YES BANK LIMITED

Registered Office: Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
Branch: 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai – 400708

Possession Notice for Immovable Property

Whereas, The undersigned being the authorised officer of **YES Bank Limited ("Bank")** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") and in exercise of the powers conferred under section 13(12) of the Act read with Rule 9 of the Security Interest (Enforcement) Rules 2002, had issued a below mentioned demand notices to respective borrowers calling upon them to repay the below mentioned amount mentioned in the respective notice within **60 days** from the date of receipt of the said notice.

The Borrower / security providers having failed to repay the amount, notice is hereby given to the Borrower/ security providers and to the public in general that the undersigned has taken **Physical Possession** of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules. The Borrower / security providers in particular and the public in general is hereby cautioned not to deal with the properties mentioned below and any dealings with the said property will be subject to the charge of the Bank for below mention amount, together with all the other amounts outstanding including the costs, charges, expenses and interest thereto.

This is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Details of the Physical Possession Notice/Borrowers/ Mortgaged Property

Sr. No.	Loan Account No.	Name of borrower and Co-borrowers, Guarantors	Description of mortgaged property (full address as per 13(2) notice	Total claim amount as per 13(2) notice	Date of 13(2) Notice	Date of Physical possession taken	Addl. District Magistrate Palghar /Thane/ CJM Court Section-14
1	AFH0 2250 1732 962	**Ranjan Manik Vaidya** (Borrower & Mortgagor) **Neelima Ranjan Vaidya** (Co-Borrower)	Flat No.408, Area Admeasuring 46.47 Sq. Mtrs, Building No.2, 4th Floor, Panvelkar Estate Oxford, Phase- 1, Village Mankivali, Badlapur East, Tal. Ambernath, Dist. Thane – 421 503 **Owned by** Neelima Ranjan Vaidya and Ranjan Manik Vaidya	Rs. 33,57,286.15/-	12-May-2025	3-Sep-2026	Chief Judicial Magistrate Thane Order Date-14-Jul-2026 In Case No-5334/2025
2	AFH0 0010 0926 118	**Afsar Ali Shaikh** (Borrower & Mortgagor) **Pallavi Gautam Kamble** (Co Borrower & Mortgagor)	Flat No. 803, 8th Floor, E- Wing, Aryan One, Behind Kalpnisarg, Bhosale Nagar, Shirgaon Road, Village Shirgaon, Survey No. 70, Hissa No. 1 & 2, Badlapur East, Tal. Ambernath 421503 **Owned by** Afsar Ali Shaikh & Pallavi Gautam Kamble	Rs. 31,11,368.61/-	9-Mar-2023	3-Sep-2026	Chief Judicial Magistrate Thane Order Date-04-Oct-2025 In Case No-2972/2025

Place : Mumbai **Sd/- (Authorized Officer)**
Date : 05.09.2026 **Yes Bank Limited**

SVC CO-OPERATIVE BANK LTD. (Multi-State Scheduled Bank)
(Formerly The Shamrao Vithal Co-op Bank Ltd.)

RECOVERY DEPARTMENT
SVC TOWER, JAWAHARLAL NEHRU ROAD, VAKOLA, SANTACRUZ EAST, MUMBAI: 400 055.
Tel No: 66999928/66999970/66999777/66999982.

PUBLIC NOTICE FOR SALE

IMMOVABLE PROPERTY for Sale (E-Auction) on "As is Where is", "As is what is", and "Whatever there is" basis (Property under physical possession taken over under securitisation and reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002)

