and the interested person can see and verify the concerned documents at the office Applicant Society during the office hours.

Description of the Immovable Property
ALL that pieces and parcels of land situate, lying and bearing Flat No. 02, on Ground Floor, admeasuring about 345 sq. ft., in the building known as "Om Shivam Co-Operative Housing Society Ltd.", Building No. 30, at Mauje Sagarli Grampanchayat, Survey Survey 2,5,7,9,11 to 19, 22 to 24, 26, 28, 29 to 34, River Wood Park, Kalyan Shil Road, Khidkati, Tal & Dist Thane, in the District Thane and sub Registration Thane, District Thane and Sub District Thane within the limits of the Mauje Sagarli Grampanchayat. 3. The said said outstanding amount is to be recovered from the defaulter by selling immovable property and the said amount is Rs.9,35,770/- (Rupees Nine Lakh Thirty Five Thousand Seven Hundred Seventy Only) till 31.07.2025.

Place: Dombivali
Dated: 04.08.2025

Sd/-
Prakash V. Nikam
Special Recovery and Sale Officer
KanchanGauri Mahila Sahakari Patpedhi Maryadeet,
through Konkani Mahila Sahakari Patsanstha Federation Maryadit,
Dombivali Dist - Thane

rawedge

RAW EDGE INDUSTRIAL SOLUTIONS LIMITED
CIN: L6201MH2005PLC240892
Regd. Office: B1-401, B Wing, Boomerang, Chandivali Farm Road, Andheri East, Mumbai 400072, Maharashtra, India.
Corp. Office: 02, Navkruti Apartment, B/H B.R. Designs, Near Lal Bungalow, Athwa Lines, Surat - 395007, Gujarat, India.
Tel No.: 9724306856/9724326805; Email: info@rawedge.in;
Website: www.rawedge.in

PUBLIC NOTICE – 21st ANNUAL GENERAL MEETING

This is to inform that, the 21st Annual General Meeting (AGM/Meeting) of Raw Edge Industrial Solutions Limited (the 'Company') will be convened through Video Conference (VC) or audio visual means (OAVM) in compliance with relevant circulars issued by the Ministry of Corporate Affairs (MCA) and the Securities and Exchange Board of India, to transact business set forth in the Notice of the AGM. The 21st AGM of the Members of the Company will be held at 04:00 P.M. (IST) on Friday, August 29, 2025 through VC/ OAVM facility provided by the National Securities Depositories Limited (NSDL) to transact the businesses as set out in the Notice convening the AGM.

The e-copy of 21st Annual Report of the Company for the Financial Year 2024-25 along with the Notice of the AGM, Financial Statements and other Statutory Reports will be available on the website of the Company at www.rawedge.in and on the website of NSDL at www.evoting.nsdl.com. Additionally, the Notice of AGM will also be available on the websites of the stock exchange on which the securities of the Company are listed i.e., www.bseindia.com.

Members can attend and participate in the AGM through the VC/OAVM facility ONLY, the details of which will be provided by the Company in the Notice of the Meeting. Accordingly, please note that no provision has been made to attend and participate in the 21st AGM of the Company in person to ensure compliance with respect to circular issued by MCA and SEBI. Members attending the Meeting through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.

Members will have an opportunity to cast their vote(s) remotely through remote e-voting system and can cast their vote(s) through e-voting system during the AGM on the item(s) of business as set out in the Notice of AGM.

The Notice of the AGM along with the Annual Report 2024-25 will be sent electronically only to those Members whose e-mail addresses are registered with the Company / Registrar & Transfer Agents (Registrar) / Depository Participants (DPs), as the case may be. As per the SEBI Circular, no physical copies of the Notice of AGM and Annual Report will be sent to any Member. The manner of voting for members holding shares in dematerialized mode, physical mode and for members who have not registered the email addresses will be provided in the Notice of AGM.

