

July 23, 2025

The Secretary
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400 001

Dear Sir.

Sub:

(i) Newspaper Advertisement - Notice of Board Meeting on July 31, 2025 (Annexure - 1)

We are forwarding copy of newspaper advertisement in respect of the notice of Board Meeting to be held on July 31, 2025 at 04:00 P.M. at the registered office of the Company published in English Daily (Business Standard) on Wednesday, July 23, 2025 (Annexure-I).

Please Acknowledge.

Yours faithfully
For Nexome Capital Markets Limited
(Formerly SMIFS Capital Markets Limited)



Poonam Bhatia (Company Secretary cum Compliance Officer)

to the second

Encl: As stated

Regd. Office: "VAIBHAV" (4F), 4 Lee Road, Kolkata - 700 020 • Ph.: 033-2290-7400/7401/7402 E-mail: smifcap@gmail.com • Website: www.smifscap.com

CIN No.: L74300WB1983PLC036342

## EAST COAST RAILWAY

e-Tender Notice No. EPC-CECONII BBS2025027, Dated : 11.07.2025 NAME OF WORK: MULTIDISCIPLINARY ZONAL TRAINING CENTRE AT KHURDA ROAD OF KHURDA ROAD DIVISION OF EAST COAST RAILWAY. Approx. Cost of the Work : ₹ 2465.00

Lakh, <u>EMD</u>: ₹ 12,32,000/-, <u>Completion</u> Period of the Work: 10 (Ten) Months.

#### Tender Closing Date & Time : At 120 hrs. of 11.09.2025.

No manual offers sent by Post / Courier Fax or in person shall be accepted against such e-tenders even if these are submitted on firm's letter head and receive in time. All such manual offer shall be considered invalid and shall be rejected summarily without an

Complete information including e-tende documents of the above e-tender i available in website : www.ireps.gov.in Note: The prospective tenderers are advised to revisit the website 15 (Fifteer days before the date of closing of tender to note any changes / corrigenda issued for this tender. The tenderers/hidder must have Class-III Digital Signatur Certificate and must be registered of REPS Portal. Only registered tendere oidder can participate on e-tendering.

The tenderers should read all instruction to the tenderers carefully and ensur compliance of all instructions.

Chief Administrative Officer (Con) PR-62/CI/25-26

Salt Lake City Sec II, Kolkata 700091

Sr. No.

WD: IC: ORDER: 10: 2025-26 Date: 23.07.2025

बैंक ऑफ़ इंडिया Bank of India BOI

Date: 21.07.2025

In the matter of declaring Directors of M/s Diksha Greens Ltd (Borrower Company), as Wilful Defaulter

After careful examination of the following facts of the case, the Identification Committee passed the order as under:

again on 14.02.2025. The Directors didn't attend the personal hearing on 14.02.2025.

Trigger Points as per RBI guidelines

diverted the funds for other purposes.

with the unit in the form of other assets

approval of the lenders

the lender

Utilization of short term working capital funds for long

acquiring equities/debt instruments without

**BANK OF INDIA** Howrah Zonal Office, Recovery Department,

Appendix-IV, [See Rule 8(1)] **POSSESSION NOTICE** 5, BTM Sarani, 4th Floor, Kolkata-700001, Ph-03322623528/3533 (For Immovable Property)

Sd/- CHIEF MANAGER & AUTHORISED OFFICER

(WITHOUT PREJUDICE)

Punjab & Sind Bank

(A Govt. of India Undertaking)

Whereas, the undersigned being the authorized officer of the Bank Of India under 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 a demand notice calling upon the borrower to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.

The borrower having failed to repay the amount, Notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on the day mentioned below.

The borrower in particular and the public in general is hereby cautioned not to deal with property and any dealings with the property will be subject to the charge of the Bank of India for an amount mentioned hereunder and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the

Brief particulars of the secured property, borrower, Notice & dues etc.

੧ਓ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ

Head Office : 1st Floor, Block 3,NBCC Complex, East Kidwai Nagar, New Delhi - 110023 WILFUL DEFAULTER

Mr. Rajesh Kumar Pirogiwal, S/o Om Prakash Pirogiwal, Director-M/s Mrs Sunita Pirogiwal, D/o Mr Shiv Kumar Kedia, Director-M/s Diksha Diksha Greens Ltd (Formerly known as M/s Diksha Timbers Pvt Ltd. RG 115 | Greens Ltd (Formerly known as M/s Diksha Timbers Pvt Ltd. RG 115 Salt

ORDER PASSED BY IDENTIFICATION COMMITTEE FOR WILFUL DEFAULTER

In terms of RBI guidelines & Bank norms, a show-cause notice dated 12.07.2024 was served to Borrower Company and its directors and opportunity was provided. The Borrower Company through its directors sought personal hearing to represent their case and as per RBI guidelines and Bank circular, an opportunity of personal hearing was granted on 13.11.2024 to present their case but Sh Rajesh Kumar Pirogiwal in attendance sheet has raised objection wrt the quality of the VC, so Identification committee has decided to grant Physical personal hearing to the Borrower/Whole Time Directors on 09.12,2024 and

Reasoned Order:

following parties

The unit has defaulted in meeting its payment / As per Forensic Audit Report of 2023 for the period 01.04.2017 to 31.03.2020, submitted by repayment obligations to the lender and has not M/s R Dokania & Company, Company had extended Loans & advances to various parties utilized the finance from the lender for the specific out of Cash Credit facilities. The Cash Credit Facility is for short term finance and for

purposes for which finance was availed of but has business specific purposes, but the borrower utilized it for granting long term finance to the

mentioning any justification for the same. The unit has defaulted in meeting its payment / As per Forensic Audit Report of 2023 for the period 01.04.2017 to 31.03.2020, submitted by repayment obligations to the lender and has M/s R Dokania & Company, the Company extended loans and advances to various private siphoned off the funds so that the funds have not | limited companies from IPO issue and the proceeds received from Sundry Debtor. been utilized for the specific purpose for which From the perusal of the Loans and Advances Ledger, it is seen that the Company has not finance was available for, nor are the funds available charged any interest on such loans and advances, whereas the Company owes Bank a

huge sum at the same time.

Private Limited Companies. Investment in other Companies by way of Asper Forensic Audit Report of 2023 for the period 01.04.2017 to 31.03.2020, the Company

following parties:

term purposes not in conformity with the terms of M/s R Dokania & Company, the Company had extended Loans & Advances to various

Funds borrowed from Banks/FI are utilized for M/s R Dokania & Company, Company had extended Loans & advances to various parties purposes unrelated to the operations of the borrower out of Cash Credit facilities. The Cash Credit Facility is for short term finance and for and detriment to the financial health of the entity or of business specific purposes, but the borrower utilized it for granting long term finance to the

M/s Asthvinayak Traders Pvt. Ltd.: ₹75 Lacs

3. M/s Sukarma Commerce Pvt. Ltd. : ₹80 Lacs M/s Aatrevee Nirman Pvt. Ltd.: ₹50 Lacs

mentioning any justification for the same.