NAME OF THE BORROWER/ GUARANTOR	**1. M/s. Labh Ventures India Private Limited, Registered Office:** J-278, Mulund Darshan, Mulund Colony, Guru Gobind Singh Road, Mulund (West), Mumbai- 400082 And/or Office No. 211, 2nd Floor, Flying Colors, Pt. Din Dayal Upadhyay Marg, L.B.S Cross Road, Mulund (W), Mumbai – 400080 And/or 135, Continental Building, Dr. Annie Besant Road, B Wing, BDD Chawls, Worli, Mumbai- 400018 ....**Principal Borrower/Mortgagors.** **2. M/s. MT Educare Ltd.** (under CIRP) through Resolution Professional Mr. Arihant Nenawati, Regn. No.: IBBI/IPA-001/IP-P00456/2017-18/10799, having its address at Nenawati & Associates B 202, Sheraton Classic, Dr Charat Singh Colony Chakala, Andheri East ,Mumbai City, Maharashtra -400069 and Registered Office: 220, 2nd Floor, Flying Colors, Pandit Din Dayal Upadhyay Marg, L.B.S. Cross Road, Mulund (West), Mumbai – 400 080. E-mail : mteducare.cirp@gmail.com And/or 135, Continental Building, Dr. Annie Besant Road, B Wing, BDD Chawls Worli, Worli, Mumbai- 400018 ....**Corporate Guarantor.**
O/s. BALANCE	**Rs. 49,72,95,953.67 (Rupees Forty Nine Crores Seventy Two Lakhs Ninety Five Thousand Nine Hundred Fifty Three and Paise Sixty Seven Only) as on 31.07.2023 together with interest from 01.08.2023 at contractual rate plus legal costs/charges etc. till the date of entire payment.** Please note that while computing the current liability due credit would be given for the sums received by the Bank through the sale /redemption if any, of the mortgaged property.
LOCATION AND DETAILS OF THE IMMOVABLE PROPERTY	**Item No.1:** Non Agricultural immovable properties held on absolute right situated at Bangra Kullor village of Mangalore Taluk within Mangalore City Corporation and within the registration Sub-District of Mangalore Taluk and comprised in :- (see tables below)

Item No.1:

Item No.	R.S. No.	Kissam	Extent A-C	Portion
i	11/6	Converted	29.91 cents alongwith transferable development rights of 1363.50 square feet. (126.92 Sq.mtrs)	Whole
ii	11/9P 1 (Part)	Converted	0-04	Northern
iii	11/9P 2	Converted	0-20	Northern
iv	11/9P1 (Part)	Converted	0-02	Southern

with all mamool and easementary rights of way and water appurtenant thereto. All the above items are adjoining one another and forms a compact block and having a common boundaries:-

North by : Survey Line i.e. Sy.No.11/5	South by : Survey Line i.e. Sy.No.11/7
East by : Village Boundary (Derebail Village)	West by : Drain and portion of land relinquished to Mangalore Mahanagar Palike

Item No. 2
Non-agricultural immovable properties held on absolute right situated at Derebail Village of Mangalore Taluk within Mangalore City Corporation and within the registration Sub-District of Mangalore City and comprised in:-

Item No.	R.S. No.	Kissam	Extent A-C	Portion
i	4/5A (part) (as per RTC 4/5 AP 1)	Converted	A-C 0-09.50	Northern
ii	4/10 (Part)	Converted	0-82.50 (out of 1 acre 33.50 cents)	Southern

with all mamool and easementary rights of way and water appurtenant thereto. Both the items of the properties are adjoining one another and forms a compact block and having a common boundaries:

North by : Portion of Sy. No.4/10	South by : Survey Line and Portion of Sy. No.4/10
East by : Portion of Sy.No.4/10	West by : Village Boundary (Bangra Kuloor Village)

Alongwith buildings on the above mentioned land bearing Door Nos. 1-18/50, 1-18/51, 1-18/52, 1-18/53, 1-18/54, 1-18/50(1), 1-18/68, 1-18/67, 1-18/66 and 1-18/65 measuring 23,562.20 Sq. Ft. and any other structure constructed /to be constructed thereon.
Assignment of Lease Rentals in respect of the aforesaid property from MT Educare Limited.

