



Date: 09.09.2025

To, The Listing Compliance NATIONAL STOCK EXCHANGE OF INDIA LTD. Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai – 400051 NSE SYMBOL: BTML	To, Manager Department of Corporate Services, BSE LIMITED P. J. Towers, Dalal Street, Mumbai – 400 001. BSE SCRIP: 543767
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Dear Sir/Madam,

Sub: - Newspaper Advertisement for the Notice of 12th Annual General Meeting.

This is to inform you that the Company has published the Notice of 12th Annual General Meeting to be held on Tuesday 30th September 2025 in “Active Times” (English Newspaper) and “Mumbai Lakshadeep” (Regional Language Newspaper) under Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The copy of publication of the same are enclosed herewith for your record.

Kindly take the same on your record and oblige.

Thanking you.

Yours faithfully

For BODHI TREE MULTIMEDIA LIMITED

Mautik Digitally signed by
Mautik Ajit Tolia
Date: 2025.09.09
15:10:38 +05'30'
Ajit Tolia

**MAUTIK AJIT TOLIA
MANAGING DIRECTOR
DIN: 06586383**



BODHI TREE MULTIMEDIA LIMITED

507,5th Floor, Reliable Business Center Commercial Premises Co Op Soc Ltd, Anand Nagar, Opp Heera Panna Shopping Center, Oshiwara, Jogeshwari (W), Mumbai- 400102 Tel.: 022 3512 9058 Email: info@bodhitreemultimedia.com www.bodhitreemultimedia.com
CIN: L22211MH2013PLC245208

PUBLIC NOTICE

Notice is hereby given that my clients 1) MISS TANVI MANUHAR PACHOULY & 2) MR. TANAY MANUHAR PACHOULY intending to get transferred the membership/shares of JYOTI Complex C.H.S. Ltd., Bldg. No.5, Jyoti Complex, Filmcity Road, Goregaon(East), Mumbai-400065 in their names from the name of their deceased father Late SHRI MANUHAR MADANMOHAN PACHOULY in respect of Flat No.601, 6th floor, Building No.B-5, Jyoti Complex C.H.S. Ltd., Jyoti Complex, Filmcity Road, Goregaon(East), Mumbai-400065

My clients have informed me that the above said Flat was originally purchased by their father SHRI MANUHAR MADANMOHAN PACHOULY who died on 29/05/2022.

My clients have also informed me that their mother SMT. SWATI MANUHAR PACHOULY also predeceased on 12/11/2016.

My clients have also informed me that they themselves are only legal heirs of their father and mother and they are entitled to succeed in their properties in equal shares i.e. 1/2nd share each.

My clients have also informed me that now they have applied to The Secretary/ Chairman, JYOTI Complex C.H.S. Ltd., Bldg. No.5, Jyoti Complex, Filmcity Road, Goregaon(East), Mumbai-400065 for transfer of membership/shares in respect of the above said flat in their sole names from the name of their deceased father Late SHRI MANUHAR MADANMOHAN PACHOULY.

All person/persons/body corporate/financial institution/any other legal heirs of the deceased/State or Central Government having any claim/interest in respect of above said Flat or any part thereof by way of sale, exchange, agreement, contract, gift, lease, lien, charge, mortgage, trust, inheritance, succession, easement, reservation, maintenance or otherwise whatsoever 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 and my clients will proceed to complete the procedure of transfer of Membership/shares of JYOTI Complex C.H.S. Ltd., in respect of the above said flat.

Sd/-
SANJAY S. PUSALKAR
B.COM. L.L.B.
Advocate, High Court
Shop No. PN-213/623, Jai Ganesh Society,
Near Saraswat Bank, Khadakpada, Goregaon(E),
Mumbai-400 065. Mob.Nos. 9869305151/8108608600.

PANORAMA

PANORAMA STUDIOS INTERNATIONAL LIMITED

(CIN: L74110MH1980PLC330008)

Reg. Off.: Unit No. 2202, 2203, 2204, Signature, Suresh Sawant Road, Off Veera Desai Road, Andheri (West), Mumbai: 400053 Tel. No. +9122-42862700
Email Id: info@panoramastudios.in; info@ainvest.co.in
Website: www.panoramastudios.in; www.ainvest.co.in

NOTICE TO THE 45th ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

Notice is hereby given that the 45th Annual General Meeting ("AGM") of Panorama Studios International Limited ("the Company") will be held on Tuesday, 30th September, 2025 at 03:00 p.m. IST through video conference ("VC") or other audio visual means ("OAVM"), to transact the business, as set out in the Notice convening the 45th AGM of the Company.