REGISTRATION OF E-MAIL ADDRESSES

Members who have not yet registered their e-mail addresses are requested to follow the process mentioned below, for registering their e-mail addresses to receive the Notice of the AGM and Annual Report 2024-25 electronically, and to receive login ID and password for remote e-Voting:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to cs@rawedge.in.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to cs@rawedge.in.
3. Alternatively, member may send an e-mail request to evoting@nsdl.co.in for obtaining User ID and Password by proving the details mentioned in Point (1) or (2) as the case may be.

UPDATION OF BANK ACCOUNT DETAILS

Shareholder(s) holding shares in dematerialized form are requested to notify changes in Bank details with their respective DPs.

For Raw Edge Industrial Solutions Limited
Sd/-
Shaharyar Saiyad
Company Secretary & Compliance Officer

Date: 05/08/2025
Place: Surat

ADITYA BIRLA CAPITAL
PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited 8th Floor, G Corp, Tech Park Ghodbunder Road, Kasarvadavli, Thane (West) – 400615

Sale Notice
[Rule 9(1) of Security Interest (Enforcement) Rules 2002]

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being "ALL THAT PIECE AND PARCEL OF FLAT NO. 305, ON B WING, 3RD FLOOR, IN THE BUILDING KNOWN AS SAI ANAND, CONSTRUCTED ON THE SURVEY NO. 85/86/96/1, PLOT NO. 8, VILLAGE-AKURLI, TAL PANVEL, DIST. RAIGAD, ADMEASURING ABOUT CARPET AREA 420 SQ. FT., MAHARASHTRA- 412026." (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of INR 2073361/- (Rupees Twenty Lakhs Seven Thousand Three Hundred Thirty Six One Only) and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers – SHESHRAO TOTARAM BORADE, TARA SHESHRAV BORDE (hereinafter referred to as "Borrowers/Co-Borrowers").

That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the above mentioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" on or after 26-08-2025, for recovery of INR 2073361/- (Rupees Twenty Lakhs Seven Thousand Three Hundred Thirty Six One Only) due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 1530000/- (Rupees Fifteen Lakhs Thirty Thousand Only)

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 05-08-2025
Place: Mumbai

Authorized Officer
(Aditya Birla Housing Finance Limited)

SPECIAL RECOVERY AND SALES OFFICE

(Under Section 156 of the Maharashtra Co-operative Societies Act, 1960 and Rule 107 of the Maharashtra Co-operative Societies Rules, 1961) Kanchangauri Mahila Sahakari Patpedhi Maryadit, Dombivli, Riddhi Siddhi Complex, 1st Floor, Pt. Malviya Road, Ramnagar, Dombivli (E), Tal. Kalyan, Dist. Thane

Email: sro.kanchangauri@gmail.com Contact: 7045542851/9773869549
Outward No. :392/Recovery/156/Kanchangauri/2/172/1000/2025-26
Date:04/08/2025

Proclamation of sale of confiscated immovable property under rule 107 and sub-rule 11 of the Maharashtra Co-operative Society Act, 1961

