



Date : 22nd February, 2025

The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir/Madam,

Sub: Intimation of Newspaper Advertisement with respect to the dispatch of Postal Ballot Notice and Remote e-voting

Pursuant to Regulation 30 and Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith copies of newspaper advertisement for Postal Ballot Notice and Remote e-voting published today i.e 22nd February, 2025 in Free Press Journal (English) and Navshakti (Marathi).

Kindly take the same on record.

Thanking you,

Yours faithfully,

For **Valor Estate Limited**
(Formerly known as D B Realty Limited)

Jignesh Shah
Company Secretary

(FORM NO. URC-2)

PUBLIC NOTICE

Advertisement giving notice about registration under Part I of Chapter XXI [Pursuant to section 374(b) of the companies Act, 2013 and rule 4(1) of the companies (Authorised to Register) Rules, 2014]

1) Notice is hereby given, that in pursuance of sub-section (2) of section 366 of the Companies Act, 2013, an application has been made to the Registrar at Mumbai that M/s. SAMRIN INFRASTRUCTURE having a partnership firm PAN NO. AELFS2529Q may be registered under Part I of Chapter XXI of the Companies Act 2013, as a company limited by shares.

2) The principal objects of the company are as follows: Other construction projects N.E.C., Real Estate activities on a fee or contract basis, Real Estate activities with own or leased property.

3. A copy of the draft memorandum and articles of association of the proposed company may be inspected at the office at "Shop No 1, Building No. 02, Sudama Regency, Shil Diva Road, Khardipada, Kalyan, 400612."

4. Notice is hereby given that, any person objecting to this application may communicate their objection in writing to the Registrar and Central Registration Centre (CRC), Indian Institute of Corporate Affairs (IICA) Plot no. 6,7,8, Sector 5, IMT Manesar, Gurgaon, Haryana, India, 122050, within twenty-one days from the date of publication of this notice, with the copy to the company at its registered office.

Date: 20.02.2025
Name(s) of Applicant: Sign/- (Adv. Deelip P. Boraste) 9870164811
1. Mustak Saifan Shaikh (Partner/Proposed Director) DIN: 02213084
2. Mohammed Tahir Mustak Shaikh (Partner/Proposed Director) DIN: 07571205



Valor Estate Limited

(Formerly known as D B Realty Limited)

CIN: L1020DMH2007PLC16818
Regd. Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020
Tel: 91-22-49742706 Email: investors@dbgc.co.in Website: www.dbcrealty.co.in

POSTAL BALLOT NOTICE AND E-VOTING INFORMATION

Notice is hereby given that pursuant to Section 108 and 110 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014, the Company has on 21st February, 2025 sent the Postal Ballot Notice ("Notice") only by email, to all Members whose email IDs are registered with the Company/Deputy Participant(s) as on cut-off date i.e. Friday, 14th February, 2025.

These documents are also available on the website of the Company at www.dbcrealty.co.in websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and on the website of NSDL https://www.evoting.nsdl.com

The Company is providing facility for voting remotely, only by electronic means ("e-voting") to its Eligible Members, for seeking their approval on the resolutions, as specified in the Notice, in compliance with the circulars/Guidelines issued by the Ministry of Corporate Affairs ("MCA Circulars") and Securities and Exchange Board of India.

In line with the MCA circulars, physical copies of the Notice, along with postal ballot forms and pre-paid business envelope have not been sent to any Member. Accordingly, the communication of the assent or dissent of the Members eligible to vote, is restricted only to remote e-voting i.e. by casting their votes electronically.

The remote e-voting of the members/beneficial owners shall be reckoned in proportion to their shares in the paid-up capital of the Company as on cut-off date of 14th February, 2025. The remote e-voting would commence on 22nd February, 2025 at 9:00 A.M. and end on 23rd March, 2025 at 5:00 P.M.

The results of the e-voting will be announced within 2 working days from the conclusion of e-voting period and along with Scrutinizer's Report shall be placed on the Company's website www.dbcrealty.co.in and on the website of NSDL https://www.evoting.nsdl.com for information to the Members and communicated to BSE Limited and National Stock Exchange of India Limited.

In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 022-48867000 or send a request at evoting@nsdl.com.