In compliance with all the applicable provisions of the Companies Act, 2013 ("the Act") and Rules issued thereunder and the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure Requirements) Regulations, 2015 General Circular No. 14/2020 dated April 08, 2020, Circular No. 17/2020 dated April 13, 2020 issued by the Ministry of Corporate Affairs ("MCA") followed by Circular No. 20/2020 dated May 05, 2020, Circular No. 02/2021 dated January 13, 2021 and Circular No. 10/2022 dated December 28, 2022, Circular No. 09/2023 dated September 25, 2023, Circular No. 09/2024 dated September 19, 2024 extension for holding AGM through VC and Master Circular No. SEBI/HO/CFD/CFDPoD-2/P/CIR/2023/167 dated October 07, 2023, SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 03, 2024 issued by SEBI, along with other applicable Circulars issued by the MCA and SEBI (hereinafter collectively referred to as "the Circulars"), the AGM of the Company will be held through VC/OAVM.

Further, in accordance with the aforesaid Circulars, the Notice convening the AGM and the Integrated Annual Report for the financial year 2024-25 has been electronically sent to all the shareholders on Saturday, September 06, 2025 whose email addresses are registered with the Company and/or Depository Participant(s) ("DPs").

- Pursuant to provisions of Section 108 and other applicable provisions, if any, of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014, and Regulation 44 of the Listing Regulations, the Company is pleased to provide the facility of remote e-Voting to the shareholders, to exercise their right to vote to the resolutions proposed to be passed at the AGM. The facility of casting votes by the members using an electronic voting system and for participating in the AGM through VC/OAVM facility along with e-Voting during the AGM will be provided by National Securities Depository Limited (NSDL).
- The remote e-Voting period commences on Saturday, September 27, 2025 at 9.00 a.m. IST and will end on Monday September 29, 2025 at 5.00 p.m. IST. Voting through remote e-Voting will not be permitted beyond 5.00 p.m. IST on Monday September 29, 2025. E-Voting shall also be made available at the AGM and the members attending the meeting who have not cast their vote through remote e-Voting shall be able to vote at the AGM.
- The cut-off date for determining eligibility of members for voting through remote e-Voting and e-Voting at the AGM is Tuesday, September 23, 2025. A person whose name is recorded in the Register of Members or in Register of Beneficial Owners maintained by Depositories as on the Tuesday, September 27, 2025 ("cut-off date") shall only be entitled to avail the facility of remote e-Voting as well as e-Voting at the AGM.
- Members who have acquired shares after the dispatch of the Integrated Annual Report for the financial year 2024-25 through electronic means and before the cut-off date are requested to refer to the Notice of AGM for the process to be adopted for obtaining the User ID and Password for casting the vote.
- The instructions for remote e-Voting and e-Voting during the AGM for shareholders holding shares dematerialized mode, physical mode, and for shareholders who have not registered their email addresses has been provided in the Notice convening the AGM. Instructions for attending the AGM through VC/OAVM are also provided in the Notice of the AGM.
- Members who have cast their vote through remote e-Voting can participate in the AGM but shall not be entitled to cast their vote again.
- The Board of Directors of the Company have appointed Mr. Nithes Chaudhary (FCS 10010, CP 16275), Proprietor M/s. Nithes Chaudhary & Associates, Practising Company Secretary, as the Scrutinizer for conducting voting process in a fair and transparent manner.
- In case of any queries relating to voting by electronic means, please refer the Frequently Asked Questions of shareholders and the e-Voting user manual for shareholders available at the download section of www.evoting.nsdl.com or call at no. (022) 4886 7000 or send a request to NSDL at evoting@nsdl.com. Address-Trade World, A Wing, 4th Floor Kamala Mills Compound, Lower Parel, Mumbai-400013.

The Notice of the AGM and integrated Annual Report for the financial year 2024-25 are made available on Company's website at www.panoramastudios.in, www.ainvest.co.in, on the website of the Stock Exchanges where the equity shares of the Company are listed, BSE Limited at www.bseindia.com, National Stock Exchange of India Limited at www.nseindia.com and on the website of NSDL at www.evoting.nsdl.com.