As per above facts & after due deliberations and consideration, Identification Committee for Wilful Defaulter headed by ED identified Directors of M/s Diksha

You may make written representation before Review Committee of Wilful Defaulter addressed to "Review Committee for Wilful Defaulters, HO L & R

Department, Punjab & Sind Bank, 18T Floor, Plate B, Block 3, NBCC Towers, East Kidwai Nagar, Delhi-110023" as to why you should not be classified as "wilful

defaulter'. Your representation should reach us within 21 days of the receipt hereof. If you do not make any submission, the matter will be decided without giving

2. M/s Finshore Management Services Pvt. Ltd.: ₹100 Lacs

l. M/s Asthvinayak Traders Pvt. Ltd.: ₹75 Lacs 2. M/s Finshore Management Services Pvt. Ltd.:₹100 Lacs 3. M/s Sukarma Commerce Pvt. Ltd.: ₹80 Lacs 4. M/s Aatreyee Nirman Pvt. Ltd.: ₹50 Lacs

Lake City Sec II, Kolkata 700091

Grounds as per documentary evidence available with the Bank

Further, as per observation of the Forensic Auditor, in Financial Statement for FY 2020-21 the company has written off a sum of ₹10.96 Crore without creating any provision and

As per Forensic Audit Report of 2023 for the period 01.04.2017 to 31.03.2020, submitted by

parties out of Cash Credit Facilities. The Cash Creit facility is for short term finance and for business specific purpose. But the party utilized it for granting long term finance to various

Further, as per observation of the Forensic Auditor, in Financial Statement for FY 202-2<sup>,</sup>

the company has written off a sum of ₹10.96 Crore without creating any provision and

invested in the listed entity i.e. M/s Northern Spirit Limited from the proceeds of IPO.

Branch / Name & Address of the Account / Borrowers / Guarantors	Description of the Immovable Property	Secured Debt / Amount Due	Date of Demand Notice & Date of Symbolic Possession
Branch:- HOWRAH Borrower: Mr. Amit Das and Mr. Sumit Das Add: Flat no-305 (Block-B) North- West-Side, Premises no-70/1, Ward no-19, Nilmoni Mullick Lane, Post- Howrah, P.S Howrah, Dist- Howrah - 711101.	All that part and parcel of the property: Residential Flat No 305, 2nd Floor (North west Side), Block B, JL No-1, Dag No 466, 467, 468, 471, Khatian No, 56, situated at Holding No.70/1 Nilmoni Mullick Lane, Under Howrah Municipal Corporation, Ward No-19, P.O. & P.S: Howrah, Dist-Howrah-711101. Deed No. 1-0502-05475/2020 Dated 16.10.2020. Area of Flat 733 Sq. Ft. (Super Built-Up)  Boundaries of the Property: North: By Nilmoni Mullick Lane, South: By H M C Drain, East: By Property of Holding No. 71 & 72 Nilmoni Mullick Lane, West: By Common passage.  Boundaries of the Flat: North: By open to Sky, South: By Flat No. 304, East: By Stair Case, West: By open to sky.	Rs.15,35,232.38/- plus interest thereon	Date of Demand Notice: 04.03.2025 Date of Symbolic Possession: 21.07.2025

NEXOME CAPITAL MARKETS LIMITED Formerly SMIFS Capital Markets Limited) Regd. Office: 'Vaibhav' 4F, 4, Lee Road, Kolkata - 700 020

CIN: L74300WB1983PLC036342 Tel No. 033-2290-7400/7401/7402 E-mail: smifcap@gmail.com, cs.smifs@gmail.com

Website: www.smifscap.com

NOTICE is hereby given that pursuant to Regulation 29 read with Regulation 47 of the SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015, that a Meeting of the Board of Directors of the Company will be held on Thursday, July 31, 2025, at the registered office of the Company at 04:00 P.M. inter-alia, to approve the Unaudited Financial Results for the guarter ended June 30, 2025 and to consider raising of funds by way of Rights Issue to the eligible equity shareholders of the Company and any other items as approved by the Board

Further, the said notice would also be available on the website of the Company viz. www.smifscap.com and on the website of the BSE Limited viz., www.bseindia.com where the Shares of the Company are listed.

For Nexome Capital Markets Limited (Formerly SMIFS Capital Markets Limited

By Order of the Board

(Poonam Bhatia) Company Secretary Place: Kolkata Date: 23-07-2025 cum-Compliance Officer Chola

Cholamandalam Investment and Finance Company Limited Corporate Office : Chola Crest, Super B, C54 & C55,4, Thiru Vi Ka, Industrial Estate, Guindy, Chennai – 600 032.

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (For Immovable Property)

WHEREAS the undersigned being the Authorised Officer of M/s. Cholamandalam Investment and Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002), and in exercise of the powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated mentioned below under Section 13(2) of the said Act calling upon you being the borrowers (names and addresses mentioned below) to repay the amount mentioned in the said notice and interest thereon within 60 days from the date of receipt of the said notice. The borrowers mentioned herein below having failed to repay the amount, notice is hereby given to the borrowers mentioned herein below and to the public in genera that the undersigned has taken possession of the property described herein below in exercise of powers conferred on me under sub-section (4) of Section 13 of the Act. read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The borrowers mentioned here in above in particular and the public in general are hereby cautioned not to deal with said property and any dealings with the property will be subject to the charge of M/s. Cholamandalam Investment and Finance Company Limited for an amount as mentioned herein under and interest nereon. The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeen the secured assets.

SI. No	of the Borrower / Co-borrower	Date of Demand Notice	O/S Amount	Immovable Property	Date of Possession	
1	Loan Account No. LAP3CDN000073245 Mr / Mrs. Ashis Deb Mr / Mrs. Rimpa Deb Mr / Mrs. Pradip Deb All are residing at: South Astana Roadchhoto Jirakpur Basirhat - 1, Rajnikanta Prathamik Vidyalay, Dhaltita, West Bengal - 743412 All are also Residing at: Holding No. 172/875, South Astana Road, Mouza. Jirakur, JL No. 91, New JL No. 94, Dag No. 141, LR Khatian No. 2278, Khatian No. 223, PS and PO. Basirhat, Ward No. 21, Dist North 24 Pgs - 743412.		Lakhs Thirty Six Thousand Six Hundred Ninety Two Only) as on 09-05-2025 and	Holding No 172/875, South Astana Road, Mouza - Jirakpur, J.L No 91, New Jl. No - 94, Dag No 141, L.R. Khatian No - 9278, Khatian No 223, P.S. And P.O Basirhat, Ward No 21, Under Basirhat Municipality, Dist North 24 Pgs, Pincode - 743412. As Per Sketch Map: North: Land of Dilip Deb; South: Land of Pradip Mukharjee and Aritra Mallick; East: Land of Bablu Biswas; West Municipal Road and Land of Dilip Kumar Deb. As Per Site / Actual: North: House of Baidhyanath Deb; South: House Of Pradip Mukharjee; East: Land of Bablu Biswas And House of Dutta Family; West: 15 Feet Wide Municipal Road And Partly Portion of Dilip Kumar Deb.	Possession Date :	
Date : 18-07-2025 Au						

Cholamandalam Investment and Finance Company Limited

**Manaksia Coated Metals** & Industries Limited **PBT** PAT **Diluted EPS** Revenue Up By Up By Up By Up By 29.97% 1 369.70% 1 364.43% 1 253.86% 1

