

Date: November 08, 2025

To  
BSE Limited  
Department of Corporate Services  
Phiroze Jeejeebhoy Towers, Dalal Street  
Mumbai-400 001

**Sub: Newspaper publication pertaining to Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2025**

**Ref: Scrip Code: 538777**

Dear Sir/Madam,

Pursuant to Regulation 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed copies of the newspaper advertisement pertaining to the Unaudited Financial Results of the Company for the quarter and half year ended September 30, 2025 published in following newspaper on November 08, 2025:

1. ACTIVE TIMES (English Newspaper)
2. MUMBAI LAKSHADEEP – Mumbai (Marathi Newspaper)

Kindly take the above information in your records.

For ASIA CAPITAL LIMITED

**prateek**  
**sharma**

Digitally signed by  
prateek sharma  
Date: 2025.11.08  
13:09:49 +05'30'

**Prateek Sharma**

**Company Secretary and Compliance Officer**

**M. No. A49283**

**Place: Mumbai**



**Public Notice in Form XIII of MOFA (Rule 11(9) (e))**  
**District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority**  
**under section 5A of the Maharashtra Ownership Flats Act, 1963**  
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602  
E-mail:- [ddr.tna@gmail.com](mailto:ddr.tna@gmail.com) Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/4017/2025 Date :- 30/10/2025  
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

**Application No. 704 of 2025.**  
**Applicant :- Sanket Arcade Co-Operative Housing Society Ltd.**  
Add : Mouje Thane City, Sanket Arcade CHS Ltd., Edulji Road, Charai, Thane (W), Tal. & Dist. Thane-400601

**Versus**  
**Opponents :-** 1. M/S. Sanket Developers & Associates, 2. M/s. Good Luck Enterprises, 3. Smt. Maduri Tokarshi Daga, 4. Mr. Bharap Tokarshi Daga, 5. Smt. Maladevi Mundra, 6. Mr. Rammikhal Mundra, 7. Smt. Venadevi Govind Narayan Mundra  
Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on 18/11/2025 at 1.00 p.m.

**Description of the Property - Mouje Thane City, Tal. & Dist. Thane**

| Tika No. | CTS No. | Area         |
|----------|---------|--------------|
| 11       | 86      | 255 Sq. Mtr. |

**Seal**  
**Sd/-**  
**(Dr. Kishor Mande)**  
District Deputy Registrar,  
Co-Operative Societies, Thane &  
Competent Authority U/s 5A of the MOFA, 1963.

**Public Notice in Form XIII of MOFA (Rule 11(9) (e))**  
**District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority**  
**under section 5A of the Maharashtra Ownership Flats Act, 1963**  
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400602  
E-mail:- [ddr.tna@gmail.com](mailto:ddr.tna@gmail.com) Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/4014/2025 Date :- 30/10/2025  
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

**Application No. 708 of 2025.**  
**Applicant :- Hiramoti Nagar Co-Operative Housing Society Ltd.**  
Add : Village - Pachphakadi, Hiramoti Nagar, Wagle Estate, Road No. 3, Thane (W), Dist. Thane - 400604

**Versus**  
**Opponents :-** 1. M/s. R.K. Builders, C/o. Morrariji Gala & Sons, 2. M/s. Modella Woollen Ltd., 3. M/s. Model Textile Industries Pvt.Ltd. Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on 18/11/2025 at 1.00 p.m.

**Description of the Property - Village : Pachphakadi, Tal. & Dist. Thane**

| TP Scheme No. | Final Plot No | Area  |
|---------------|---------------|---|
| 1             | 183/A         | 7873.81 Sq. Mtrs Out of Total Area 9873.81 Sq. Mtrs |

**Seal**  
**Sd/-**  
**(Dr. Kishor Mande)**  
District Deputy Registrar,  
Co-Operative Societies, Thane &  
Competent Authority U/s 5A of the MOFA, 1963.