Shareholders holding shares held in electronic form, and who have not updated their email or KYC details are requested to register/update the details in your demat account, as per the process advised by their DP.

The shareholders are requested to note that as per the provisions of the SEBI, it is mandatory for all shareholders holding shares in physical form to furnish PAN, Choice of Nomination, Contact details (Postal Address with PIN and Mobile Number), Bank A/c details, and Specimen signature for their corresponding folio numbers.

The shareholders may register/update the said details in the prescribed Form ISR-1 and other relevant forms with purva sharegistry (india) pvt. ltd, Registrar and Share Transfer Agent of the Company.

Notice is also given that Register of Members and Share Transfer Books of the Company will remain closed from Wednesday, September 24, 2025 to Tuesday, September 30, 2025 (both days Inclusive) for the purpose of Annual General Meeting.

final dividend of Rs.0.20 (Rupees Twenty paise Only) ("final dividend") per equity share of face value of Rs. 2 (Rupee two Only) each fully paid-up for the financial year ended March 31, 2025, subject to approval of shareholders in this ensuing AGM of the Company. The final dividend, if approved, by the shareholders will be paid with 30 days after approval by shareholders, to the shareholders whose names appears in the Register of Members or Register of Beneficial Owners, as on the date of Tuesday, September 23, 2025.

Notice is also given that Register of Members and Share Transfer Books of the Company will remain closed from Wednesday, September 24, 2025 to Tuesday, September 30, 2025 (both days Inclusive) for the purpose of Annual General Meeting and dividend.

For Panorama Studios International Limited

Sd/-
Kumar Mangat Pathak
Managing Director
DIN: 00299630

Place: Mumbai

Date: 06-09-2025

BODHI TREE MULTIMEDIA LIMITED

CIN: L22211MH2013PLC245208

Registered Office: 507, Reliable Business Centre Jogeshwari (West) Mumbai 400102
Email Id: info@bodhitreemultimedia.comNOTICE OF 12th ANNUAL GENERAL MEETING, E-VOTING INFORMATION AND BOOK CLOSURE

NOTICE is hereby given that the 12th Annual General Meeting (AGM) of the BODHI TREE MULTIMEDIA LIMITED (the Company) will be held on Tuesday, 30th September, 2025 at 10:30 A.M. through video conferencing ("VC") or other audio-visual means ("OAVM") to transact the businesses as set out in the Notice of the AGM.

Notice of the AGM and Annual Report for 2025 have been sent in electronic modes to Members whose email IDs are registered with the Company/Depository Participant(s). Notice of the AGM and Annual Report for 2025 is also available on the website of the Company, at www.bodhitreemultimedia.com and also on the NSDL's website <https://www.evoting.nsdl.com>.

The Company is pleased to provide to its members the facility to exercise their vote by electronic means (e-voting) on the businesses as set out in the Notice of the AGM. Members holding shares either in physical form or in dematerialized form, as on the cut-off date i.e., 23rd September, 2025, may cast their vote electronically on the Ordinary and Special Business as set out in the Notice of the AGM through electronic voting system of NSDL from a place other than venue of the AGM. A person whose name is recorded in the Register of members or in the Register of Beneficial owners maintained by Depositories as on cut-off date only shall be entitled to avail facility of remote e-voting as well as voting at the AGM.

The remote e-voting period will commence at 9.00 a.m. on Friday, 26th September, 2025 and will end at 5.00 p.m. on Monday, 29th September, 2025. The remote e-voting module shall be disabled for voting at 5.00 p.m. on Monday, September 29, 2025. Once the vote on a resolution is cast by the member, the member cannot modify it subsequently.

The voting facility shall also be made available at the AGM and Members attending the AGM who have not cast their vote by e-voting shall be eligible to vote at the AGM. Members, who have cast their vote through e-voting, may participate in the AGM but shall not be allowed to vote again in the meeting.

Any person, who acquires shares of the Company and become member of the Company after dispatch of the Notice of the AGM and holding shares as of the cut-off date i.e. 23rd September, 2025, may obtain the USER ID and Password by sending a request at <https://www.evoting.nsdl.com> or info@bodhitreemultimedia.com. However, if a person is already registered with NSDL for remote e-voting then existing user ID and password can be used for casting vote.

The Register of Members and the Share Transfer books of the Company will remain closed from, Wednesday, 24th September 2025 to Tuesday 30th September 2025 (both days inclusive) for the purpose of AGM.