## EXTRACT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th JUNE, 2025

		(₹ in Lacs) Year Ended		
Particulars	Unaudited	Audited	Unaudited	Audited
	30.06.2025	31.03.2025	30.06.2024	31.03.2025
Total Income from Operations	25,393.86	20,984.88	19,538.41	78,965.64
Net Profit/(Loss) before taxes	1,869.59	671.94	402.56	2,059.48
Net Profit/(Loss) after taxes	1,400.59	503.34	298.19	1,538.83
Total Comprehensive Income [Comprising Profit / (Loss) after tax and Other Comprehensive Income after tax]	1,399.87	502.53	299.72	1,581.83
Equity Share Capital	1,046.52	794.69	742.69	794.69
Earnings per share (of Re 1/- each) (Not annualised):				
(a) Basic	1.47	0.68	0.40	2.07
(b) Diluted	1.42	0.68	0.40	2.07

Unaudited	Audited	Unaudited	Audited
25,389.43	20,982.18	19,535.72	78,954,86
1,879.08	678.31	408.82	2,084.99
1,410.08	509.71	304.45	1,564.33
	25,389.43 1,879.08	25,389.43 20,982.18 1,879.08 678.31	25,389.43       20,982.18       19,535.72         1,879.08       678.31       408.82

The unaudited Financial Results of the Company for the quarter ended 30<sup>th</sup> lune 2025 have been reviewed and recommended by the Audit Committee and approved by the Roard of Direct tors of the Company in their respective meetings held on 22<sup>nd</sup> July, 2025. The Statutory Auditors of the Company have carried out limited review of these results.

The Consolidated Financial Results comprise of Manaksia Coated Metals & Industries Limited, its wholly owned subsidiary. Manaksia International FZE and JPA Snacks PVt Ltd

The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Require ments) Regulations, 2015. The full format of the Quarter ended Financial Results are available on the Stock Exchange websites, www.nseindia.com and www.bseindia.com and on the Company's website www.manaksiacoatedmetals.com

Date: 22nd JULY, 2025



For and on behalf of The Board of Directors Manaksia Coated Metals & Industries Limited

> Sushil Kumar Agrawal Managing Director DIN:00091793

Corporate Identity Number:L27100WB2010PLC144409 Registered office : 8/1 Lal Bazar Steet, Bikaner Building, 3rd Floor, Kolkata - 700001 Email: info@mcmil.in | Website:www.manaksiacoatedmetals.com Phone: +91-33-2243 5053/5054

# **VEEJAY TERRY PRODUCTS LIMITED**

Greens Ltd (Borrower Company) as wilful defaulters on 02.04.2025 as per RBI Guidelines & Banks' policy.

CIN: U17231TZ1987PLC002004 Regd. Office: No.8, A.T.T Colony, Coimbatore - 641 018 Tel: 0422-2210132, 2214327. website: www.veejayterry.com, e-mail: vjtpcbe@gmail.com

# 38th AGM TO BE HELD IN VIDEO CONFERENCE / OAVM MODE

any further opportunity.

Dear Member (s) 1.Shareholders may note that the 38th Annual General Meeting ("AGM") of the Company will be convened at 4.45 P.M IST, on Friday the 22nd day of August, 2025 through Video Conference (VC) / Other Audio Visual Means (OAVM) facility to transact the business as set out in the Notice which will be circulated for convening the AGM, in compliance with the applicable provisions of the Companies Act, 2013 and rules framed there under read with General Circular issued during the years 2020, 2021, 2022. 2023 and 2024 issued by the Ministry of Corporate Affairs (MCA Circulars), the Board of Directors have decided to convene and conduct the AGM through VC / OAVM facility without the physical presence of the members at a common venue

The Notice of the 38th AGM and the Annual Report for the year 2024-2025, including the Financial Statements for the year ended 31st March, 2025 (Annual Report) will be sent only by e-mail to all those members, whose e-mail addresses are registered with the Company / RTA or with their respective Depository Participants (DP), in accordance with the MCA Circulars as mentioned above. Members can join and participate in the 38th AGM through VC / OAVM facility only. The instructions for joining the 38th AGM and the manner of participation in the remote e-voting or casting vote through the e-voting system during the 38th AGM are provided in the Notice of the 38th AGM. Members participating through the VC / OAVM facility shall be counted for the purpose of reckoning the quorum under section 103 of the Companies Act, 2013.

3. Notice of the 38th AGM and the Annual Report will be made available on the website of the company www.veejayterry.com and on the website of M/s. MUFG Intime India Private Ltd viz., https:\\instavote.linkintime.co.in.

4. Members holding shares in physical form who have not registered their e-mai addresses with the Company / RTA can obtain Notice of the 38th AGM. Annual Repor and / or login details for joining the 38th AGM through VC/ OAVM facility including e-voting by sending scanned copy of the following documents by e-mail to

- enotices@in.mpms.mufg.com a. Request e-mail mentioning your name, folio number and complete address.
- b. Copy of the Share Certificate (Front & Back)
- c. Self-attested scanned copy of the PAN card and

d. Self-attested scanned copy of any document (such as Aadhar card. Driving Licence, Voter ID, Passport) in support of the address of the Members as registered with the Company.

5. Members holding shares in demat form can update their e-mail address by submitting a request to the concerned Depository Participant.

6.Those shareholders who have already registered their email address are requested to keep their email address updated with their depository participants / company's Registrar and Share Transfer Agents - M/s.MUFG Intime India P Ltd., to enable servicing of notices / documents / annual reports electronically to their valid email

address.

The above information is being issued for the information and benefit of all the Member of the Company and in compliance with the MCA Circulars. By order of the Board

for Veejay Terry Products Limited J. VIJAYAKUMAR (DIN 00002530) MANAGING DIRECTOR 23.07.2025

# Kirloskar Pneumatic Company Limited

Convener for Identification Committee on Wilful Defaulter

A Kirloskar Group Company

Registered Office: Hadapsar Industrial Estate, Pune - 411013

CIN: L29120PN1974PLC110307

EXTRACT OF STANDALONE & CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30 JUNE 2025

(₹ in Millions) Standalone Consolidated Quarter Ended Quarter Ended Quarter Ended Year Ended Year Ended Sr. Particulars 30/06/2025 30/06/2024 31/03/2025 30/06/2025 31/03/2025 No. Unaudited Unaudited Audited Unaudited Audited IND AS 1. 2,720 2,753 16,286 2,817 16,402 Total Income from operations 2. Net Profit/(Loss) for the period (before Tax, Exceptional and/or Extraordinary items) 368 359 2,845 340 2,847 359 340 Net Profit/(Loss) for the period before Tax (after Exceptional and/or Extraordinary items) 368 2.806 2.808 Net Profit / (Loss) for the period after Tax (after Exceptional and/or Extraordinary items) 281 269 2,110 253 2,113 5. Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) 488 546 2,124 459 2,127 and Other Comprehensive Income (after tax)] 6. **Equity Share Capital** 130 130 130 130 130 Other Equity 10,831 10,833 Earnings Per Share (Face value of ₹ 2/- each) 1. Basic 4.33 4.15 32.55 3.89 32.58 2. Diluted 3.88 32.50 4.32 4.14 32.48 (Not Annualised)

# Note:

The above is an extract of the detailed format of Financial Results filed with the Stock Exchanges under Regulation 33 of SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015. The full format of Financial Results are available on the Company's and Stock Exchange websites. (www.kirloskarpneumatic.com, www.bseindia.com and www.nseindia.com).