**Equitas Small Finance Bank Ltd (FORMERLY KNOWN AS EQUITAS FINANCE LTD)**  
Registered Office : No.769, Spencer Plaza, 4th Floor, Phase-I, Anna Salai, Chennai - 600002.

**E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY**  
**Under SARFAESI Act, 2002, r/w Rule 8(6) & 9 of Security Interest (Enforcement) Rules, 2002**  
Notice is hereby given to the public in general and in particular to the Borrowers, Co-borrowers, Guarantors AND Mortgagor that the below described immovable property mortgaged to the Secured creditor. The physical possession of the properties has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd. The said immovable property will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATSOEVER THERE IS" on 10.12.2025 for recovery of Rs. 14,73,347.00/- (Rupees Fourteen Lakh Seventy-Three Thousand Three Hundred Forty-Seven Only) due as on 28.10.2025. With further interest from 29.10.2025. Due to Equitas Small Finance Bank Ltd., From;

| Sr. No | Borrower/s & Guarantor/s Name & Address  | Total Due + Interest from                                    | SCHEDULE OF THE SECURITY (S)   |                          |
|--------|--|--|--|--------------------------|
| 1      | 1.Mr. Deepak Nikam S/o Mr. Tukaram Nikam (Applicant/ Borrower & Mortgagor)<br>2. Mrs. Sarika Nikam W/o Mr. Deepak Nikam (Co- Applicant/ Co-Borrower & Mortgagor)<br>Both Having address at : Room No.604, B Wing, Thanekar Bhagirathi Residency, Badlapur (W), Maharashtra-421503.<br>Also at : Mr. Buddha Mandir, Plot No.40/A, Shantingnar, Road No.13, Baiganwadi, Govandi, Mumbai, Maharashtra-400043.<br>And : Hat No.1202, 12th Floor, B Wing, Trishul Golden Villa, Gat No.87, Village: Sonivali, Opp. Jewell Arista Complex, Badlapur (W), Dist. Thane-421503.<br>Amount Due -Rs. 14,73,347.00/- (Rupees Fourteen Lakh Seventy-Three Thousand Three Hundred Forty-Seven Only) due as on 28.10.2025. With further interest from 29.10.2025. |  | IMMOVABLE PROPERTY OWNED BY MR. DEEPAK TUKARAM NIKAM S/O MR. TUKARAM NIKAM & MRS. SARLA DEEPAK NIKAM W/O MR. DEEPAK TUKARAM NIKAM<br>All That Pieces And Parcels Of Residential Property Bearing Hat No.1202, 12th Floor, Having Area Admeasuring 27.85 Sq. Mtrs. in B Wing, in The Building Known As "TRISHUL GOLDEN VILLE" Constructed On Gat No.87, Hissa No. 28/1, Gut No.87, Hissa No. 2/D, Gut No.87, Hissa No. 2/K/2, Lying And Being Situated At Village : Sonivali, Ta. Ambarnath & Dist. Thane And Bounded By: Four Corners Of Said Property- (As Per Valuation Report) North : Internal Road, South: Open Plot, East: A Wing & West : Open Plot |                          |
|        | <b>Reserve Price</b>   | <b>Earnest Money Deposit</b>                                 | <b>Date &amp; Time of E-Auction Sale</b>   | <b>Possession Status</b> |
|        | Rs. 12,30,000/- (Rupees Twelve Lakh Thirty Thousand Only).   | Rs. 1,23,000/- (Rupees One Lakh Twenty Three Thousand Only). | 10/12/2025- 01.00 PM to 02.00 PM   | Physical Possession      |

**Multiplier Amount :-** Rs. 10,000/- (to improve the bid offer).

**Date & Time of Inspection :-** 17/11/2025 to 24/11/2025- 10.00 AM to 04.00 PM. (Contact Nos: Mr. Mahesh Madhukar Kulkarni- [+91] 9870686677

**Last Date & Time for Submission of EMD along with requisite documents :-** 09/12/2025 – 1 PM

**Communication Address :** Equitas Small Finance Bank Ltd., 305-306, 3rd Floor, Abhishree Adroit, Near Sunrise Mall, Mansi Grde, Judges Bungalow Road, Bodakdev, Ahmedabad-380015. Contact Person: Mr. Mahipalsinh Sodiyaa - [+91] 9979880886, & Mr. Jayesh Desai - [+91] 9917898904.