RESERVE PRICE (In Rs)	DATE & TIME OF INSPECTION	EARNEST MONEY DEPOSIT	LAST DATE AND TIME FOR SUBMISSION OF TENDER	DATE & TIME of E AUCTION
31,50,00,000/- (Rupees Thirty One Crores Fifty Lakhs only)	17.09.2026 2.00 P.M. TO 5.00 P.M. And 18.09.2026 11.00 A.M. to 2.00 P.M.	3,15,00,000/- (Rupees Three Crores Fifteen Lakhs Only)	On or before 21.09.2026 before 5.00 P.M.	23.09.2026 10:00 A.M. to 12:00 Noon

Encumbrance known to the secured creditor- By registered Lease deed dated 25.03.2015, the lease hold rights of the aforesaid property is given in favour of M. T. Educare Limited. However, the application filed by Resolution Professional of M. T. Educare Ltd. (Corporate Debtor) is dismissed as withdrawn vide order dated 03.03.2025 by Hon'ble NCLT Court. Hence, property is put for Auction.

Terms and Conditions

1. Sale is strictly subject to the terms & conditions incorporated in this advertisement & in the prescribed Tender Form. Further details of the above mentioned properties and Tender Forms can be obtained from the Bank's corporate office, at the above mentioned address.
2. Intending bidders should submit **sealed tender** for aforesaid property in the prescribed Tender Form only. The sealed cover should be accompanied with Demand Draft / Pay Order for **Rs. 2,000/-** being Non-refundable Tender fee & the separate Demand Draft / Pay Order for the Earnest Money Deposit of 10% of the offer amount for the above property drawn on a Scheduled Bank, favoring **"SVC Co-operative Bank Limited"**, payable at **Mumbai** should be deposited in the 'Tender Box' kept in the Corporate Office at the above address, **and also through RTGS/NEFT before 05.00 P.M.** on or before **21.09.2026.**
3. The interested bidders who require assistance in creating Login ID & Password, Training/Demonstration on Online Inter-se Bidding etc., may contact **M/s. E-Procurement Technologies Limited, Regd. B-704-705/-, Wall Street -2, Opp. Orient Club, Nr Gujarat College, Ahmedabad – 380006, Gujarat** and 91-9265562818, 9265562821, 9374519754, support@auctiontiger.net and for any property related query may contact Authorised Officer of the **Bank's corporate office, at the above mentioned address and Phone number on any working day.**
4. Only buyers holding valid User ID/Password after going through the Registering Process (One time) and generating User ID & Password on their own and confirmed payment of EMD through Demand Draft in favour of **"SVC Co-operative Bank Limited"** shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer.
5. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' **Rs. 5,00,000/-** or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (above the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within next working day after the acceptance of bid by the Authorized Officer and the balance 75% of the sale price **(less the applicable TDS)** on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
7. The prospective qualified bidders may avail online training on e-Auction from **M/s. E-Procurement Technologies Limited** prior to the date of e-Auction. Neither the Authorised Officer/Bank nor **M/s. E-Procurement Technologies Limited** shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
8. The sale of property is on "As is Where is and What ever there is Basis".
9. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ registration charges, fee etc., and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
10. Prospective bidders are advised to make their own enquires & satisfy themselves with regard to documents of title held with the bank, measurement of the property and any dues/taxes payable in respect of the scheduled properties.
11. The arrears of tax/maintenance/ electricity/ water /any other dues payable if any in respect of the schedule properties will have to be borne by the successful bidder.
12. The Bank reserves it's right to accept or reject any or all offers and or cancel the sale at any stage without assigning any reason(s) and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the properties through private negotiations with any of the tenderers/bidders or other party / parties.
13. The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of **M/s. E-Procurement Technologies Limited** https://sarfaesi.auctiontiger.net before submitting their bids and taking part in the e-Auction.
14. As per Section 194 of Income Tax Act (as amended time to time), if sale price of the property sold is above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.
15. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.
16. **Special Instructions:** Bidding in the last moment should not Permitted. Neither the Bank nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.
17. The Sale shall be subject to any Orders of any Courts/Tribunals.
18. **The Borrowers/Guarantors/Mortgagors are hereby put to notice in terms of rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured/aforementioned Assets would be sold in accordance with this notice.**
19. **The sale notice is also displayed on our website- https://www.svc.bank.in/notice-sale.**

Sd/-
Place : Mumbai **Ms. Megha S. Majagaonkar**
Date : 05/09/2026 **Chief Manager & Authorized Officer**