This is to inform you to All public, Therefore, Kanchangauri Mahila Sahakari Patpedhi Maryadit, Dombivali, Office at: Riddhi Siddhi Complex, 1st Floor, Pandit Malviya Road, Ramnagar, Dombivali (East), Tal, Kalyan, Dist. Thane. The defaulter of the applicant organization Thane and respondent Shri. Vilas Rambhau Bhoir R/at: Room, No. 1003, A Wing, Nana Vishnu Hights Kumbharkhan Pada Dombivali (w) Tal, Kalyan, Dist. Thane and others Hon, Deputy Registrar Co-operative Societies Dombivali Kalyan District Thane issued recovery Certificate no. 58/101/2015 dated 29.04.2024 it is necessary to recover the amount of Rs.15,31,996/- (Rs. Fifteen Lakh Thirty One Thousand Nine Hundred Ninety six only) from respondent. Apart from this, the principal amount from respondent is Rs.9,98,434/- From 1.07.2023 onwards interest at 16% percent will be charged as per details in the certificate. The amount due from respondent by the end of 31.05.2024 will be recovered from Shri. Vilas Rambhau Bhoir amount Rs. 16,79,225/- due from respondent by 31.05.2024, the defendant/respondent Owned by Shri. Vilas Rambhau Bhoir As per the Immovable property attachment order dated 09/07/2024 and the undersigned wants to execute the said Recovery certificate on the below mentioned real owned immovable property Court Commissioner, Thane on 16.01.2025 hand over the Physical Possession Of The Immovable Property under rule 107 (11)(d-1)(d-6)(A) of the Maharashtra Co-Operative Society Rules 1961 of the description mentioned below in the undersigned by the Hon'ble Upper Registrar of Co-Operatives, State of Maharashtra, Pune vide his office order no. Outward No. Patsanstha/S.A./H/K.K. 156/Kanchangauri No. Co/926/2025 dt. 29.4.2025 under Section 156 of the Maharashtra Co-operative Societies Act 1960 and Rule 107 of the Maharashtra Co-operative Societies Rules 1961 for debt recovery proceedings and Hon. District Deputy Registrar Co-operative Society Thane Outward No. DDR/Thane/B-10/Patsanstha/Upset Price/2256/2025 dt.30.07.2025 As per the (Upset price) on and the immovable property which is sale by the applicant at the approved (Upset) price dt. 30.07.2025 By letter the following sample properties are to be sale by public auction, and 1) In which case the said immovable property must be sale to recover the said amount and the interest and expenses thereon and

2) Whereby notice is hereby given and it is announced the Special Recovery and Sales Officer Shri. Pratik Tukaram Nagvekar on Thursday, Dt 18/09/2025 at 03.00 pm Flat No. 4, Ground floor, 481 Sq. Ft. (44.67 Sq. Mtr.) "23 Nandanvan" Co-op. Hsg. Soc. Ltd., Mahatma Phule Road, Vishunagar, Dombivali (W), Dist. Thane-421202, here following immovable property will be declared Defendant Shri. Vilas Rambhau Bhoir rights and interests and any right to dispose of the property or any part thereof of the property or benefits derived there from Defendant Shri. Vilas Rambhau Bhoir can operate legally for benefit. With that right, they will sell the immovable property as it is on this basis subject to the conditions mentioned in the annexure to the sale conditions attached herewith by conducting a public auction to the highest bidder.

Description of immovable Property

Flat No. 4, Ground floor, 481 Sq. Ft. (44.67 Sq. Mtr.) "23 Nandanvan" Co-op. Hsg. Soc. Ltd., Mahatma Phule Road, Vishunagar, Dombivali (W), Dist. Thane-421202.

3) The immovable property has to be sale for recovery due to the arrears upto 30.06.2025 The final amount Rs. 12,77,905/- (Rupees Twelve Lakh Seventy Seven Thousand Nine Hundred Five Only)

4) The copy of terms & conditions regarding the said auction will be available at the office of the undersigned by payment of Rs.5000/- (Rupees Five Thousand Only) (non refundable) proposed bidder is required to deposit their bid offer letter.

5) The undersigned has absolute right to accept or reject the bid of or adjourn/postpone/cancel the auction without assigning any reason and also to modify any term & condition of this sale without any prior notice.

Date: 04/08/2025
Place: Dombivli

Sd/-
Pratik Tukaram Nagvekar
Special Recovery & Sale Officer

Under Section 156 of the Maharashtra Co-operative Societies Act, 1960 and Rule 107 of the Maharashtra Co-operative Societies Rules, 1961 Kanchangauri Mahila Sahakari Patpedhi Ltd, Dombivli

PUBLIC NOTICE

I, Mr. Azadar Husain Ibc Hasan, residing at Room No. 38, Plot No. 59, Gate No. 7, Malvani, Malad (West), Mumbai - 400095, hereby declare that I have disowned my son, Mr. Mahfooz Haider Azadar Husain, on account of his misconduct and abandonment of family responsibilities.