**TERMS & CONDITIONS:**  
1. The interested buyers are advised to go through bank's website [www.equitasbank.com](http://www.equitasbank.com) for detailed terms and conditions. The present notice is also uploaded on the Bank's official website at <https://www.equitasbank.com/important-notices/>.  
2. The auction sale will be "Online E-Auction" Bidding through website <https://BidDeal.in>

**Date - 08.11.2025. Place - Thane** **Authorized officer, Equitas Small Finance Bank Ltd**

**Public Notice in Form XIII of MOFA (Rule 11(9) (e))**  
**District Deputy Registrar, Co-operative Societies, Thane & Office of the Competent Authority**  
**under section 5A of the Maharashtra Ownership Flats Act, 1963**  
First floor, Gavdevi Bhaji Mandai, Near Gavdevi Maidan, Gokhale Road, Thane (W)-400 602  
E-mail:- [ddr.tna@gmail.com](mailto:ddr.tna@gmail.com) Tel: 022-2533 1486

No.DDR/TNA/ deemed conveyance/Notice/3967/2025 Date :- 29/10/2025  
Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

**Application No. 711 of 2025.**  
**Applicant :- Om Sai Co-Operative Housing Society Ltd.**  
Add : Chaya Talkies, Murbad Road, Kalyan West, Tal. Kalyan, Dist. Thane 421301

**Versus**  
**Opponents :-** 1. M/s. Ratilal Bhagwandas Karia Alias Thakkar 2. Umaidbhai Purushottam Modi, 3. Dattu Dagdu Sonawane, 4. Sudam Shankar Ghone, 5. Sudhakar Anant Hegde, 6. Mr. Krishnakant Nandlal Thakkar, 7. Bachubhai Raichand Dani, 8. Tekchand Shobhraj Khatri, 9. Hasanand Pokardas 10. Manohar Yashwant Raje 11. Manish Bachyutai Dani 12. Harishvandra Ramchandra 13. Krishnakant Nandlal Thakkar, 14. J. P. Rawade, 15. Mukundarai Champaklal Dani, 16. Majta Ravilal Ganayankaru 17. Tarabai Hardev Singh, 18. Hiralal Laxmidas Rodhamal, 19. Nibin Shantilal Rajani, 20. Sushila Devi Girdhari Mathur, 21. Ravindra Narayan Fatake & Others  
Take the notice that as per below details those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly. The hearing in the above case has been fixed on 18/11/2025 at 2.00 p.m.

**Description of the Property - Village Kalyan, Tal. Kalyan, Dist. Thane**

| Survey No./CTS No. | Hissa No. | Total Area Sq. Mtrs |
|--------------------|-----------|---------------------|
| 3245               | -         | 220.74 sq. mtrs     |

**Seal**  
**Sd/-**  
**(Dr. Kishor Mande)**  
District Deputy Registrar,  
Co-Operative Societies, Thane &  
Competent Authority U/s 5A of the MOFA, 1963.

**PRIYA INTERNATIONAL LIMITED**  
CIN : L69999MH1963PLC068640  
Regd. office : 205-206, 2nd Floor, Plot No. 293/299, Chartered House, Dr. Cawasji Hormasji Lane, Dhobi Talao, Mumbai 400002.  
Website: <https://www.priyagroup.biz/> E-mail : [cs@priyagroup.com](mailto:cs@priyagroup.com)

**EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2025** (Rs. In Lacs except EPS)

| Particulars   | Quarter ended |            | Half year ended |            | Year ended |
|---|---------------|------------|-----------------|------------|------------|
|   | 30.09.2025    | 30.06.2025 | 30.09.2025      | 30.06.2024 |            |
|   | Unaudited     | Unaudited  | Unaudited       | Unaudited  | Audited    |
| Total Income from operations  | 10.05         | 19.31      | 11.65           | 29.36      | 21.73      |
| Net Profit / (Loss) for the period (before tax, Exceptional and / or Extraordinary Items)   | (15.62)       | (3.06)     | (20.25)         | (18.68)    | (46.32)    |
| Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary Items)  | (15.62)       | (3.06)     | (20.25)         | (18.68)    | (82.93)    |
| Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items)   | (15.62)       | (3.06)     | (20.25)         | (18.68)    | (82.93)    |
| Total Comprehensive Income for the period (Comprising Profit/ (Loss) for the period (after tax) and Other Comprehensive Income (after tax)) | (32.25)       | (13.78)    | (25.87)         | (46.01)    | (92.14)    |
| Equity Share Capital  | 99.60         | 99.60      | 99.60           | 99.60      | 99.60      |
| Other Equity excluding Revaluation Reserve (as shown in the Balance Sheet of previous year)   | -             | -          | -               | -          | -          |
| Earnings Per Share (of Rs.10/- each) (for continuing and discontinued operations) (not annualised)  | (1.57)        | (0.31)     | (2.03)          | (1.88)     | (8.33)     |
| Basic / Diluted EPS   | (1.57)        | (0.31)     | (2.03)          | (1.88)     | (8.33)     |

**Notes:**  
1) The above financial results has been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 7th November, 2025.  
2) The above is an extract of the detailed format of financial results for the quarter and half year ended 30th September, 2025 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Financial Results for the quarter and half year ended 30th September, 2024 are available on the Stock Exchange website (www.mseil.in) and Company's website (<https://www.priyagroup.biz/>).

**For and on behalf of the Board of Directors**  
**Sd/-**  
**Aditya Bhawanja**  
Managing Director  
DIN: 00018911

**Place : Mumbai**  
**Date : 7th November, 2025**

**Asia Capital Limited**  
CIN: L69903MH1983PLC342502  
Registered Office : 203, Aziz Avenue, CTS-1381, Near Railway Crossing Vellochbhai Patel Road, Vile Parle (W), Mumbai- 400 056  
Phone: 022-26100787/ 801/ 802 Email: [info@asiacapital.in](mailto:info@asiacapital.in) Website: [www.asiacapital.in](http://www.asiacapital.in)

**Statement of Standalone Unaudited Financial Results for the quarter and half year ended September 30, 2025** (Rupees in Lakhs)

| Particular  | Quarterly                        |                             | Half Yearly                      |                                     | Yearly  |
|---|----------------------------------|-----------------------------|----------------------------------|-------------------------------------|---------|
|   | Quarter ended September 30, 2025 | Quarter ended June 30, 2025 | Quarter ended September 30, 2024 | Six months ended September 30, 2025 |         |
|   | Unaudited                        | Unaudited                   | Unaudited                        | Unaudited                           | Audited |
| 1. Total Income from operations (net)   | 12.98                            | 5.26                        | 13.45                            | 18.23                               | 26.98   |
| 2. Net Profit/(Loss) for the period before tax (before Exceptional and/or Extraordinary Items)  | 8.13                             | 1.10                        | 9.82                             | 9.23                                | 20.97   |
| 3. Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary Items#)  | 6.03                             | 0.85                        | 7.62                             | 6.89                                | 16.32   |
| 4. Net Profit/(Loss) for the period after tax (after Exceptional and/or Extraordinary Items)  | 6.03                             | 0.85                        | 7.62                             | 6.89                                | 16.32   |
| 5. Total Comprehensive Income for the period (Comprising Profit/(Loss) for the period (after tax) and other Comprehensive Income (after tax)) | 6.03                             | 0.85                        | 7.62                             | 6.89                                | 16.32   |
| 6. Paid up Equity Share Capital (face value of Rs. 10 each)   | 309.20                           | 309.20                      | 309.20                           | 309.20                              | 309.20  |
| 7. Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year.                                       |                                  |                             |                                  |                                     |         |
| 8. Earnings Per Share (of Rs. 10/- each) (for continuing and discontinued operations)   |                                  |                             |                                  |                                     |         |
| 1. Basic:   |                                  |                             |                                  |                                     |         |
| 2. Diluted:   | 0.20                             | 0.03                        | 0.25                             | 0.22                                | 0.43    |