For Valor Estate Limited (formerly known as D B Realty Limited) Sd/- Jignesh Shah Company Secretary

Place: Mumbai
Date: 21st February, 2025

PUBLIC NOTICE

Notice is hereby given that (1) MRS. NEHA GUJRANI and (2) MR. GAURAV GUJRANI, members of HAMARA GHAR CO-OPERATIVE HOUSING SOCIETY LIMITED (said Society), are intending to sell to my client their respective right, title and interest in the flat and shares, more particularly described in the Schedule hereunder written free from all encumbrances, claims and demands whatsoever.

All persons having any right, title, claim or interest in respect of the flat/shares by way of sale, exchange, charge, gift, trust, inheritance, possession, lease, maintenance, easement, device, bequest, encumbrance or otherwise, however are hereby requested to make the same known in writing along with documentary proof to the undersigned at his office address Shop No. 109, 1st Floor, Crystal Shoppers Paradise, Junction of 24th and 33rd Road, Bandra West, Mumbai 400 050 within 14 days from the date hereof, otherwise it will be presumed that there do not exist any claims and the same, if any, will be considered waived and/or abandoned and my clients will proceed with the purchase of the premises.

SCHEDULE

(a) Flat No. 901 admeasuring 63.40 square meters carpet area on the 9th floor along with One Car Parking Space in the building known as "HAMARA GHAR" constructed on Plot of land bearing C.T.S. No. F105 of Revenue Village Bandra, Taluka Andheri M.S.D. situated at Plot No. 469, 14th Road, Khar West, Mumbai-400052.

(b) Five fully paid-up shares of Rs. 50/- each bearing distinctive Nos. 081 to 085 held under Share Certificate No. 017 dated 12th February, 2023 issued by HAMARA GHAR CO-OPERATIVE HOUSING SOCIETY LIMITED.

MAHESH L. MOTWANI
Date: 22/02/2025 Advocate

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN to the public that we are investigating the title of Mr Aman Mohsin Somji and Mrs Rukhsana Mohsin Somji, ("Owners") for the purpose of sale of the residential premises, more particularly mentioned in the Schedule hereunder written ("the Premises"), to our Client namely Maximus Mice and Media Solutions Private Limited.

ALL PERSONS having any right, title, share, claim or interest against or in respect of the Premises or any part thereof by way of sale, exchange, lien, charge, mortgage (equitable or otherwise), gift, trust, bequest, inheritance, possession, lease, sub-lease, assignment, tenancy, license, partnership deed, charge, lien, easement, partition, loans, right of prescription or pre-emption or under any Agreement or Deed or other disposition or under any lis pendens, injunction, attachment, decree, order or award passed by any Court of Law, Tribunal, Revenue or Statutory Authority or Arbitration or otherwise howsoever are hereby requested to notify the same in writing to us with supporting documentary evidence at the address mentioned herein below within 14 (fourteen) days from the date hereof failing which, the claim or claims, if any, of such person or persons will be considered to have been waived and/or abandoned for all intents and purposes and not binding in any manner whatsoever and the purchase of the Premises shall be concluded by our Client.

THE SCHEDULE ABOVE REFERRED TO :

Residential Flat No. 103 admeasuring 1649.80 square feet carpet area on the 1st Floor of the building known as 'Rustomjee Seasons' standing on the plot (property) bearing C.T.S. Nos. 648, 648 (1 to 6) of village Bandra, Gandhi Nagar, lying being and situate at Bandra (East), Mumbai-400051 in Municipal "H" East Ward.

Dated this 22th day of February 2025

For MZM Legal LLP
Advocates and Consultants
Sd/-
Mr. Javed Dhorajiwala,
Senior Partner
Level 6, One Forbes, Dr. V.B. Gandhi Marg,
Kalaghoda, Fort, Mumbai (M.H.)-400001.



Navi Mumbai Regional Office :405, 4th Floor, Platinum Techno Park, Opp.Karnataka Bhavan, Behind Raghuleela Mall, Vashi-400702. • Email: recovery.navimumbai@bankofbaroda.co.in

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE 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) and 6(2) of the security interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Mortgaged/ Charged to the Secured Creditors, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditors, will be sold on As is where is, As is what is and Whatever there is basis for recovery of below mentioned account/s. The details of Borrowers/ Guarantor/s/ Secured Asset/s / Dues / Reserve Price/ e-Auction date and time, EMD and Bid Increase Amount are mentioned below-

Table with 7 columns: Sr No, Name & Address of Borrower/s/ Guarantor/s, Description of the immovable property with known encumbrances, if any, Total Dues, Date & Time of E-auction, Reserve Price & EMD Amount of the Property, Status of possession, Property Inspection date and Time.