Scan this QR code to download Unaudited Financial Results for the Quarter ended 30 June 2025

Place: Pune Date: 22 July 2025

> · Tel: +91 20 26727000 · Fax: +91 20 26870297 · Email: sec@kirloskar.com · Website: www.kirloskarpneumatic.com

"Mark bearing word 'Kirloskar' in any form as a suffix or prefix is owned by Kirloskar Proprietary Ltd. and Kirloskar Pneumatic Co. Ltd. is the Permitted User'













For Kirloskar Pneumatic Company Limited

Sd/-

K Srinivasan Managing Director

# **PUBLIC NOTICE**

Our client, Axis Bank Ltd. ("Bank") states that Mr.Dinesh Premchand Gupta & Mrs. Anju Dinesh Kumar Gupta are the absolute owners of the property being Flat No. 102, 1st Floor, B- Wing, Shree Ganesh Apartment Chsl., Hanuman Nagar, Patankar Park, DryMC Garden, Nilemore, Nallasopara (W), Thane-401203.

VVMC Garden, Nilemore, Nallasopara (W), Thane-401203. The Original of the said document being (1) Original Share Certificate No. 46 dated 23rd July 2009 in favor of Mr. Dinesh Premchand Gupta & Mrs. Anju Dinesh Kumar Gupta, consisting of 5 fully paid-up shares (Share Nos. 226 to 230 both inclusive) of Rs. 50 each issued by The Shree Ganesh Appartment Co-Operative Housing Society Ltd in respect Flat No. 102, 1st Floor, B-Wing, Shree Ganesh Apartment Chsl., Hanuman Nagar, Patankar Park, Opp. VVMC Garden, Nilemore, Nallasopara (W), Thane-401203, were lost by our client, while in their custody. The said property is in possession of Mr. Dinesh Kumar Gupta and is absolute free from any encumbrance whatsoever. If any person has any claim or interest over the said property, he'she is requested to forward their claims along with the relevant document to us within 15 days, it will be strictly presumed that this property is aboulted free from any claim or encumbrance and no one has any claim or encumbrance and no one has any claim or encumbrance and no one has any claim over this property.

Address: 101, 1st Floor, Manas Building, Kharkar Ali, Thane (west) – 400601. Thane (west) – 400601. Thane (west) – 400601. Thane (west) – 400 601. Date: 23/07/2025 Place: Mumbai

Date: 23/07/2025 Place: Mumbai

NEXOME CAPITAL MARKETS LIMITED Formerly SMIFS Capital Markets Limited Regd. Office: 'Vaibhav' 4F, 4, Lee Road Kolkata - 700 020 CIN: L74300WB1983PLC036342

Tel No. 033-2290-7400/ 7401/7402 E-mail: smifcap@gmail.com, cs.smifs@gmail.com Website: www.smifscap.com

NOTICE is hereby given that pursuant to Regulation 29 read with Regulation 47 of the SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015, that a Meeting of the Board of Directors of the Company will be held on Thursday, July 31 2025, at the registered office of the Company at 04:00 P.M. inter-alia, to approve the Un audited Financial Results for the quarte ended June 30, 2025 and to consider raising of unds by way of Rights Issue to the eligible equity shareholders of the Company and any ther items as approved by the Board

Further, the said notice would also be available on the website of the Company viz. www.smifscap.com and on the website of the BSE Limited viz., www.bseindia.com where the Shares of the Company are listed

By Order of the Boar For Nexome Capital Markets Limite (Formerly SMIFS Capital Markets Limited

Place: Kolkata Company Secretary Date: 23-07-2025 cum-Compliance Office

# **PUBLIC NOTICE**

NOTICE is hereby given for the nformation of public that SHRI. MADHUKAR DNYANESHWAR KAVATKAR was the bonafide member of the MULUND SWAPNEEL CO-OP. HSG. SOC. LTD., having address at Navghar Road, Mulund (East), Mumbai – 400 081 and He was holding Share Certificate No.048 for Five fully paid up shares of Rupees Fifty each, bearing distinctive numbers from 236 to 240 (both inclusive) (Corresponding new share certificate No. 48 covering Ten fully paid—up shares bearing distinctive Numbers from 471 to 480 (both Ground Floor of the Building of the said Society.

SHRI. MADHUKAR DNYANESHWAR KAVATKAR died on 23/02/2020 leaving behind the following as his only legal heirs:

(i) SMT. MUGDHA MADHUKAR KAVATKAR - Wife

(ii)MRS. KALPITA ABHISHEK GARDE - Married Daughter

(iii) MR. PRANIT MADHUKAR

KAVATKAR - Son

There are no other legal heirs except

those mentioned herein above. The original share certificate has

been misplaced or lost and the same is not traceable even after diligen search and a Police Complaint has been lodged with the Navghar Police Station on 18/12/2024 under Sr. No 152397/2024 and the original Allotment Letter issued by the MULUND SWAPNEEL CO-OP. HSG. SOC. LTD. has been misplaced or lost and the same is not traceable even after diligent search and a Police Complaint has been lodged with the Navghar Police Station on 12/06/2025 under Sr. No. 73310/2025.

All persons, Government Authorities Bank/s. Financial Institution/s etc having any claim against issuance of Duplicate Share Certificate by the Society or the said Flat of or any part thereof by way of mortgage gift, sale, possession, inheritance lease, license, lien, exchange maintenance, charge, trust agreement, share, easement o otherwise howsoever or whatsoever are required to make the same known in writing to the undersigned at her office at 202, Pushkaraj Co-op Hsg. Scty. Ltd., Navghar Road Mulund (East), Mumbai - 400 081 within 14 days from the date hereof failing which it will be presumed and/or deemed that there are no such claims and if any, the same have been waived or abandoned.

Mumbai, 23/7/2025

(DARSHANA M. DRAVID) Advocate, High Court

## Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (4)

Bhandari Co-op.Bank building, 2nd floor, P.L. kale Guruji Marg, Dadar (West), Mumbai-400028

No.DDR-4/Mum./Deemed Conveyance/Notice/2273/2025 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

# **PUBLIC NOTICE**

Application No. 169 of 2025

Whispering Palms Buiding No. 6 Co-operative Housing Society Ltd., CTS No. 71/1/A/10 Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumba 400101 **Applicant, Versus, 1. The Bombay Gowrakshak Mandali, And, BGM Foundation** Lokhandwala, 48, Indranarayan Road, Santacruz (W), Mumbai 400054 3. The Asst/Dy Charity Commissioner, Greater Mumbai Region, Mumbai, Dr. Annie Besant Road, Worli Charity Commissioner, Greater Mumbai Region, Mumbai, Dr. Annie Besant Road, Worli, Mumbai 400018 4. Whispering Palms Building No. 1 Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 5. Whispering Palms Building No. 3 Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 6. Whispering Palms Building No. 4 Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 7. Whispering Palms Building No. 5 Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1 Building No. 5 Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plot B, Sector-1 Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumbai 400101 8 Whispering Palms Exclusive Co-operative Housing Society Ltd., CTS No. 171/1/A/10 Plot B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumba 4001019. Whispering Palms Co-operative Housing Society Ltd., CTS No. 171/1/A/10, Plo B, Sector-1, Village Akurli, Lokhandwala Township, Akurli Road, Kandivali (E), Mumba 400101 **Opponents** and 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

## **Description of the Property:-**

## Claimed Area

Unilateral conveyance of land for admeasuring 6632.90 square meters along with R.G. area admeasuring 1170.51 square meters., aggregating to 7803.42 square meters the manner specifically set out in Annexure 'A' on plot of land being CTS No. 171/1/A/10 out of area admeasuring 74836.90 square meters., along with benefits of FSI of the larger lay outlying and being at Village - Akurli, Taluka - Borivali, in favour of the Applicant Society.