STARTECK FINANCE LIMITED

Registered office: 5th Floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (East), Mumbai-400057
Tel:+91 22 4287 7800 Fax: +91 22 4287 7890 Email: cosec@starteckfinance.com
Website: www.starteckfinance.com CIN: L51900MH1985PLC037039

NOTICE OF THE 41ST ANNUAL GENERAL MEETING

This is with reference to the Notice dated 11th August, 2026 ("AGM Notice") sent to the members of Starteck Finance Limited for the 41st Annual General Meeting ("AGM") scheduled to be held on **Friday, 18th September, 2026 at 4.00 p.m.** through Video Conferencing/Other Audio Visual Means ("VC/ OAVM"), and further to the public notice in relation to the AGM published in the Newspaper on Thursday, 27th August, 2026 in Free Press Journal and Navshakti. The AGM Notice and the Annual Report has already been sent to all the Members whose e-mail addresses are registered with the Company / Depository Participants / Registrar & Share Transfer Agent in compliance with the provisions of the Companies Act, 2013 ("the Act") read with the Rules made thereunder and MCA Circulars and SEBI Circulars.

Further, pursuant to the provisions of Section 160 of the Act read with the Rules made thereunder and Regulation 17(1C) of the Listing Regulations matter pertaining to the re-appointment of Mr. Nilesh Parikh (DIN: 02710146) as an Independent Director of the Company shall be taken up for consideration by the Members at the ensuing 41st AGM as a Special Business, in the form of a Special Resolution as Item No. 8.

Accordingly, an Addendum to Notice of the 41st AGM ("Addendum") has been sent electronically to the Members to whom Notice of the 41st AGM was sent. This Addendum shall be deemed to be an integral part of the original Notice dated 11th August, 2026 and the notes provided therein.

In view of the above, members may note that the aforesaid proposal for re-appointment of Mr. Nilesh Parikh as an Independent Director would be included in the remote e-voting facility which will commence on Monday, 14th September, 2026 at 09:00 a.m. (IST) and end on Thursday, 17th September, 2026 at 5:00 p.m. (1ST) and in the e-voting during the AGM.

All the processes, notes and instructions relating to attending AGM through VC/OAVM and e-voting set out for and applicable for the ensuing 41st AGM shall mutatis-mutandis apply to attending AGM through VC/OAVM and e-voting for the resolution proposed in this Addendum.

The said Addendum along with explanatory statement is available at the Company's website at www.starteckfinance.com, on the website of NSDL www.evoting.nsdl.com and on the website of BSE Limited www.bseindia.com and National Stock Exchange of India (NSE) www.nseindia.com where the Company's shares are listed. Members and other stakeholders are requested to read the Addendum along with the original AGM Notice dated 11th August, 2026.

By order of the Board of Directors
For Starteck Finance Limited
Sd/-
Place: Mumbai **Laukik Bhise**
Date: 4th September, 2026 **Company Secretary**

ICICI Bank

Branch Office: ICICI Bank Ltd, Ground Floor, Ackruti Centre, MIDC, Near Telephone Exchange, Opp Ackruti Star, Andheri East, Mumbai- 400093.

PUBLIC NOTICE-TENDER CUM E-AUCTION FOR SALE OF SECURED ASSET
[See proviso to Rule 8(6)]
Notice for sale of immovable asset(s)

E-Auction Sale Notice for the sale of immovable asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.
This notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on 'As is where is', 'As is what is' and 'Whatever there is' as per the brief particulars given hereunder;