**Notes:-**  
1. The above Unaudited Financial Results for the quarter and half year ended September 30, 2025 have been reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on November 07, 2025 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. An Limited Review Report as required as per the listing agreement has been carried out by the Statutory Auditors of the Company.  
2. Previous period figures have been regrouped, re-arranged and re-classified wherever necessary to conform to the current period's classification.  
3. The above is an extract of the detailed format of Unaudited Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full formats of the Unaudited Financial Results for the quarter and half year ended September 30, 2025 are available on the Stock Exchange websites: [www.bseindia.com](http://www.bseindia.com) and Company's website: <https://www.asiacapital.in>

**By the order of the Board**  
**For Asia Capital Limited**  
**Sd/-**  
**Santosh Suresh Choudhary**  
Managing Director  
DIN: 05245122

**Place : Mumbai**  
**Dated :November 08, 2025**

**PUBLIC NOTICE**  
**Late Mr. Ketan Prabhudas Kapasi,** owner of 50% share in the Flat No. 202 on the 2<sup>nd</sup> Floor in the building of the society known as **VIMALNATH Co-operative Housing Society Ltd.,** Plot No. 06, off. T.P.S II, Ghatkopar Kiroli Village, Dr. M.P. Vaidya Marg, Opp. Jain Derasar, Tilak road, Ghatkopar (East), Mumbai – 400 077 along with one car parking, died on 04.11.2023 without making any nomination. Whereas his legal heirs **Miss. Priyanka Ketan Kapasi** (Daughter) and **Miss. Priyanshi Ketan Kapasi** (Daughter) has released their bequeathed rights and shares of the Flat No. 202 to **MRS. SANGEETA KETAN KAPASI** (Mother) through a release deed dated 11<sup>th</sup> December 2024 before the Joint Sub-Registrar of Assurances having its Document No. KRLS-32851-2024. Pursuant to which his legal heir **MRS. SANGEETA KETAN KAPASI** (Wife) is holding all 100% rights and shares of the Flat No. 202 and has made an application for membership and property right in said Flat No. 202. We hereby invite Claims/Objections from the heirs for the transfer of 50% shares and interest of the deceased member in the capital/property of the society within a period of 15 days from the publication of this notice with all necessary documents and proof. If no Claims/Objections are received within the prescribed above, the society shall be free to deal in such manner as is provided under the Bye-Laws of the society.

**Sd/-**  
**Hon. Secretary**  
**For VIMALNATH Co-operative Housing Society Ltd.,**

**Date : 08/11/2025**

**VALECHA ENGINEERING LIMITED**  
(An ISO 9001-2015 Company) CIN : L74210MH1977PLC019535  
Regd. Office : Valecha Chambers, 4th Floor, Andheri New Link Road, Andheri (West), Mumbai - 400 053. Email : [ho@valecha.in](mailto:ho@valecha.in) Website : [www.valecha.in](http://www.valecha.in)

**EXTRACT OF STATEMENT OF STANDALONE AND CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2025** ( ₹ In Crores ) Except EPS

