

GARBI FINVEST LIMITED

(Formerly Golden Properties & Traders Ltd)

CIN: L65100MH1982PLC295894

Regd. Offc: Office No.Shubham Centre1, A Wing, Office No-502, 5th Floor, Chakala,Andheri East,Mumbai,Maharashtra-400 099

Email: garbifinvest@gmail.com, website: www.gptl.in(M)-9830012564

Date: 31.01.2026

**The Secretary, Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai
Maharashtra 400001
Security Code: 539492**

**The Listing Department
The Calcutta Stock Exchange Ltd
7, Lyons Range,
Kolkata – 700 001
West Bengal
Scrip Code: 017148**

Dear Sir/Madam,

Sub: Submission of Newspaper Advertisement for Notice of Postal Ballot

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby enclose copies of the Newspaper Advertisement published in the following newspapers for Notice of Postal Ballot seeking approval of the Members of the Company for appointment of Mr. Rakesh Agarwal (DIN: 11094066), Mrs. Preeti Vijayvargia (DIN: 11095253) as an Independent Director of the Company and Mr. Deepak Vishwakarma (DIN: 11366789) as Director of the Company.

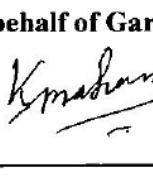
– **Free Press Journal**, All India Edition in English; – **Navshakti**, Mumbai Edition in Marathi;

We request you to kindly take the above information on record.

The said advertisements is available on the Company's website www.gptl.in.

Yours faithfully,

For and behalf of Garbi Finvest Limited



**Mr. Kripa Shankar Mahawar
Managing Director
DIN: 01158668**

**PIRAMAL FINANCE LIMITED**

(Formerly Piramal Capital and Housing Finance Ltd)
(herein after referred to as "PFL/ Secured Creditor") CIN: LE5910MH1984PLC032639
Registered Office: Unit No.-601, 6th Floor, Piramal Amit Building, Piramal Agastya Corporate Park, Kamanji Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai- 400070
T +91 22 3802 4000.

Branch Office: 4th Floor unit No. 4A-03 to 08, Lake City Mall, Sector No. 05, Village Majiavade, Kapurbavdi Junction, Thane (West) Pin code- 400607

POSSESSION NOTICE

For Immovable Property as per Rule 8(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix-IV
Whereas, the undersigned being the Authorized Officer of PIRAMAL FINANCE LIMITED, (Formerly Piramal Capital and Housing Finance Ltd) (herein after referred to as "PFL/ Secured Creditor") under the Securitisation 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 Security Interest (Enforcement) Rules, 2002, (hereinafter referred to as "the Act") and in accordance with the terms of the Agreement(s) / Guarantee(s) given by the Borrower(s) to the undersigned 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(s)/Guarantor(s) 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 the Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002. The said notice is in accordance with the provisions of rule 8(1) of the section 13 of the Act, in respect of time available, to redeem the secured assets. The Borrower(s) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Piramal Finance Ltd. (Formerly Piramal Capital & Housing Finance Ltd) (herein after referred to as "PFL/ Secured Creditor") for an amount as mentioned below herein under with interest thereon.

Sr. No.	Name of the Borrower(s)/ Guarantor(s)	Description of Secured Asset (Immovable Property)	Demand Notice Date and Amount	Date of Possession
1.	(Loan Code No. M0078644) Thane-Naupada Branch, Hitesh Purshot (Borrower) Ganesh Singh Kshising Purshot (Co-Borrower) Geetadevi Ganeshsing Purshot (Co-Borrower2)	All The Part & Parcel of Property- 701, 7th Floor, Parjat Arcade in Parjat Arcade Co Op Housing Society Ltd Survey No 411 Hissa No 3, Village Kalwa Taluka & District Thane-400605	10/09/2025 for Rs. 39,16,22/- Thirty Nine Lakh Sixteen Thousand Two Hundred Twenty Two And Paisa Zero Only	28-01-2026
2.	(Loan Code No. M0154030) Navi Mumbai- Karjat Branch, Omkar Thakekar (Borrower) Pradnya Pramod Thakekar (Co-Borrower1)	All The Part & Parcel of Property- Flat No 201 2nd Floor Kiran Enclave Karjat Cts No 292B Mauje Dahivali Tarfe Need Karjat Raigarh-410201	27/05/2024 for Rs. 16,03,02/- Sixteen Lakh Three Thousand Twenty Three And Paisa Zero Only	27-01-2026