The hearing in the above case has been fixed on 11/08/2025 at 2.00 p.m.

Seal

Sd/-District Deputy Registrar, Co-operative Societies, Mumbai City (4) **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, Mumbai City (4)

Bhandari Co-op.Bank building, 2nd floor, P.L. kale Guruji Marg, Dadar (West), Mumbai-400028

No.DDR-4/Mum./Deemed Conveyance/Notice/2274/2025 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

## **PUBLIC NOTICE** Application No. 170 of 2025

Vasant Smruti Co-op Housing Society Ltd., Asha Nagar, 90 Feet Road, Thakur Complex Kandivali (E), Mumbai 400101 Applicant, Versus, 1. M/S. Sheth Developers, 11, Vor Palace, M.G. Road, Kandivali (W), Mumbai 400067 2. Byramjee Jeejeebhoy Pvt. Ltd., Joll Maker Chambers III, Nariman Point, Bombay 400002 3. Heritage Estate Pvt. Ltd., 4. M/s Trishul Estate and Developers, 5. Mr. Lasli Fonseca & Mrs. Catherine S. Fonseca, 6. William Fonseca, 7. Cable Corporation of India Ltd., 8. Mrs. Kitty Hendry D'souza, 9. Mrs. Anita Joel Gomes, 10. Mr. Sandra Shiyanbade, 11. Mr. Nestor Hendry D'souza, 12. Mr. Febian John D'souza, 13. Miss Cheryl Petricia D'souza, 14. Mr. Oswald Anthon Rebello, 15. M/s. Dattani Construction, 16. M/s. Thakur Estate, All above 5 to 19 having last known address at CTS No. 485/A, 487/A, 490/A, 612/A, 616/A, 617/A, 620, 622, 626, 630 652/A, Asha Nagar, Kandivali (E), Mumbai 400101 17. Sanskruti Building No. 1 to 4 Co-op. Hsg. Soc. Ltd., 18. Sanskruti Building No. 5 to 9 Co-op. Hsg. Soc. Ltd., 19. Sanskruti Building No. 18 to 21 Co-op. Hsg. Soc. Ltd., 20. Om Siddhivinayak CHS Ltd., 21. Sanskruti Building No. 38-39 Co-op. Hsg. Soc. Ltd., 22. Sanskruti Building No. 31-37 Co-op. Hsg. Soc. Ltd., 23. Dynasty CHSL, 24. Sanskruti Building No. 27-30 Co-op. Hsg. Soc. Ltd., 25. MCGM, 26. Gayatri Avenue CHS, 27. Mit Niketan Tower CHS Ltd., Opponen No. 20 to 27 having address at Asha Nagar, 90 feet Road. Thakur Complex. Kandiyali (E) Mumbai 400101 **Opponents** and those, whose interests have been vested in the said propert may submit their say at the time of hearing at the venue mentioned above. Failure to submit an say shall be presumed that nobody has any objection in this regard and further action will b

# **Description of the Property:-**

# Claimed Area

Unilateral conveyance of about 2011.38 sq. mts. (Plinth) and 4128.69 sq. mts. (Appurtenan area) and Recreation garden admeasuring 1083.05 sq. mts., aggregating to 7223.12 sq. mts (13.69% out of larger layout) being portion of land bearing CTS Nos. 485/A, 487/A, 490/A 612/A, 616/A, 617/A, 620, 622, 626, 630, 652/A admeasuring 52742.20 sq. mts. and proportionate rights in FSI/TDR advantage admeasuring 6003.89 sq. mts. out of 43856.38 sq mts. (as per approved plan) situate lying and being at Village Poisar, Taluka Borivali, CTSC Goregaon, Mumbai District and Mumbai Suburban and situate lying being at Asha Nagar, 90 feet road, Thakur Complex, Kandivali (E), Mumbai 400101., Mumbai Suburban District ir favour of the Applicant Society

The hearing in the above case has been fixed on 11/08/2025 at 2.00 p.m.



Co-operative Societies, Mumbai City (4) Competent Authority U/s 5A of the MOFA, 1963.

# **Choice International Ltd.**

Equity | Commodity | Currency | Wealth Management Investment Banking | Management Consulting CIN NO : L67190MH1993PLC071117

Reg Office: Sunil Patodia Tower, Plot No 156- 158, J.B. Nagar, Andheri (East), Mumbai - 400099 Tel No: +91-22-6707 9999 | Website: www.choiceindia.com | Email Id: info@choiceindia.com trant of Jin Audited Consolidated Financial Results for the Quarter anded on June 20, 2025

Sr	Particulars		Year Ended			
No		Un-Audited	Audited	Un-Audited	Audited	
		30.06.2025	31.03.2025	30.06.2025	31.03.2025	
1	Total Income	23,795.60	25,503.75	20,593.99	92,166.82	
	(a) Revenue from Operation	23,388.25	25,300.03	20,064.49	91,038.21	
	(b) Other Income	407.35	203.72	529.50	1,128.61	
2	Net profit for the period before tax (before exceptional items)	6,288.70	7,394.70	4,339.97	22,129.69	
3	Net profit for the period before tax (after exceptional items)	6,288.70	7,394.70	4,339.97	22,129.69	
4	Net profit for the period after tax (after exceptional items)	4,796.11	5,351.67	3,201.01	16,271.36	
5	Total Comprehensive Income for the period (Comprising profit for the period after tax and other Comprehensive Income after tax)	4,938.56	5,073.34	3,179.01	16,346.7	
6	Reserves as shown in Audited Balance Sheet	-	-	-	78,607.69	
7	Paid up Equity Share Capital (face value of Rs. 10 each)	20,565.55	19,965.55	19,937.90	19,965.5	
8	Earning per share (quarter numbers are not annualised)					
	(a) Basic (Rs.)	2.38	2.68	1.61	8.1	
	(a) Diluted (Rs.)	2.34	2.62	1.59	7.9	

. The above Consolidated Un-audited Financial Results for the Quarter ended on June 30, 2025. have been reviewed by the Audit Committee and recommended for approval and approved by the Board of Directors of the Company at its meeting held on July 21, 2025 and the Statutory Auditors of the Company have issued a limited review report.