For BODHI TREE MULTIMEDIA LIMITED
Sd/-
MR. MAUTIK TOLIA
MANAGING DIRECTOR
DIN: 06586383

Date: 06.09.2025

Place: Mumbai

VENTURA GUARANTY

Ventura Guaranty Limited

CIN: L65100MH1984PLC034106

Regd. & Corporate Office: I-Think Techno Campus, "B" Wing, 8th Floor, Pokhran Road No. 2, Off Eastern Express Highway, Thane (West) - 400 607, Maharashtra.
Phone No: +91-22-6754 7000 / 2549 8500.

Email Id: corporate@ventura.com Website: www.venturagaranty.com

NOTICE OF THE 41ST ANNUAL GENERAL MEETING AND E-VOTING INFORMATION

NOTICE is hereby given that the 41st Annual General Meeting ("AGM") of Ventura Guaranty Limited ("the Company") is scheduled to be held on Tuesday, September 30, 2025, at 11:00 a.m. (IST) at I-Think Techno Campus, 8th Floor, B-Wing, Pokhran Road No. 2, Off Eastern Express Highway, Thane (West) - 400 607 to transact the businesses that will be set forth in the Notice convening the said AGM. In terms of the SEBI Circulars, the Company has sent the Annual Report along with the Notice convening AGM for the financial Year 2024-25 on Monday, September 8, 2025, through electronic mode to all the members whose e-mail ids are registered with the Company and/or Depositories. The copy of Notice of the AGM along with the e-voting instructions and the Annual Report will be available on the Company's website at www.venturagaranty.com, on the website of Bigshare Services Private Limited ("Bigshare/RTA") at <https://vote.bigshareonline.com/landing> and on the website of the BSE Limited i.e. www.bseindia.com Further, in accordance with Regulation 36(1)(b) of the SEBI Listing Regulations, the Company will be sending a letter to Shareholders whose e-mail addresses are not registered with Company/ Depository Participant(s) providing the web-link / QR Code from where the Annual Report can be accessed on the Company's website.

The Company has fixed Friday, September 12, 2025, as Record Date for the purpose of determining the entitlement of shareholders for the Final Dividend of Rs. 4.5/- (45%) per share (of the face value of Rs. 10) each on the equity shares of the Company for the financial year 2024-25 as recommended by the Board of Directors of the Company in their meeting held on May 30, 2025. The dividend will be paid on or after Tuesday, September 30, 2025 but within 30 days from the date of approval by the Shareholders.

The Company is providing e-voting facility to all its Member to exercise their right to vote on resolutions proposed to be passed by electronic means (remote e-voting) before and at the AGM in respect of the business to be transacted at the AGM. The Company has appointed Bigshare Services Private Limited ("Bigshare") for facilitating voting through electronic means. The cut-off date for determining eligibility of members for voting through e-voting and voting through physical ballot paper at the AGM is Tuesday, September 23, 2025. Only Members whose names appear in Register of Members/Beneficial Owners as on the cut-off date viz. Tuesday, September 23, 2025 shall be entitled to cast their vote through remote e-voting as well as voting through physical ballot paper at the AGM.

The remote e-voting facility shall commence on Saturday, September 27, 2025 at 9:00 a.m. (IST) and end on Monday, September 29, 2025 at 5:00 p.m. (IST). The remote e-Voting module shall thereafter be disabled for voting. Those members, who shall be present in the AGM and have not cast their votes on the resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through physical ballot paper at the AGM. Those members who have cast their votes through remote e-voting prior to the AGM may also attend/participate in the AGM but shall not be entitled to cast their votes again. Members are requested to carefully read all the instructions given in notes of AGM Notice and in particular, instructions for joining AGM and casting vote through remote e-voting and voting through physical ballot paper at the AGM. Any persons who become members after dispatch but hold shares as on the cut-off date may obtain login details by contacting 1800 22 54 22 / 022-6263 8200as provided by Bigshare. However, if he/she is already registered with Bigshare for remote e-voting, then he/she can use his/her existing USER ID and password for casting the e-votes.

The manner of voting remotely for members holding shares in dematerialized mode, physical mode and members who have not registered their email address is provided in the notice of the AGM.