Date : January 31, 2026, Place: Maharashtra Sd/- (Authorised Officer), PIRAMAL FINANCE LIMITED

Motilal Oswal Home Finance Limited		PUBLIC NOTICE FOR E-AUCTION CUM SALE
Regd. Office: Motilal Oswal Tower, Rahilmahal Sayaan Road, Opp. Patel ST Depot, Prabhadevi, Mumbai - 400 025, CS : 8291889888 Website: www.motilaloswalfm.com, Email: htfquery@motilaloswalfm.com		

E-Auction Sale Notice of 15 Days for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited) will be sold on "As is where is", "As is what is", and "Whatever there is", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website motilaloswalfm.com as per the details given below:

Date and time of E-Auction Date: 23-02-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)

Last date of EMD Deposit: 22-02-2026

Borrower(s)/Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD / Last date of EMD
LAN: LXPAN00115-16007446 Branch: Panvel Borrower: Sachin Pundalk Tambe Co-Borrower: Sanjivani Sachin Tambe	05-12-2024 For Rs: 1010623/- (Rupees Ten Lakh Ten Thousand Six Hundred & Twenty Three Only)	Flat No. 309 B-Wing 3Rd Floor Krushna Chaya Bldg Admeasuring 370 Sq. Ft. S. No. 1 H. No. 14. No. Dambivali East Thane 09 Near Gaondevi Mandir 421001 Raigad (Mh) Maharashtra	Reserve Price: Rs.50,000/- (Rupees Five Lakh Only) EMD: Rs. 5000/- (Rupees Fifty Thousand Only)
LAN: LKHH00216-17032941 Branch: Khopot Borrower: Sunita Shailendra Singh Co-Borrower: Shailendra Jay Singh	01-02-2022 For Rs: 1187661/- (Rupees Eleven Lakh Eighty Seven Thousand Six Hundred & Sixty One Only)	Flat No 209 2Nd Floor B Wing Govardhan Shriji Dham S.No.40/2 40/3 Mouje Nandkar Tal Bhivandi Dist. Thanevillage Nandkar 401204 Thane Maharashtra	Reserve Price: Rs.60000/- (Rupees Six Lakh Only) EMD: Rs. 6000/- (Rupees Sixty Thousand Only)

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal : <https://www.auctionbazaar.com/> of our e-Auction Service Provider, Ms. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Rakesh Manohar Kandare 9967337288 & Vishal Raut 8879292921, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: +91 83709 69966. E-mail ID: contact@auctionbazaar.com.

Place : Maharashtra / Date : 31.01.2026

Sd/-, Authorised Officer, Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited)

KOTAK MAHINDRA BANK LIMITED	
Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051 Branch Office: Kotak Infiniti, 5th Floor, Zone IV, Building No. 21, Infinity IT Park, Off Western Express Highway, General A/V Vaidya Marg, Malad (East), Mumbai 400097. Corporate Identity Number : L68110MH1985PLC038137, www.kotak.com	

E-Auction Cum Sale Notice 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 provision to Rule 8 (6) & (9) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public in general and to the Borrower(s) / Guarantor(s) / Mortgagor(s) that the under mentioned property mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Physical Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 will be sold through E-Auction on "AS IS WHERE IS BASIS" and "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" on 24-02-2026, for recovery of Rs. 3,55,01,622.09 (Rupees Three Crore Fifty Five Lakhs One Thousand Six Hundred Twenty Two and Paise Nine Only) as on 01-02-2026 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/redeemption due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower / Mortgagor / Guarantor's name/s. M/s. Brijeel Foods and Beverages Pvt. Ltd., Mr. Amit Sampat Maru, Mr. Sampat Lal Maroo & Mr. Mukeshkumar Hastmal Jain in respect of loans granted to M/s. Brijeel Foods and Beverages Pvt. Ltd. The details / description of Immovable Properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagor/s

M/s. Brijeel Foods and Beverages Pvt. Ltd.

Last date for submission of online bid

23-02-2026 up to 04:00 p.m.