| Sr. No.     | Particulars  | STANDALONE               |                       |                          | CONSOLIDATED          |                          |                       |         |
|-------------|--|--------------------------|-----------------------|--------------------------|-----------------------|--------------------------|-----------------------|---------|
|             |  | For the quarter ended on | For the year ended on | For the quarter ended on | For the year ended on | For the quarter ended on | For the year ended on |         |
|             |  | 30.06.2025 (Unaudited)   | 31.03.2025 (Audited)  | 30.06.2024 (Unaudited)   | 31.03.2025 (Audited)  | 30.06.2024 (Unaudited)   | 31.03.2025 (Audited)  |         |
| 1           | Income from Operation  | 7.36                     | 17.32                 | 5.85                     | 29.65                 | 8.16                     | 24.82                 | 9.30    |
| 2           | Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary Items)  | 0.39                     | 5.92                  | (0.43)                   | 3.75                  | (49.76)                  | (51.97)               | (53.43) |
| 3           | Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary Items)   | 0.39                     | 439.54                | (0.43)                   | 437.37                | (49.76)                  | 381.65                | (53.43) |
| 4           | Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items)  | 0.39                     | 439.54                | (0.43)                   | 437.37                | (49.76)                  | 385.41                | (53.43) |
| 5           | Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)) | 0.39                     | 439.59                | (0.43)                   | 437.42                | (49.76)                  | 385.46                | (53.43) |
| 6           | Equity Share Capital   | 22.53                    | 22.53                 | 22.53                    | 22.53                 | 22.53                    | 22.53                 | 22.53   |
| 7           | Earnings Per Share (of ₹ 10/- each) (for continuing and discontinued operations) -   |                          |                       |                          |                       |                          |                       |         |
| 1. Basic:   |  | 0.17                     | 195.09                | (0.19)                   | 194.13                | (22.09)                  | 171.07                | (23.72) |
| 2. Diluted: |  | 0.17                     | 195.09                | (0.19)                   | 194.13                | (22.09)                  | 171.07                | (23.72) |

**NOTES :**  
1 The above Unaudited Financial Results were reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Holding Company at the meeting held on 7th November, 2025. The Statutory Auditors have carried out the limited review of the Unaudited Financial Results for the quarter ended June 30, 2025 vide their report dated November 07, 2025.  
2 The above is an extract of the detailed format of unaudited financial results for the Quarter ended 30th June 2025, filed with the Stock Exchanges, under Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the unaudited financial results for the Quarter ended 30th June, 2025 is available on the websites of the Stock Exchanges, [www.nseindia.com](http://www.nseindia.com) and [www.bseindia.com](http://www.bseindia.com) and on the Company's website [www.valecha.in](http://www.valecha.in)

**For VALECHA ENGINEERING LIMITED**  
**SHASHIKANT GANGADHAR BHOGE**  
CHAIRMAN  
DIN : 05345105

**Place : Mumbai**  
**Date: 07th November, 2025**

**Chola**  
Enter a better life

**CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**  
Corporate Office: "CHOLA CREST", C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Guindy, Chennai-600032, Branch Office: : Cholamandalam Investment and Finance Company Limited, Unit No. 203, Lotus It Park, Road No. 16, Wagle Estate, Thane west, Maharashtra-400604, Contact No: Mr. Tejas Mehta, Mob. No. 9825356047, Mr. Muhammed Rahees - 8124000030 / 6374845616, & Mr. Ravsaheb Anuse, Mob.No. 9834119898

**E-AUCTION SALE NOTICE 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 9(1) of the Security Interest (Enforcement) Rules, 2002.  
Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Cholamandalam investment and Finance Company Limited the same shall be referred herein after as Cholamandalam investment and Finance Company Limited. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction. It is hereby informed to General public that we are going to conduct public E-Auction through website <https://chola-lap.procure247.com>