The results of the remote e-voting along with Scrutinizer's Report will be displayed at the Registered Office of the Company, hosted at the Company's website i.e. www.venturagaranty.com, an e-voting website <https://vote.bigshareonline.com/notice-result-live> within 2 working days of the AGM. The results will also be intimated simultaneously to the Stock Exchanges where the Company's shares are listed.

Members are requested to note the following contact details for addressing queries and grievances Mr. Rajesh Mishra-BigShare Services Private Limited, Office No 56-2, Pinnacle Business Park, 6th, Mahakali Caves Rd, next to Ahura Centre, Shanti Nagar, Andheri East, Mumbai, Maharashtra 400093, Email: vote@bigshareonline.com Phone No : 1800 22 54 22/022-6263 8200

For Ventura Guaranty Limited

Sd/-
Sudha Ganapathy
CFO, Company Secretary & Compliance Officer
Membership No: A9342

Date: September 9, 2025

Place: Thane

PUBLIC NOTICE

Proposed Construction of "Jupiter Hospital" Project at Survey No. 43 at Village Gharivali, S. No. 71, 72/1 at Village Mangaon, S. No. 23, 76/2 at Village Kole, Kalyan Shil Phata Road, Dombivli, Taluka Kalyan, District-Thane, State-Maharashtra was accorded the Environmental Clearance dated 11/04/2023 from the Ministry of Environment, Forest and Climate Change. The copies of the clearance letter are available on the PARIVESH portal and website at

http://164.100.213.216/E-Sign/Esign/ECLSEIAA_213525_R58223_SIA_MH_INFRA2_409097_2022.pdf

JUPITER LIFE LINE HOSPITAL LIMITED

CLUB EMERALD
Premier Leisure Club

EMERALD LEISURES LIMITED

(CIN: L74800MH1949PLC006791)

Reg. Off.: Plot No.366/15, Club Emerald Swastik Park, Near Mangal Anand Hospital, Chembur, Mumbai, Maharashtra, 400071
Tel. No. 022-25277504; E-mail id: info@clubemerald.in; website: www.clubemerald.in

INFORMATION REGARDING 91st ANNUAL GENERAL MEETING

It is hereby informed that:

a) The 91st Annual General Meeting ("AGM") of Emerald Leisures Limited (the "Company") is scheduled to be held on Tuesday, 30th of September, 2025 at 11:30 A.M. (IST) through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM") to transact the business as mentioned in the notice of 91st AGM.

b) The Ministry of Corporate Affairs has vide its General Circular numbered 14/2020, 17/2020, 20/2020, 02/2021, 19/2021, 19/2021, 02/2022, 10/2022, 09/2023 and 09/2024, dated April 08, 2020, April 13, 2020, May 05, 2020, January 13, 2021, December 08, 2021, December 14, 2021, May 05, 2022, December 28, 2022, September 25, 2023 and September 19, 2024, ("MCA Circulars") respectively permitted the holding of AGM through VC/OAVM without the physical presence of the Members at common venue. Further, the Securities and Exchange Board of India ("SEBI") vide its Circular Nos. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated May 12, 2020, SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022, SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/4 dated January 05, 2023, SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated October 03, 2024 ("SEBI Circulars") (hereinafter MCA Circulars and SEBI Circulars collectively referred to as the "Circulars"), inter-alia allowed relaxation from dispatching of hard copy of statement containing the web link (including the exact path) to access the complete Annual Report to be sent to those shareholders who have not registered their email addresses with the Company, its Registrar and Share Transfer Agent ("RTA"), or their respective Depository Participants pursuant to the SEBI (Listing Obligations and Disclosure Requirements) (Third Amendment) Regulations, 2024, made effective from December 13, 2024.

c) In compliance with the provisions of the Companies Act, 2013 (the "Act"), the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "SEBI Listing Regulations") and the Circulars, the 91st AGM of the Company is being held through VC/OAVM and the Members can attend and participate in the ensuing AGM through VC/OAVM.

d) The Company has facilitated the Members to participate in the 91st AGM through the VC/OAVM facility provided by the National Securities Depositories Limited ("NSDL").