Sr. No.	Name of Borrower(s)/ Co-Borrowers/ Guarantors/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price / Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of E-Auction
(A)	(B)	(C)	(D)	(E)	(F)	(G)
1.	Mr. Nithyanandan Sankaran Nadar (Borrower) Mr. Saravanan Sankaran Nadar (Co- Borrower) Lan No. LBTNE00001990216	Shop No. 2,7,8, And 9, Ground Floor, A & B-Wing, Saket Apartment, Galli No. 7, House No. 317/7, Vadavali, S.No. 50-A, Hissa No. 6(B), Ambernath East, Maharashtra, Thane- 421501. Shop No 2- Admeasuring An Total Area 410 Sq.ft. Built Up Area Shop No 7- Admeasuring An Total Area 265 Sq.ft. Built Up Area Shop No 8- Admeasuring An Total Area 190 Sq.ft. Built Up Area Shop No 9- Admeasuring An Total Area 225 Sq.ft. Built Up Area	Rs. 96,39,842/- As on July 22, 2026	Shop No. 2 Rs. 17,00,000/- Rs. 1,70,000/- Shop No. 7 Rs. 11,00,000/- Rs. 1,10,000/- Shop No. 8 Rs. 8,00,000/- Rs. 80,000/- Shop No. 9 Rs. 9,00,000/- Rs. 90,000/-	September 15, 2026 From 11:00 AM To 02:00 PM	September 28, 2026 From 11:00 AM Onward

The online auction will be conducted on the website (URL Link-https://BidDeal.in) of our auction agency Value Trust Capital Services Private Limited. The Mortgagors/ Noticees are given a last chance to pay the total dues with further interest by September 25, 2026 before 05:00 PM else the secured asset(s) will be sold as per schedule.
The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before September 25, 2026 before 04:00 PM and thereafter they need to submit their offer through the above mentioned website only on or before September 25, 2026 before 05:00 PM along with scan image of Bank acknowledged DD towards proof of payment of EMD. Kindly note, in case prospective bidder(s) are unable to submit their offer through the website then signed copy of tender documents may be submitted at ICICI Bank Limited, Level 3-5, 74 Techno Park, Opp SEEPZ Gate No. 02, Marol MIDC, Andheri East, Mumbai 400 093 on or before September 25, 2026 before 05:00 PM. Earnest Money Deposit DD/PO should be from a Nationalised/Scheduled Bank in favour of "ICICI Bank Limited" payable at "Mumbai".
For any further clarifications with regards to inspection, terms and conditions of the e-auction or submission of tenders, kindly contact ICICI Bank Limited on 8104548031/9004392416.
The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.
For detailed terms and conditions of the sale, please visit www.icicibank.com/n4p4s

Date: September 05, 2026 Authorized Officer,
Place: Mumbai ICICI Bank Limited

IDBI BANK

CIN : L65190MH2004GOI148838

Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005
Branch Office: IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062.
M. No.: 9430022540/9953581483/7800552000
Email : rahul.kulkarni@idbi.co.in & gupta.sanjeev@idbi.co.in; www.idbi.bank.in

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION
See Proviso to Rule 8(6) or 9(1)

Sale of Immovable property mortgaged as security

E-auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6)/9(1)* of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by Authorized officer of IDBI Bank Ltd., Secured Creditor, will be sold on **"As is where is basis", "As is what is basis", "Whatever there is basis" & "No Recourse basis"** on **13.10.2026**.
Last date of Submission of Bid: 12.10.2026 (Till 4:00 PM).
Date of E-Auction: 13.10.2026 (From 11:30 AM to 12:30 PM).
Brief description of properties and other details are mentioned hereunder:

Sr. No.	Customer name	Brief Description of Properties	Possession Type	Reserve Price	EMD	Outstanding Balance	Inspection date
1	Smt. Stellamary Kanakraj & Smt. Elizabeth Kanakraj	B/204, Bldg No 3 Kanti Atharva Central Park, Atharva Society Saphale West, Palghar, Maharashtra 401102. Area - 529 Sq. Ft. Carpet As Per Agreement For Sale	Physical	Rs.29.60 Lakh	Rs.3.00 Lakh	Rs.35.06 Lakh As On 10.06.2026	05.10.2026 (From 12:00 PM To 04:00 PM) With Prior Appointment.
2	Vikram Hiralal Gurjar/ Kailashi Hiralal Gurjar/Hiralal Bhawarlal Gurjar	Flat Number 606, 6th Floor, Building Number 11, Type AB-3, Agarwal Lifestyle Avenue B1 Chsl, Rustomjee Global City, Virar West. Area-538 Sq.Ft Carpet As Per Index-II/ Agreement For Sale	Physical	Rs.60.00 Lakh	Rs.6.00 Lakh	Rs.67.70 Lakh As On 10.07.2026	30.09.2026 (From 12:00 PM To 04:00 PM) With Prior Appointment.)
3	Vijay Rambhau Avhad & Sharmila Vijay Avhad	Shop No.4,Tukaram Park Chsl, Akash Ganga Housing Complex Thane Maharastra 400601	Physical	Rs.37.95 Lakh	Rs.3.80 Lakh	Rs.35.70 Lakh As On 10.07.2026	28.09.2026 (From 12:00 PM To 04:00 PM) With Prior Appointment.)
4	Ajayakumar Kodanda Pradhan & Savitri Ajayakumar Pradhan	Flat No B 402 Bldg No 2 Wonder Residency Fatherwadi Golani Naka Vasai East 4012028	Physical	Rs.26.70 Lakh	Rs. 2.67 Lakh	Rs.35.53 Lakh As On 10.06.2026	29.09.2026 (From 12:00 PM To 04:00 PM) With Prior Appointment.)
5	Raghvindra Raju Gawda & Sandhya Raghvindra Gowda	Flat No 206 2nd Floor Bldg No 15 Krushna E Chsl Mmrda Colony Powai Mumbai 400072	Physical	Rs.35.10 Lakh	Rs. 3.51 Lakh	Rs.48.60 Lakh As On 10.06.2026	25.09.2026 (From 12:00 PM To 04:00 PM) With Prior Appointment

Gist of the terms & conditions appearing in Bid Document:

1. The sale of Secured Assets is on **"as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis"** for and on behalf of the Secured Creditors viz.: IDBI Bank Ltd.
2. The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is **Rs.10,000/-**
3. The Earnest Money Deposit – (EMD) will not carry interest. AO may retain EMD of top three bidders up to 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: www.baanknet.com and shall take place on 13.10.2026 at 11.30 am to 12.30 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/S PSB Alliance Private Limited, Unit 1, 3rd floor, VIOS Commercial Tower, Wadala East, Mumbai 400037. Contact person Email: support.baanknet@psballiance.com, Phone no - 8291220220 (For Technical and Bidding Process).
4. Bidders are advised to go through the website: www.baanknet.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings.
5. Earnest Money Deposit (EMD) shall be remitted into the e-wallet of the PSB Alliance portal after completion of one-time user registration by the interested bidders and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid.
6. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money.
7. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act.
8. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request.
9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc. in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law.
10. The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset.
12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Rustomjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra – 400062, on M. No. : 7800552000/9430022540/9953581483, Email : rahul.kulkarni@idbi.co.in and can also be downloaded from www.idbi.bank.in
13. Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 7800552000/9430022540/9953581483, Email: rahul.kulkarni@idbi.co.in at the above address in person during 05.09.2026 to 12.10.2026 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc,.
14. Borrowers/Guarantors are also hereby given notice under Rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8 (5) of the Rules.

Place: Mumbai Sd/-
Date: 05.09.2026 Authorized Officer, IDBI Bank Ltd

PREMIER LIMITED (IN CIRP)

CIN: L34103PN1944PLC020842
Regd. Office: 169 Gat Village Sawardari Taluka Khed (Chakan Industrial Area) Pune – 410501.
Corporate Office: 58, Nariman Bhavan, Nariman Point, Mumbai-400021, India. | Contact No.: +91 98198 75760
Email: investors@premier.co.in ; Website: www.premier.co.in

NOTICE OF 80TH ANNUAL GENERAL MEETING ("AGM") OF THE COMPANY TO BE HELD THROUGH VC/ OAVM, BOOK CLOSURE AND REMOTE E-VOTING INFORMATION