I am hereby declared bedakhal (estranged) from my family and shall have no right, title, or claim in any of my movable or immovable properties. Neither I nor any of my family members shall be liable or responsible for any of his acts, deeds, marriage, or financial transactions, present or future.

Date: 5th August 2025
Sd/-
Mr. Azadar Husain Ibc Hasan

PUBLIC NOTICE

Notice is hereby given to general public that my clients Mr. Mohan Shankar Padte, Mr. Amit Mohan Padte and Mr. Samit Mohan Padte are the only legal and lawful heirs of Mrs. Jyoti Mohan Padte who expired intestate on 8th February 2025. Mrs. Jyoti Mohan Padte was the joint member with her son Mr. Amit Mohan Padte of a society known as Van-Vihar Co-op. Housing Society Ltd. holding share certificate no. 9 for 5 fully paid up shares of Rs. 50/- each bearing distinctive nos. 41 to 45 (both inclusive) and jointly holding flat no. 203 admeasuring 40 Sq. Mtrs. Built up Area on the 2nd floor in the building no. B-54 of the said society situated on a plot bearing CTS No. 156-A of Village Dindoshi, Taluka Borivali in the registration district and sub district of Mumbai City and Mumbai Suburban, Gokuldhham, Gen. A.K. Vaidya Marg, Goregaon (East), Mumbai - 400063. My clients also state that being the only legal and lawful heirs of the deceased Mrs. Jyoti Mohan Padte, they are entitled to the 50% undivided share of the deceased Mrs. Jyoti Mohan Padte in the above said flat no. 203 and share certificate no. 9.

All person/s including banks / financial institution/s having any claim/interest in the said Flat No. 203 in building no. B-54 of the said Van-Vihar Co-op. Housing Society Ltd. or any part thereof and the share certificate no. 9 by way of sale, exchange, agreement, contract, gift, lease, lien, charge, mortgage, trust, inheritance, easement, reservation, maintenance or otherwise howsoever is/are hereby requested to inform & make the same known to the undersigned in writing, together with supporting documents in evidence thereof within 15 days from the date of publication of this notice hereof at their office address, failing which the claims or demands, if any, of such person or persons will be deemed to have been abandoned.

Place: - Mumbai
Date 05/08/2025

Sd/-
Vasim Jamshar Shaikh
Advocate High Court, Bombay
Shop No. 4, Suraj Chawl, Kurla (w)
Mumbai 400070. Mob no 9860786030

ADITYA BIRLA CAPITAL
PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Ltd.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited 8th Floor, G Corp, Tech Park Ghodbunder Road, Kasarvadavli, Thane (West) – 400615

Sale Notice
[Rule 9(1) of Security Interest (Enforcement) Rules 2002]

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being "ALL THAT PIECE AND PARCEL OF FLAT NO. 603 OF SAI SAGAR HEIGHTS ON 6TH FLOOR, ADMEASURING ABOUT RETI BUNDER CROSS ROAD VETAL NAGAR, NEAR SHREE SADGURU VILLA, ON LAND SITUE, LYING & BEING AT VILLAGE THAKURLI, CONTAINING AN ADMEASUREMENT OF ABOUT 600 SQ. MTRS. OUT OF SURVEY NO. 112 (OLD 361), HISSA NO. 25 A (P) SITUATED AT NEAR VETAL NAGAR, NORTH AGAON, DOMBIVLI CORPORATION, DOMBIVLI DIVISION, WITHIN REGISTRATION DISTRICT DOMBIVLI MUNICIPAL CORPORATION, DOMBIVLI DIVISION, WITHIN REGISTRATION DIST. THANE, REGISTRATION TALUKA KALYAN, DOMBIVALI (W), MAHARASHTRA-421202" (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of INR 2041526.38 /-(Rupees Twenty Lakhs Forty One Thousand Five Hundred Twenty Six and Paise Thirty Nine Only) and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers – NITIN SAKHARAM JADHAV & SHREYA NITIN JADHAV (hereinafter referred to as "Borrowers/Co-Borrowers").