| S. Account No. and Name of Borrower/Co-Borrower, Mortgagors  | Date & Amount as per Demand Notice U/s 13(2) | Descriptions of the property /Properties   | Reserve Price, Earnest Money Deposit                                    |
|--|--|--|---|
| 1. LAN: HE01SAI00000054799 & HE01SAI00000024108<br>1) Babu Maralath Errolla,<br>2) Babu Marathat Kanchai Errolla,<br>3) Sudhadevi Babu Errolla Plot No.91, Row House, Rsc No.02, Sector-8, Charkop, Kandivali West-400067<br>Also At - Flat No. 601, On The 6th Floor, Wing-A, Building No. 2 "Samarpam" & "Yashwant Viva Township", Sector 5, At Village-Achole, Tal.-Vasai, Dist.-Thane Palghar 401209 | 23/04/2024, Rs. 45,92,695/- as on 15/04/2024 | Flat No. 601, On The 6th Floor, Wing-A, Adm. 80.30 Sq. Mtrs. (Built-Up Area). In The Building No. 2 Known As "Samarpam" & Sector V In The Township Known As "Yashwant Viva Township", Constructed On Land Bearing S. No. 49 (Old S.No.420), S. No. 50 (Old S.No.419), S. No. 51 (Old S.No.418), S. No. 52 (Old S.No.415), S. No. 53 (Old S.No.396), S. No. 54 (Old S.No.416), S. No. 55 (Old S.No.417), S. No. 56 (Old S.No. 421), Situated At Village-Achole, Tal.-Vasai, Dist.-Thane (Now Palghar) 401209. | <b>Rs. 40,00,000 /-</b><br><b>Rs. 4,00,000 /-</b><br><b>Rs.50,000/-</b> |
| 2. LAN: HE01TNE00000023191<br>1) Sign For Safety India Private Limited 512A, Kukreja Plaza Plt 46 Cbd Belapur Station, Cbd Belapur Navi Mumbai 400614<br>2) Prashant Ashok Surve,<br>3) Sona Prashant Surve both are at 01,First Floor Progressive Villa E Plot 73 Sec 19/20 Cbd Belapur Navi Mumbai Thane Maharashtra 400614  | 18/12/2023, Rs. 75,24,288/- as on 08/12/2023 | Flat No.01,1St Floor,Progressive Villa,Plot No.73, Sector No.19 And 20,Palm Beach Road, Cbd Belapur, Navi Mumbai, Thane, 400614, Maharashtra (By Admeasuringment 636 Sq.Ft Carpet Area Which Inclusive Of Area Of Balcony)   | <b>Rs.60,00,000/-</b><br><b>Rs.6,00,000/-</b><br><b>Rs.50,000/-</b>     |

**ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN**

**E-Auction Date and Time: 26-11-2025 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each), EMD Submission Last Date: 25-11-2025 (Up to 5.30 P.M.); Inspection Date: 14-11-2025**

1. All interested participants/bidders are requested to visit the website <https://chola-lap.procure247.com> & [www.cholamandalam.com/news/auction-notices](http://www.cholamandalam.com/news/auction-notices). For details and support, prospective bidders may contact - Mr. Muhammed Rahees - 8124000030 / 6374845616, Email Id: [CholaAuctionLAP@chola.murugappa.com](mailto:CholaAuctionLAP@chola.murugappa.com). For eAuction training alone, contact M/s. Procure247; Vasu Patel - 9510974587.

2. For further details on terms and conditions please visit <https://chola-lap.procure247.com> & [www.cholamandalam.com/news/auction-notices](http://www.cholamandalam.com/news/auction-notices) to take part in e-auction

**THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES,2002**  
**Date: 08.11.2025, Place: Mumbai** **Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited.**

**Equitas Small Finance Bank Ltd (FORMERLY KNOWN AS EQUITAS FINANCE LTD)**  
Registered Office : No.769, Spencer Plaza, 4th Floor, Phase-I, Anna Salai, Chennai - 600002.

**DEMAND NOTICE - NOTICE UNDER SECTION 13 (2) OF THE SARFAESI ACT, 2002**  
NOTICE is hereby given that the following borrower/s have availed loan from Equitas Small Finance Bank Ltd (ESFB). The said borrower/s had/have failed to pay Installments and their loan account has been classified as Non-Performing Asset as per the guidelines issued by RBI. The details of the secured immovable properties, loan and the amounts outstanding as on date payable by the borrower/s are mentioned below. The borrower/s (s) and the public in general are informed that the undersigned being the Authorized Officer, the secured creditor has initiated action against the following borrower(s) under the provisions of the SARFAESI Act, 2002 and not to deal with the said property, on failure to repay the outstanding dues indicated against their names within 60 (Sixty) days of this notice, the undersigned will exercise any one or more of the powers under sub-section (4) of Section 13 of the SARFAESI Act, including power to take possession of the properties and sell the same.