e) In accordance with the circulars, notice of the 91st AGM along with the Annual Report for the financial year 2024-25 will be sent only by electronic mode to those members whose e-mail addresses are registered with the Company/RTA/Depository Participants. Members may note that the Notice of 91st AGM along with the Annual report will also be available on the Company's website www.clubemerald.in, website of the stock exchanges i.e. the BSE Limited at www.bseindia.com and also on the website of NSDL at www.evoting.nsdl.com

f) Pursuant to Section 108 of the Act read with Rule 20 of the Companies (Management & Administration) Rules 2014, Regulation 44 of the SEBI Listing Regulations set forth in the Notice of the 91st AGM using electronic voting system ("remote e-voting and e-voting during AGM") and has engaged the service of NSDL to facilitate voting through electronic voting system. Detailed procedure of remote e-voting/e-voting is being provided in the Notice of 91st AGM.

g) Pursuant to the SEBI master circular no. SEBI/HO/MRSD/PoD-1/P/CIR/2024/37 dated May 07, 2024, read with SEBI circular no. SEBI/HO/MRSD/PoD-1/P/CIR/2024/81 dated June 10, 2024, the shareholders holding shares in physical form whose folio(s) do not have Permanent Account Number ("PAN") Contact Details, Mobile Number, Bank Account Details, Specimen Signature updated, shall be eligible for payment of dividend, in respect of such folio(s), only through electronic mode upon their furnishing all the aforesaid details in entirety to Purva Sharegistry India Pvt. Ltd., RTA of the Company. Further, the SEBI, vide its aforesaid Circulars, has engaged all existing investors, in their own interest, to provide a 'choice of nomination' to ensure smooth transmission of securities and to help prevent the accumulation of unclaimed assets in the securities market.

In order to receive dividend/s in a timely manner, Members are requested to register/update their complete bank details.

• With their Depository Participant(s) with whom they maintain their demat accounts if shares are held in dematerialized mode by submitting the requisite documents, and
• With RTA if shares are held in physical mode, by submitting duly filled in Form SR-1 along with the (i) Scanned copy of the signed request letter which shall contain shareholder's name, folio number, bank details (Bank account number, Bank and Branch Name and address, IFSC, MICR details), (ii) Self attested copy of PAN card and (iii) cancelled cheque leaf.

Shareholders holding shares in physical mode and have not registered/updated their e-mail address with the company, may kindly register/update the same by contacting/writing to the Secretarial Department of the company by e-mail at companysecretary@clubemerald.in or to the Company's RTA at Support@purvashare.com. Shareholders holding shares in dematerialize mode may contact/write to their Depository Participants to register/ update their e-mail address.

For Emerald Leisures Limited

Sd/-
Kapil M Purohit
Company Secretary & Compliance Officer

Date: 06th September, 2025

Place: Mumbai

BAJAJ HOUSING FINANCE LIMITED

Corporate Office: Corebrum II Park B2 Building 5th Floor, Kalyani Nagar, Pune, Maharashtra 411014, Branch Office:

Demand Notice Under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Undersigned being the Authorized officer of M/s Bajaj Housing Finance Limited, hereby gives the following notice to the Borrower(s)/Co-Borrower(s) who have failed to discharge their liability i.e. defaulted in the repayment of principal as well as the interest and other charges accrued thereon for Home loan(s)/Loan(s) against Property advanced to them by Bajaj Housing Finance Limited and as a consequence the loan(s) have become Non Performing Assets (NPA). Accordingly, notices were issued to them under Section 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules there- to, on their last known addresses, however the same have been returned un-served/undelivered, as such the Borrower(s)/Co-Borrower(s) are hereby intimated/informed by way of this publication notice to clear their outstanding dues under the loan facilities availed by them from time to time.

Loan Account No./Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s) & Addresses	Address of the Secured/Mortgaged Immovable Asset / Property to be enforced	Demand Notice Date & Amount
Branch: MIRAROAD (LAN No. H001HLH1496911and H001HL1501241 1. MDRAHMATULLAH MAZHARLUHAQ SHAIKH (Borrower) 2. MAHENAZ MAHENAZ (Co-Borrower) At Flat No 1103 11th Floor G Wing, Mohan Nano Estate, Near Ayyappa Mandir, Ambemath West, Thane, Maharashtra-421501	All That Piece And Parcel Of The Non-agricultural Property Described As: Flat No 1103 Eleventh Floor G Wing Building Type R 24 2 Mohan Nano Estate, Survey No 24 25 25 25 24 24 24 25 24 25 Hissa No 6(p), 7, 22, 2, 9, 8 (p), 3(p), 2(p), 1 Mouje Khotaj Khuntavali/Ambemath West Taluka Ambemath Dist Thane 421505	25th Aug 2025 Rs. 26,55,306/- (Rupees Twenty Six Lakh Fifty Five Thousand Three Hundred Six Only)

This step is being taken for substituted service of notice. The above Borrowers and/or Co-Borrowers/Guarantors are advised to make the payments of outstanding along with future interest within 60 days from the date of publication of this notice failing which (without prejudice to any other right remedy available with Bajaj Housing Finance Limited) further steps for taking possession of the Secured Assets/ mortgaged property will be initiated as per the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The parties named above are also advised not to alienate, create third party interest in the above mentioned properties. On which Bajaj Housing Finance Limited has the charge.