2. Key data relating to Standalone Financial Results of Choice International Limited are as follows:

Sr	Particulars Quarter Ended			Year Ended	
No		Un-Audited	Audited	Un-Audited	Audited
		30.06.2025	31.03.2025	30.06.2024	31.03.2025
1	Total Income	703.26	575.77	700.28	2,496.21
2	Profit Before Tax	204.12	193.16	362.93	1,143.69
3	Profit after Tax	156.44	123.47	299.59	834.01
4	Other Comprehensive Income	(1.13)	(1.93)	(0.87)	(4.53)
5 Total Comprehensive Income		155.31	121.54	298.72	829.48

ended on June 30, 2025 filed with the Stock Exchange under regulation 33 of SEBI (Listing and Other Disclosure Requirements) Regulation 2015. The full format of the Standalone Financial Results and the Consolidated Financial Results for the Quarter ended on June 30, 2025 are available on the Stock Exchange websites i.e. www.bseindia.com and www.nseindia.com and Company Website: https://choiceindia.com/financial-info.

For Choice International Limite 

Place : Mumbai Date : July 21, 2025



Arun Kumar Podda DIN-02819581



### **AXIS BANK LIMITED** (CIN: U65921MH1995PLC212675) Axis House, C-2, Wadia International Centre, Pandurang

Budhkar Marg, Worli, Mumbai - 40025

Ref. AFL/CO/2025-26/Legal/July/341 04TH July, 2025 BY SPEED POST/ REGISTERED A.D./EMAIL WITHOUT PREJUDICE

I. Santosh Mahadev Dadhe (Borrower/Mortgagor)
Santosh Dadhe S / O Mahadev Dache Room No201 Bldg Tiak Nagar Noar Saibaba Temple Chembur Mumbai Tila Tiak Nagar Noar Saibaba Temple Chembur Mumbai Tila Mumbai Maharashtra 400089 Email Id: Sun8\_Dec@Yahoo.Com PHONE NO.- 7506268396

Archana Santosh Dadhe (Co Borrower) Flat No 502 5th Floor Sbi Shree Chs Ltd Sonawala Lane Gorega Fast Mumbai Mumbai Maharashtra 400063 Email Id: Sun8\_Dec@Yahoo.Com PHONE NO.- 9833836041

Kussum Print And Pack Private Limited (Coborrower) Gala On Grd Flr Cts No 538 Village Pahadi Unique Powder Coat Amin Estate Sona Wala Cross Rd Ngoregaon E Mumbai Maharashtra 400063 Also At: Gala On Grd Flr Cts No 538 Village Pahadi Unique Powder Coat Amir Estate Maharashtra Mumbai Maharashtra 400063 Email Id: Sun8 Dec@Yahoo.Com PHONE NO.- 7506268396

## Dear Sir/Madam

SUB: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (AS AMENDED FROM TIME TO TIME) AND THE RULES MADE THEREUNDER

, the undersigned, being the Authorized Officer of Axis Finance Limited (hereinafter referre to as "the AFL/Secured Creditor"), a company incorporated under the provision of the Companies Act, 1956 and a Non-Banking Financial Company registered under the Reserv Bank of India Act, 1934, having its Registered Office at Axis House, Axis Finance Limited ground floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai 400025 do hereby give this Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "SARFAESIAct") as under:

AFL, in the ordinary course of its business, at the request of Borrower sanctioned a Loan Against Property for the purpose of taking over the existing loan on the borrower from any other lender. For securing the credit facility, the Mortgagors/Security Providers hav mortgaged in favour of AFL, immovable properties as described detailed i sum Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) ("Credit Facility") or the terms and conditions as mentioned therein

Pursuant thereto, you Addressee(s) signed and executed the Mortgage Loan Agreement dated 31.05.2023 ("Facility Agreement") in your capacity as Borrower, Co-Borrower(s and Mortgagor in order to secure/guarantee the repayment of all amounts payable unde the aforesaid Facility Agreement and consequently, have become jointly and severall liable for the repayment of the Credit Facility availed by the Borrower. You th Addressee(s) had agreed to repay the Credit Facility in Equal Monthly Instalments.

The facility and security documents executed/submitted for the Credit Facility in terms the Facility Agreement shall be collectively referred to as the "Transaction Documents hereinafter in this notice]
That as a security towards repayment of all amounts payable under the aforesaid Credi

Facility on 29.06.2023 the Mortgagor had with an intent to secure the Credit Facility created mortgage and charge of all their right, title, interest in the land/asset mort particularly detailed in SCHEDULE A hereto. [The asset as mentioned in SCHEDULE A shall be hereinafter referred to as "Secure

It is pertinent to state herein that the Borrower/ Mortgagor, Co-Borrower by virtue of the Facility Agreement have availed Credit Facilities from AFL by mortgaging the propert

mentioned in SCHEDULE A, and thereby created secured interest in favour of AFL. Th security mentioned in SCHEDULE A is "Secured Asset" within the meaning of section At the request of you the Addressee(s), AFL had on various dates disbursed the Cred

Facilities to the Borrower on specific instructions, as described in detail in SCHEDULE E

As per the terms of the Transaction Documents, you the Borrower/ Mortgagor, Co Borrower were required to repay the dues under the said Credit Facility and further you the Borrower/ Mortgagor. Co-Borrower were also required to pay interest thereon and other charges at the contractual rates as in the manner set out in the Facility Agreeme and subsequent communication(s).

However, you the Borrower/ Mortgagor, Co-Borrower failed to comply with the terms and conditions of the Transaction Documents and defaulted in repayment of the amoun payable under the Facility Agreement. AFL had through various default notices informed you the Addressee(s) of such default, however, till date, the same have neither bee rectified nor any steps have been undertaken thereto to repay the outstanding amounts

In this context, it is important to note that since you the Addressee(s) have committee continuous defaults, the account has become non-performing asset ("NPA") we to 03.06.2025 in compliance with the directives/guidelines relating to asset classificati issued by the Reserve Bank of India from time to time. It is imperative to state herein that the above information of classification of account a

NPA was communicated by AFL to you the Addressees vide an NPA intimation lette dated 09.06.2025 bearing Ref. No. AFL/NPA/CO/June-25/0865 for Credit Facility. As per the provisions of the SARFAESI Act, the debt due to Secured Creditor is a debt secured against the Secured Asset and you being the Borrower/ Mortgagor, Co-Borrower

have committed defaults in repayment of such secured debt/Credit Facility in terms of th Transaction Documents 10.As on 04.07.2025, the outstanding debt due and payable by the Borrower/ Mortgagor Co-Borrower to the Secured Creditor is Rs.10,963,987 (Rupees One Crores Nine