NOTICE is hereby given that the Eighty ('80th') Annual General Meeting ('AGM') of the Members of Premier Limited ('the Company') will be held on **Wednesday, 30th September, 2026** at **12:30 P.M** (IST) through Video Conferencing ('VC') facility/other audio-visual means ('OAVM') **ONLY**, to transact the business as set out in the Notice of the AGM. In accordance with the General Circulars by Ministry of Corporate Affairs & Securities and Exchange Board of India ('SEBI'), the Notice of the 80th AGM along with the Annual Report for the F.Y 2025-26 will be sent through electronic mode only to those Members whose e-mail addresses are registered with the Company or Registrar & Transfer Agent and Depositories. The requirement of sending physical copies of the Notice of the AGM has been dispensed with vide MCA Circulars and the SEBI Circular.
The Annual Report for the F.Y 2025-26 of the Company, inter alia, containing the Notice of the 80th AGM is available on the website of the Resolution Professional ("RP") i.e https://sunresolution.in and on the websites of the Stock Exchange viz. www.bseindia.com and www.nseindia.com . A copy of the Notice is also available on the website of RTA i.e. MUFG Intime India Private Limited ('MIIPL') (Formerly Known as Link Intime India Private Limited) at https://instavote.linkintime.co.in. M/s. Anisha Jhunjhunwala & Associates, Practicing Company Secretary (COP No. 20967) has been appointed as Scrutinizer for the e-voting process and remote e-Voting:
In compliance with Section 108 of the Companies Act, 2013 ('the Act') read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the Secretarial Standard on General Meetings ('SS-2') issued by the ICSI and Regulation 44 of the SEBI (LODR), 2015, the Company is providing to its Members the facility of remote e-Voting before as well as during the AGM in respect of the business to be transacted at the AGM and for this purpose, the Company has appointed MUFG Intime India Private Limited (Formerly Known as Link Intime India Private Limited) for facilitating voting through electronic means.
The detailed instructions for remote e-Voting are given in the Notice of the AGM. Members are requested to note the following:

a) The remote e-Voting facility would be available during the following period

Commencement of remote e-Voting	26-09-2026, Saturday-09:00 A.M.
End of remote e-Voting	29-09-2026, Tuesday-05:00 P.M.

The remote e-Voting module shall be disabled by MUFG Intime India Private Limited (Formerly Known as Link Intime India Private Limited) for voting thereafter and Members will not be allowed to vote electronically beyond the said date and time;

b) The voting rights of the Members shall be in proportion to their share of the paid-up equity share capital of the Company as on **Tuesday, 23rd September 2026 ('Cut-Off Date')**. The facility of remote e-Voting system shall also be made available during the Meeting and the Members attending the Meeting, who have not already cast their vote by remote e-Voting shall be able to exercise their right during the Meeting. A person whose name is recorded in the Register of Members/ Register of Beneficial Owners as on the Cut-Off Date only shall be entitled to avail the facility of remote e-Voting before/ during the AGM;
c) Any person who acquires shares of the Company and becomes a Member of the Company after the dispatch of the Notice and holds shares as on the Cut-Off Date, may obtain the login-id and password for remote e-Voting by sending a request at instameet@in.mpms.mufg.co.in or may contact on telephone No. 022–49186175, as provided by MUFG Intime India Private Limited (Formerly Known as Link Intime India Private Limited). A person who is not a member as on the Cut-Off Date should treat the Notice of the AGM for information purposes only;
d) Members who have cast their vote by remote e-Voting prior to the Meeting may also attend the Meeting electronically but shall not be entitled to vote again.

For permanent registration of their email address, Members holding shares in demat form are requested to update the same with their Depository Participant and members holding shares in physical form are requested to update their email address with MUFG Intime India Private Limited (Formerly Known as Link Intime India Private Limited) ('Registrar and Share Transfer Agent').
In case of any queries/grievances connected with remote e-Voting, please refer the Frequently Asked Questions ("FAQs") and Instavote e-Voting manual available at https://instavote.linkintime.co.in, under Help section or write an e-mail to instameet@in.mpms.mufg.co.in or call on 022 – 4918 6000. The Members who require technical assistance before/during the Meeting to access and participate in the AGM may contact to (email) instameet@in.mpms.mufg.co.in or call on 022-49186175.
Book Closure:
Notice is further given that pursuant to Section 91 of the Act and the Rules framed thereunder, the Register of Members and the Share Transfer Books of the Company will remain closed from 24th September 2026 to 30th September 2026 (both days inclusive) for the purpose of 80th AGM.