Date: 09.09. 2025 Place: MUMBAI Authorized Officer Bajaj Housing Finance Limited

Kogta Financial (India) Limited

CIN No. U67120RJ1989PLC011406; Corporate Office: S-1 Copalbari, Near Ajmer Pulia, Opp. Metro Piller No. 143, Jajpur - 302001, Rajasthan, India | Tel: +91 141 677087, Registered Office: Kogta House, Azad Mohalla, Bijainagar - 305624, Rajasthan, India | Email: info@kogta.in | www.kogta.in

Whereas, the undersigned being the authorized officer of the Kogta Financial (India) Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued demand notices, and calling upon to pay the amount within 60 days from the date of receipt of the said notice. Details are given as under:-

Customer Name	Description of the Immovable Property	13(2) Notice Date : 30.05.2025
MR. INDRANIL UMESH PANDHARE S/O MR UMESH NARAYAN PANDHARE (Applicant/Mortgagor) RAJAXMI CAPITAL TRADING BLUESTONE INDUSTRIES THROUGH PRP MR. INDRANIL UMESH PANDHARE, MRS. SHUBHANGI PANDURANG JAGRE W/O MR. INDRANIL UMESH PANDHARE (CO-APPLICANT) Loan Account No. 0000399884	ALL THAT PIECE AND PARCEL OF THE PROPERTY BEARING CTS NO 634, ULPIN 72261102561, AREA 20.30 SQ.MTR. CTS NO 635, ULPIN 72282383675 AREA 8.10 SQ.MTR. CTS NO 635/1, ULPIN 75156103599 AREA 13.95 SQ.MTR. ITS MUNICIPAL ASSESSMENT EXTRACT MALMATTIA NO 48182, CONSTRUCTION AREA 456.69 SQ.FT. SITUATED AT, PANDHARE GALLI NEHRU CHOWK, AT POST SANGAMNER BK, TAL. SANGAMNER DIST AHMEDNAGAR, MAHARASHTRA WITHIN THE LOCAL LIMIT OF SANGAMNER BK NAGARPALIKA, TAL. SANGAMNER DIST AHMEDNAGAR IS BELONGING TO MR. INDRANIL UMESH PANDHARE. MORTGAGED PROPERTY BOUNDED AS UNDER:- East - AS PER GIFTDEED NO. 40/2023, West - AS PER GIFTDEED NO. 40/2023, North - AS PER GIFTDEED NO. 40/2023, South - AS PER GIFTDEED NO. 40/2023.	Notice Amt.: Rs. 2025146/- Possession Date: 03-Sept-2025 Location: SANGAMNER (AHMEDNAGAR) Possession Type: Symbolic
Mr. Yogendra Kumar Abhairaj Shukla S/o Abhairaj Shukla (applicant/mortgagor) Yograj Drugs S/o Abhairaj Shukla, Mrs. Rekha Yogendra Shukla W/o Yogendra Shukla (co-applicant) Loan Account No. 0000399884 And 0000469560	ALL THAT PIECE AND PARCEL OF FLAT NO G/2, GROUND FLOOR, HOUSE OF MEVAD CHSL, OLD SURVEY NO 105, NEW SURVEY NO 94, HISSA NO 6 PART OF SITUATED AT VILLAGGE KHARI, B ROAD OFF NAVGHAR ROAD, NEAR NEEL ORTHOPEDIC SUPER SPECIALITY HOSPITAL, BHAYANDAR EAST, THANE 401105 ADMEASURING AREA OF THE PROPERTY IN 304.00 SQ. FT. OWNED BY MR. YOGENDRA KUMAR ABHAI RAJ SHUKLA.	13(2) Notice Date : 24.05.2025 Notice Amt.: Rs