Lakhs Sixty Three Thousand Nine Hundred and Eighty Seven only) as mor particularly detailed in SCHEDULE C hereto. 1. In view of the aforesaid, the Secured Creditor has become entitled to issue this statutor notice to the Borrower/ Mortgagor, Co-Borrower in terms of Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Securit Interest Act, 2002 and hereby call upon you all Addressee(s), jointly and severally to discharge in full the dues towards the Secured Creditor amounting to Rs. 1,09,63,987 (Rupees One Crores Nine Lakhs Sixty three Thousand Nine Hundred and Eight Seven only) due as on 04.07.025, together with applicable interest, further interest

default interest, premia, costs, charges etc. at contractual rates in respect of the Credi Facility from this date till date of repayment, within 60 days (Sixty days) from the date of this Notice issued under Section 13(2) of the SARFAESI Act, failing which the Secured Creditor shall be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said SARFAESI Act and entirely a your risk as to costs and consequences. 12. On expiry of 60 days from the date hereof and on your failure to comply with the demand

a. Take over possession of the Secured Asset as mentioned in Schedule A hereto including the right to transfer by way of lease, assignment or sale for realizing the same;

b. take over management of business of you the Addressee(s) including the right t transfer by way of lease, assignment or sale for realizing the Secured Asset, subject to the conditions as stipulated in the proviso to Section 13(4)(b) and Section 15 of th

c. appoint any person to manage the Secured Asset, the possession of which will b taken over by AFL;

d. require at any time by notice in writing, any person who has acquired any of the Secured Asset from you the Addressee(s) and from whom any money is due or may become due to you the Addressee(s), to pay AFL, so much of the money as is sufficient to pay the secured debt. 13. I also invite your attention to Section 13(8) of the SARFAESI Act, whereby you hav

an opportunity to tender the amount due as stated above to the secured creditor together with all costs, charges and expenses incurred, at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty fo transfer by way of lease, assignment or sale of secured assets. 14.All of you are notified and cautioned that as per the provisions of Section 13 (13) of th

SARFAESI Act, no transfer of the Secured Asset (set out in the SCHEDULE A hereunder by way of sale, lease or otherwise, shall be made without prior written consent of Secure Creditor, Please note that any non-compliance/contravention of the provisions containe in the said SARFAESI Act read with the Rules, is an offence punishable under Section 2 of the SARFAESIAct

15. Please further note that this statutory notice is issued without prejudice to the rights of the Secured Creditor including initiation of any other legal proceedings/legal action as deemed fit and necessary under the provisions of any law for the time being in force and

16 I hereby expressly reserve all rights under the relevant Transaction Documents, an other associated documents, under law or otherwise. Nothing contained in this notice of any action or inaction by us shall operate as a waiver of, or prejudice, diminish or otherwise adversely affect, any of our present or future rights or remedies under the respective Transaction Documents or any of our rights or remedies under law o generally, which remain and shall continue in full force and effect.

17. The undersigned is duly Authorized as Authorized Officer to issue this Notice and exercise powers on behalf of the Secured Creditor under the SARFAESI Act read with the

18. Request you to kindly acknowledge the receipt of this Notice. A copy of this notice is being retained in our office for future reference.

Yours Faithfully Authorized Officer Axis Finance Limited

SCHEDULE A **DETAILS OF SECURED ASSET** 

Facility

Loan

Against

property

All that piece and parcel of Flat/ Apartment No 702 on 7th Floor admeasuring area 605 sq f carpet area equivalent to 56.21 sq mtrs carpet area in the building known as Kandivali Geeta Sadan CHS Ltd bearing CTS No 258,258/1 to 4 situate lying and being at Shantilal Mody Road, Iraniwadi Kandivali W Mumbai 400067 in the Registration District and Sub District of Mumbai Sub urban District.

#### SCHEDULE B DETAILS OF DISBURSEMENT

Housing Loan – Loan Account No. 0456AHA00006459 a. INR.144,430/- towards MAX Insurance b. INR.5,000/- towards ICICI GENERAL c. INR.13.222.052/- cheque towards Bank of India under account No 100019006

d. INR. 128,518/- towards Processing Fees SCHEDULE C

> DETAILS OF OUTSTANDING AMOUNTS AS ON 04th July, 2025 (Amount in INR) Loan Account Penal and **Original Limit** Principal Unapplie sanctioned 0/s Interest 0/s charges )456AHA0( 13.500.000 0.624.150 292.388 10,963,987 47.449 006459

Note: - Interest at the applicable interest rate as defined in the facility Agreement.



# **AXIS BANK LIMITED**

(CIN: U65921MH1995PLC212675) Axis House, C-2, Wadia International Centre Pandurang Budhkar Marg, Worli, Mumbai - 40025

Ref. No. AFL/CO/2025-26/Legal/Jun/316 Dated: 18/06/2025 BY SPEED POST/ REGISTERED A.D./EMAIL WITHOUT PREJUDICE

1. Mr Suresh Nathuni Prasad 1/502 Brahmand Phase- 1. Sandozbaugh, Kolshet Road, Rajeev Gandhi Chowk Azad Thane Maharashtra 400607 Email id : sureshprasad47@gmail.com

Rekha Prasad (Co-Borrower) 1/502 Brahmand Phase- 1. Sandozbaugh, Kolshet Road, Rajeev Gandhi Chowk Azad Thane Maharashtra 400607 Email id: sureshprasad47@gmail.com PHONE NO.- 8369855538

Dear Sir/Madam

Phone No: 9234609587

SUB: NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (AS AMENDED FROM TIME TO TIME) AND THE RULES MADE I, the undersigned, being the Authorized Officer of Axis Finance Limited (hereinafter referred

to as "the AFL/Secured Creditor"), a company incorporated under the provision of the Companies Act, 1956 and a Non-Banking Financial Company registered under the Reserve

Bank of India Act, 1934, having its Registered Office at Axis House, Axis Finance Limited, ground floor, Pandurang Budhkar Marg, Worli, Mumbai – 400025 do hereby give this Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the "SARFAESI Act") AFL, in the ordinary course of its business, at the request of Borrower sanctioned one Loar Against Property and one Housing Loan against immovable property being All that part and parcel of property bearing Flat no 502 admeasuring 390 sq ft i.e 36 sq mt carpet area on the fifth floor of the building numbered 1 having lift in Brahmand (Phase I) Co.OP Housing Society developed on land situated at Azad Nagar Kolshet Thane 400607 Registration and

described under Schedule A hereunder for a sum of INR. 7,00,000/- (Rupees Seven Lakhs Only) and INR 48,25,000/- (Rupees Forty Eight Lakhs Twenty Five Thousand only) ("Credit Facilities") respectively on the terms and conditions as mentioned therein. Pursuant thereto, you Addressee(s) signed and executed the Loan Agreements dated 31.05.2023 ("Facility Agreements") in your capacity as Borrower, Co-Borrower(s) and

sub Registration Dist Thane and within the limits of Thane Municipal Corporation bearing Survey No 80, Hissa No 18,19,20 & 21 amd Survey No 86, Hissa No 2 & 5 more particularly

Mortgagor in order to secure/guarantee the repayment of all amounts payable under the aforesaid Facility Agreement and consequently, have become jointly and severally liable for the repayment of the Credit Facility availed by the Borrower. You the Addressee(s had agreed to repay the Credit Facility in Equal Monthly Instalments. [The facility and security documents executed/submitted for the Credit Facility in terms of

the Facility Agreement shall be collectively referred to as the "Transaction Documents hereinafter in this notice] That as a security towards repayment of all amounts payable under the aforesaid Credit Facilities, on 28.06.2023 the Mortgagor had with an intent to secure the Credit Facilities created two mortgage deeds and charge of all their right, title, interest in the land/asse more particularly detailed in SCHEDULE A hereto

The asset as mentioned in SCHEDULE A shall be hereinafter referred to as "Secure

It is pertinent to state herein that the Borrower/Mortgagor, Co-Borrower by virtue of the Facility Agreements has availed Credit Facilities from AFL by mortgaging the properties mentioned in SCHEDULE A, and thereby created secured interest in favour of AFL. The securities mentioned in SCHEDULE A is "Secured Asset" within the meaning of section 2(1) (zc) of the SARFAESIAct.