For Premier Limited
Sd/-
Place: Mumbai **Kanak Jani**
Date: 05-09-2026 **Resolution Professional**

TATA CAPITAL LIMITED

Registered Office : Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400013.
Branch Address: 902-906 Quantum Tower, Chinchaoli, Govindji Shroff Marg, Malad West, Mumbai – 400064.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO: 8886103: Mr. JOAQUIM INAS CARDOZO

This is to inform that **Tata Capital Ltd.** (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at **Mumbai, Maharashtra** ("Branch"). That vide Orders dated 24.11.2023**,** the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCCL") as transferors and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. w.e.f. 01.01.2024. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.
Notice is hereby given to the public in general and in particular to the below Borrower/ Co- Borrower that the below described immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL)**, the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secured Creditor), will be sold on **15th Day of October, 2026 "As is where is basis" & "As is what is and whatever there is & without recourse basis".**
Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due of a sum of **Rs. 62,76,990/- (Rupees Sixty Two Lakh(s) Seventy Six Thousand Nine Hundred Ninety Only) in Loan Account No. 8886103 as on 02-Sep-2026 from Borrowers & Co-Borrowers/Guarantors, i.e., (1) Mr. Joaquim Cardozo; (2) Mahendra Mukund Kabnurkar; (3) Belinda Cardozo; (4) Sparkle Facility Services Pvt Ltd Auth -Joaquim Cardozo; (5) Respite Hostels Private Limited Auth - Joaquim Cardozo all having address at:** A/302, Abrol Vastu Park Off Line Road, Evershine Nagar, Near Ryan International School, Wing-A, Off Linking Rd, Malad, Mumbai – 400064**; Also Add:** Gala 111, 1st Floor, Ruby Industrial Premises, Chincholi Bunder, Malad, Mumbai – 400064**; Also Add At:** 701, Ekta Meadows CHS, Siddharth Nagar, Borivali East, Mumbai – 400066**; Also Add At:** Unit No 638, Ijmima Imitation Jewellery Market CHS, Ijmima Complex, Raheja Metroplex, Malad West, Mumbai – 400064**.**
Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E- Auction at **2.00 P.M.** on the said **15th Day of October, 2026** by TCL., having its branch office at **902-906 Quantum Tower, Chinchaoli, Govindji Shroff Marg, Malad West, Mumbai – 400064.**
The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the **TATA CAPITAL LIMITED** till **5.00 P.M.** on the said **14th Day of October, 2026**.

Description of Secured Assets	Type of Possession Constructive / Physical	Reserve Price (Rs.)	Earnest Money EMD (Rs)
Industrial Gala No.111, 1st Floor, Ruby Industrial Premises, admeasuring approx. 415 sq.ft. Super Built Up Area, situated at Chincholi Bunder, Malad (West), Mumbai – 400064 of Village Malad (S), Taluka Borivili, bearing CTS No.1406/1. The building is having Ground + 2 floors without lift and the year of occupation was 1996.	**Constructive (Symbolic)**	**Rs. 86,12,000/- (Rupees Eighty Six Lakh(s) Twelve Thousand Only)**	**Rs. 8,61,200/- (Rupees Eight Lakh(s) Sixty One Thousand Two Hundred Only)**

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal **https://BidDeal.in** on **15th Day of October, 2026** between **2.00 PM to 3.00 PM** with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the **"TATA CAPITAL LIMITED"** payable at **Mumbai**. Inspection of the property may be done on **05th Day of October, 2026** between **11.00 AM to 05.00 PM.**
Note: The intending bidders may contact to Tata Capital Limited at Mobile No. +91-8691005238 / Authorized Officer Mr. Sushilkumar Nagvekar; Email id- sushilkumar.nagvekar@tatacapital.com and **Mobile No.- +91- 9033008785.**
For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., **http://www.tatacapital.com/content/dam/tcl/01st-E-Auction-Newspaper-Publication-Joaquim-Cardozo-8886103.pdf**

Sd/-
Place: - Mumbai, (Maharashtra) **Authorized Officer**
Date: - 05-09-2026 **Tata Capital Limited**