That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the above mentioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" on or after 26-08-2025, for recovery of INR 2041526.38 /-(Rupees Twenty Lakhs Forty One Thousand Five Hundred Twenty Six and Paise Thirty Nine Only) due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 800000 /-(Rupees Eight Lakhs Only)

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 05-08-2025
Place: Mumbai

Authorized Officer
(Aditya Birla Housing Finance Limited)

ADITYA BIRLA CAPITAL
PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Limited

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
Branch Office: Aditya Birla Housing Finance Limited 8th Floor, G Corp, Tech Park Ghodbunder Road, Kasarvadavli, Thane (West) – 400615
1. ABHFL: Authorized Officer : Hitesh Alwe – 8652291373

2. Auction Service Provider (ASP): - M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Whereas the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. Notice is hereby given to the public in general and in particular to the Borrowers and Co. Borrowers that e-auction of the following property for realization of the debts due to the Aditya Birla Housing Finance Limited will be held on "As is Where is" and "As is What is" Basis.

Sr No.	Name of the Borrowers & Co. Borrowers	Description of Properties/ Secured Assets	Amount as per Demand Notice	Reserve Price	EMD	Last EMD Date	Inspection Date and Time	Date of E-Auction
1.	NITIN KUMAR CHAMPALLA, SURANA, MAMTA NITIN SURANA & NIMIT NITIN SURANA	ALL THAT PIECE AND PARCEL OF COMMERCIAL PERMISES BEARING NO.712 ON 7TH FLOOR IN WING C & D OF SALE ADMEASURING AREA 520 SQ. FT CARPET AREA IN THE BUILDING KNOWN AS "SHIV SOLITARIRE" AT LAND BEARING C.T.S NO- 255, 255/1 TO 3 AND 259 Pt, 259/1 TO 25 OF VILLAGE BANDAVALI, JOGESHWARI (E) MUMBAI-400060 AND BOUNDED AS: EAST: ROAD, WEST: BY RAILWAY LINE, NORTH: BY C.T.S. NO.254, SOUTH: BY ROAD.	INR 22830216.14/- (Rupees Two Crores Twenty Eight Lakhs Thirty Two Lakhs Two Hundred Sixteen Thousand and Paise Fourteen Only)	INR 25289000/- (Rupees Twenty Five Lakhs Twenty Eight Thousand Nine Hundred Only)	INR 2528900/- (Rupees Twenty Five Lakhs Twenty Eight Thousand Nine Hundred Only)	10-09-2025		11-09-2025
2.	PRAKASH NARAYAN SHIVGAN & PRIYA PRAKASH SHIVGAN	ALL THAT PIECE AND PARCEL BEING FLAT NO.403, BUILDING NO.B-29, FOURTH FLOOR, ADMEASURING 428.76 SQ.FT (BUILT UP AREA IN RASHTRIYA MAZDOOR ANAND NAGAR (UNIT NO.7) CO-OPERATIVE HOUSING SOCIETY LTD., SITUATED AT REGISTRATION DISTRICT AND SUB-DISTRICT OF MUMBAI CITY AND MUMBAI SUBURBAN ON LAND BEARING SURVEY NOS. 1 TO 8, C. T. S. NO.1298 MUMBAI SUBURBAN DISTRICT. ANAND NAGAR, C. S. ROAD, DAHISAR (EAST), MUMBAI 400068.	INR 4599459.82/- (Rupees Forty Five Lakhs Ninety Nine Thousand Four Hundred Fifty Nine and Paise Eighty Two Only)	INR 6698200/- (Rupees Sixty Six Lakhs Ninety Eight Thousand Two Hundred Only)	INR 669820/- (Rupees Sixty Six Lakhs Ninety Eight Thousand Two Hundred Only)	10-09-2025		11-09-2025

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. <https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act> or <https://sarfaesi.auctiontiger.net>

Date: 05-08-2025
Place: Mumbai

Authorized Officer,
Aditya Birla Housing Finance Limited