| SR NO | Name of the Borrower(s) / Guarantor(s)  | Demand Notice Date and Amount  | Description of Secured Asset (Immovable Property)   |
|-------|---|--|---|
| 1     | Loan / Facility Account No.'s. 70000590733, 70000590646<br>1. Mr. Ajaykumar Arvindkumar Pandey S/o Mr. Arvindkumar (Applicant/ Borrower & Mortgagor)<br>2. Mrs. Minakshi Ajaykumar Pandey W/o Mr. Ajaykumar (Co- Applicant/ Co-Borrower & Mortgagor)<br>Both Having Address At: Having Address At: C-2, Sona Mahal Society, Shantinagar-3, Near Car World, Showroom, Ulasnagar-3, Maharashtra-421002.<br>And : Flat No.1907, 19 <sup>th</sup> Floor, Building No.A3, Poddar Riveria, Lakshya City, Kalyan-Murbad Road, Mharal, Varap, Shahad, Thane - 421103. | 13.10.2025 & Rs.12,81,893.00/- (Rupees Twelve Lakhs Eighty-One Thousand Eight Hundred Ninety-Three Only) due as on 10.10.2025<br>NPA on 08.10.2025 | IMMOVABLE PROPERTY OWNED BY MR. AJAYKUMAR ARVINDKUMAR PANDEY & MRS. MINAKSHI AJAYKUMAR PANDEY<br>All That Piece and Parcel of Flat No. 1907, 19th Floor, Building No. 1, Wing A3, admeasuring 31.85 Sq. Mt. [343 Sq.Ft.] Carpet area as per RERA and same shall be read as 34.93 sq.mt [376 Sq. Ft], Carpet area as per "PODDAR RIVERIA PHASE 1", Survey No. 9, Hissa No. 1/B And 2, Survey No. 11, Hissa No. 1, Survey No. 10, Hissa No. 2, Village Mharal Khurd, Taluka Kalyan, District Thane.   |
| 2     | Loan / Facility Account No.'s. - 700006395946, 700006398091<br>1. Mrs. Anita Amar Kamble W/o Mr. Amar (Applicant/ Borrower & Mortgagor)<br>1. Mr. Amar Tayappa Kamble S/o Mr. Tayappa (Co- Applicant/ Co-Borrower)<br>Both Having Address At : 1330, B1, A2, Plot No.64, Ingalgale Colony, Lakashirthi, Kolhapur, Maharashtra-416010.<br>NPA on 08.10.2025  | 28.10.2025 & Rs.26,19,180.00 (Rupees Twenty Six Lakhs Nineteen Thousand One Hundred Eighty Only) due as on 27.10.2025<br>NPA on 08.10.2025         | Immovable Property Owned By Mrs.Anita Amar Kamble W/O Mr. Amar<br>All That Piece And Parcel Of Property Situated At Mouje: Shingarnagar, Taluka: Karver, District: Kolhapur, Within The Jurisdiction Of The Sub-Registrar Karver, Kolhapur, And Falling Under The Gram Panchayat Limits Of Shingarnagar, Bearing Property Valuation Division No. 2727.1, Revenue Survey No. 212/1, Plot No. 33, Admeasuring 430 Sq.Mtrs., Being A Converted Non-Agricultural Plot On Which A Row-House Has Been Constructed. The Said Unit No. 03 Comprises A Plot Area Of 53.85 Sq. Mtrs., With A Built-Up Area Of 33.96 Sq. Mtrs. On The First Floor And 31.96 Sq. Mtrs. On The Second Floor, Containing 65.92 Sq. Mtrs., Along With An Open Space (Padar Area) Of 20.16 Sq. Mtrs. The Boundaries Of The Property Are As Follows: East – Property Of Plot No. 34; West – Government Road; South – Property Of Unit No. 2 Of The Plot No. 33 |