At the request of you the Addressee(s), AFL had on various dates disbursed the Credit Facilities to the Borrower on specific instructions, as described in detail in SCHEDULE B

As per the terms of the Transaction Documents, you the Borrower/Mortgagor and the Coborrower were required to repay the dues under the said Credit Facilities and further you the Borrower and Co-borrower(s) were also required to pay interest thereon and other charges at the contractual rates as in the manner set out in the Facility Agreement and subsequent communication(s). However, you the Borrower/Mortgagor & Co-borrower failed to comply with the terms and

conditions of the Transaction Documents and defaulted in repayment of the amount payable under the Facility Agreement. AFL had through various default notices informed you the Addressee(s) of such default, however, till date, the same have neither been rectified nor any steps have been undertaken thereto to repay the outstanding amounts. In this context, it is important to note that since you the Addressee(s) have committee

continuous defaults, the account of the Borrower has become non-performing asset

("NPA") w.e.f. 03/06/2025 in compliance with the directives/quidelines relating to asse classification issued by the Reserve Bank of India from time to time. It is imperative to state herein that the above information of classification of account as NPA was communicated by AFL to you the Addressees vide NPA intimation letters bearing Ref. No AFL/NPA/CO/Jun-25/0866 and AFL/NPA/CO/Jun-25/0868 both dated

As per the provisions of the SARFAESI Act, the debt due to Secured Creditor is a debt secured against the Secured Asset and you being the Borrower, the Mortgagor and the Co-Borrower(s) have committed defaults in repayment of such secured debt/Credi Facility in terms of the Transaction Documents. 10. As on 18/06/2025, the outstanding debt due and payable by the Borrower/Mortgagor, Co-borrower I & II to the Secured Creditor is Rs 54,35,809 (Rupees Fifty-Four Lakhs Thirty

09/06/2025 for the said Credit Facilities.

risk as to costs and consequences.

Five Thousand Eight Hundred and Nine only) as on 18th June 2025 more particular detailed in SCHEDULE C hereto. 11. In view of the aforesaid, the Secured Creditor has become entitled to issue this statutory notice to the Borrower/ Co-Borrower(s)/Mortgagor, in terms of Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hereby call upon you all Addressee(s), jointly and severally to discharge in full the dues towards the Secured Creditor amounting/ aggregating Rs 54,35,809 (Rupees Fifty Four Lakhs Thirty Five Thousand Eight Hundred and Nine only ) as on 18th June 2025 together with applicable interest, further interest, default interest, premia, costs, charges etc. at contractual rates in respect of the Credit Facility from this date till date of repayment, within 60 days (Sixty days) from the date of this Notice issued under Section 13(2) of the SARFAESI Act, failing which the Secured Creditor shall be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said SARFAESI Act and entirely at your

12.On expiry of 60 days from the date hereof and on your failure to comply with the demand the Secured Creditor shall take the following measures under the SARFAESI Act: a) Take over possession of the Secured Asset as mentioned in Schedule A hereto

including the right to transfer by way of lease, assignment or sale for realizing the same; b) take over management of business of you the Addressee(s) including the right transfer by way of lease, assignment or sale for realizing the Secured Asset, subject to the conditions as stipulated in the proviso to Section 13(4)(b) and Section 15 of the SARFAESIAct;

c) appoint any person to manage the Secured Asset, the possession of which will be taken over by AFL;

d) require at any time by notice in writing, any person who has acquired any of the Secured Asset from you the Addressee(s) and from whom any money is due or may become due to you the Addressee(s), to pay AFL, so much of the money as is sufficient t pay the secured debt. 13.I also invite your attention to Section 13(8) of the SARFAESI Act, whereby you have ar

opportunity to tender the amount due as stated above to the secured creditor together

with all costs, charges and expenses incurred, at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of secured assets. 14. All of you are notified and cautioned that as per the provisions of Section 13 (13) of the SARFAESIAct, no transfer of the Secured Asset (set out in the SCHEDULE A hereunder) by way of sale, lease or otherwise, shall be made without prior written consent of Secured Creditor. Please note that any non-compliance/contravention of the provisions contained

in the said SARFAESI Act read with the Rules, is an offence punishable under Section 29 of the SARFAESIAct. 15. "In case any of the Borrower (s)/Co-Borrower/9s) Guarantor (s) has demised, you are hereby called upon to furnish the details of their legal heir (s) /legal representative (s)

along with supporting documents within 7 days from the receipt of this notice. 6. Please further note that this statutory notice is issued without prejudice to the rights of the Secured Creditor including initiation of any other legal proceedings/legal action as deemed fit and necessary under the provisions of any law for the time being in force and

17.I hereby expressly reserve all rights under the relevant Transaction Documents, and other associated documents, under law or otherwise. Nothing contained in this notice of any action or inaction by us shall operate as a waiver of, or prejudice, diminish or otherwise adversely affect, any of our present or future rights or remedies under the respective Transaction Documents or any of our rights or remedies under law o

generally, which remain and shall continue in full force and effect. 18.The undersigned is duly Authorized as Authorized Officer to issue this Notice and exercise powers on behalf of the Secured Creditor under the SARFAESI Act read with the

19. Request you to kindly acknowledge the receipt of this Notice. A copy of this notice is being retained in our office for future reference.

Yours Faithfully **Authorized Officer Axis Finance Limited** 

### SCHEDULE A DETAILS OF SECURED ASSET

All that part and parcel of property bearing Flat no 502 admeasuring 390 sq ft i.e 36 sq mt carpet area on the fifth floor of the building numbered 1 having lift in Brahmand (Phase I Co.OP Housing Society developed on land situated at Azad Nagar Kolshet Thane 400607 Registration and sub Registration Dist Thane and within the limits of Thane Municipal Corporation bearing Survey No 80, Hissa No 18,19,20 & 21 amd Survey No 86, Hissa No 2

SCHEDULE B

	As per Facility Agreement dated 31st May 2023 towards LAN 0456AHA00006424	As per Facility Agreement dated 31stMay 2023 towards LAN 0456MMA00009707		
INR. 38099 towards Max Life Insurance		INR 815425 towards ICICI Bank - Cheque		
	INR. 3099/-towards ICICI General	INR 2053159 towards ICICI Bank		
	INR. 653,374 /- towards ICICI -Cheque	INR 56168 towards processing fees		
	INR 5428 – processing fees/-			

DET	SCHEDULE C DETAILS OF OUTSTANDING AMOUNTS AS ON 18/06/2025 (amount in INR)							
Facility	Facility Loan Account no Original Limit Principal Unapplied Penal and other charges					Total O/s		
Loan Against Property	0456MMA0 0009707	48,25,000	4,600,411	159990	8141	4768542		
Housing Loan	0456AHA00 006424	700,000	655,609	10441	1217	667267		
TOTAL						5435809		

Note: - Interest at the applicable interest rate as defined in the facility Agreement.