Date & Time of E-Auction

24-02-2026 between 01.00 p.m. to 02:00 p.m.

Reserve Price (INR)

INR 3,17,00,000 (Rupees Three Crore Seventeen Lakhs Only).

Earnest Money Deposit (EMD) (INR)

INR 31,70,000 (Rupees Thirty One Lakhs Seventy Thousand Only)

Details of Immovable Properties put for E - Auction

Description of Property I: All that piece or parcel of industrial land or ground along with structure thereon together with the messes, hereditaments, bearing following Gut Nos. Gut No : 213, Hissa No : 1, Area in H.R: 0-60-0, Village : Kondhale.

Situated, lying and being at revenue Village Kondhale, Taluka-Wada, Dist. Thane, Registration Sub-District of Thane in area of Kondhale Gram Panchayat.

Description of Property II : All that piece or parcel of industrial land or ground along with structure thereon together with the messes, hereditaments, bearing following Gut Nos. Gut No : 214, Hissa No : 5, Area in H.R: 0-03-059, Village : Kondhale. Situated, lying and being at revenue Village Kondhale, Taluka-Wada, Dist. Thane, Registration Sub-District of Thane in area of Kondhale Gram Panchayat.

Description of Property III : All that piece or parcel of industrial land or ground along with structure thereon together with the messes, hereditaments, bearing following Gut Nos. Gut No : 420, Hissa No : -, Area in H.R: 0-18R-05P, Village : Usar.

Situated, lying and being at revenue Village Usar, Taluka-Wada, Dist. Thane in Registration Sub-District of Thane in area of Usar Gram Panchayat.

Plant and Machinery : Mineral water plant comprising of Bottle filling machine, Jar filling machine, Cup filling machine, Blow molding machine, Conveyer system, R. O. Plants, Chilling Plant, Shrink Wrapping machine, Storage tanks, Air Compressors, Laboratory Equipment's etc.

Lot No. Name of the Mortgagor/s

M/s. Brijeel Foods and Beverages Pvt. Ltd.

Details of Immovable Properties put for E - Auction

Last date for submission of online bid

23-02-2026 up to 04:00 p.m.

Date & Time of E-Auction

24-02-2026 between 01.00 p.m. to 02:00 p.m.

Reserve Price (INR)

INR 52,65,000 (Rupees Fifty Two Lakhs Sixty Five Thousand Only)

Details of Immovable Properties put for E - Auction

Last date for submission of online bid

23-02-2026 up to 04:00 p.m.

Date & Time of E-Auction

24-02-2026 between 01.00 p.m. to 02:00 p.m.

Reserve Price (INR)

INR 5,26,500 (Rupees Five Thousand Only)

Details of Immovable Properties put for E - Auction

Last date for submission of online bid

23-02-2026 up to 04:00 p.m.

Date & Time of E-Auction

24-02-2026 between 01.00 p.m. to 02:00 p.m.

Reserve Price (INR)

INR 5,26,500 (Rupees Five Thousand Only)

Details of Immovable Properties put for E - Auction

Last date for submission of online bid

23-02-2026 up to 04:00 p.m.

Date & Time of E-Auction

24-02-2026 between 01.00 p.m. to 02:00 p.m.

Reserve Price (INR)

INR 5,26,500 (Rupees Five Thousand Only)

Details of Immovable Properties put for E - Auction

Last date for submission of online bid

23-02-2026 up to 04:00 p.m.

Date & Time of E-Auction

24-02-2026 between 01.00 p.m. to 02:00 p.m.

Reserve Price (INR)

INR 5,26,500 (Rupees Five Thousand Only)

Details of Immovable Properties put for E - Auction

Last date for submission of online bid

23-02-2026 up to 04:00 p.m.

Date & Time of E-Auction

24-02-2026 between 01.00 p.m. to 02:00 p.m.

Reserve Price (INR)

INR 5,26,500 (Rupees Five Thousand Only)

Details of Immovable Properties put for E - Auction

Last date for submission of online bid

23-02-2026 up to 04:00 p.m.

Date & Time of E-Auction

24-02-2026 between 01.00 p.m. to 02:00 p.m.

Reserve Price (INR)

INR 5,26,500 (Rupees Five Thousand Only)