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and online auction portal https://baanknet.com

Date: 21.02.2025
Place: Vashi, Navi Mumbai

Authorized Officer



Recovery & Legal Section, RO Navi Mumbai
Circle Office Building, 8th Floor, 'A' Wing, C-14, G Block, BKC,
Bandra East, Mumbai-400 051
Email : recoveryrnm@canarabank.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

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 constructive/physical/symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Table with 7 columns: SL NO, BORROWERS/ GUARANTORS, LOAN ACCOUNT NO., OUTSTANDING AS ON 19.02.2025, NAME OF MORTGAGOR/S, DETAILS OF SECURITY/IES, RESERVE PRICE & EARNEST MONEY DEPOSIT (EMD), NAME & CONTACT DETAIL OF BRANCH, Canara Bank Account Details, Date of Euction.

For Detailed terms & Condition of sale please refer the link E-auction provided through www.bankauctions.com. a. Auction / bidding shall be only through "Online Electronic Bidding" through the website https://www.bankauctions.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. b. The property can be inspected with prior appointment with Authorized Officer on the dates mentioned in Sale Notice. c. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process with multiples of 10000/- d. EMD amount of 10% of the Reserve price is to be deposited by way of Demand Draft in favour of Authorized Officer, Canara Bank, Branch. OR shall be deposited through RTGS/ NEFT/ Funds Transfer to credit of account of Canara Bank, on or before 4.00 p.m of 24/02/2025. Details of EMD and other documents to be submitted to service provider on or before 4.00 p.m of 24/02/2025. e. After payment of EMD amount the intending bidders should submit a copy of the following documents/details on or before 4.00 p.m of 24/02/2025 to Canara Bank Branch by hand or by email. i. Demand Draft / Pay Order towards EMD amount. If paid through RTGS/ NEFT, acknowledgement receipt thereof with UTR No. ii. Photocopies of PAN Card. If proof. However successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. iii. Bidder Name, Contact No., Address, Email ID. iv. Bidder's A/c details for online refund of EMD. If the intending bidders should register their names at portal https://www.bankauctions.com and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s. C1 India Pvt. Ltd., Udyog Vihar, Phase-2, Gull Petrochem building, Building No. 301 Gurgaon Haryana Pin 122015 or its representative Sri Bhavik Pandya, Mobile No. 8866682937, E-mail: support@bankauctions.com; maharashtra@ciindia.com, Support Mobile No. 7291981124/25/26. g. EMD Deposited by the unsuccessful bidder shall be refunded to them after 24 Hours of Bidding Process Completed and within 7 Working days. The EMD shall not carry any interest. h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/-. The bidder who submits the highest bid (above the Reserve price) on closure of "Online" auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him / her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again. j. For sale proceeds of Rs.50.00 lakhs (Rupees Fifty lakhs only) and above, the successful bidder will have to deduct TDS at the rate 1% on the sale proceeds and submit the original receipt of TDS certificate of the Bank. k. All charges for conveyance, stamp duty / GST registration charges, etc, as applicable shall be borne by the successful bidder only. l. There is no encumbrance in the property to the knowledge of the Bank. Successful Bidder is liable to pay all society dues, municipal taxes / Panchayat taxes / electricity / water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and / or affecting the subject property. m. Authorized Officer reserves the right to postpone / cancel or vary the terms and conditions of e-auction without assigning any reason therefor. n. In case there are bidders who do not have access to the internet but interested in participating in the e-auction, they can approach Canara Bank, Navi Mumbai Regional Office, who, as a facilitating center shall make necessary arrangements. o. For further details contact Canara Bank, Recovery and Legal Section, Navi Mumbai Regional Office, Circle Office Building, 8th Floor, 'A' Wing, C-14, G Block, BKC, Bandra East, Mumbai-400 051 Contact No. 022-26728410/11 and may be contacted during office hours on any working day or the service provider M/s. C1 India Pvt. Ltd., Udyog Vihar, Phase - 2, Gull Petrochem Building, Building No. 301, Gurgaon, Haryana Pincode - 122015 (Contact no. +91 124 4302020 / 21 / 22 / 23 / 24. Mob No 8866682937 Email : support@bankauctions.com ; maharashtra@ciindia.com Company Name : M/s. C1 India Pvt Ltd, Website : www.bankauctions.com, Name : Sri Bhavik Pandya, Mobile No. 8866682937, Support Mobile No. 7291981124/25/26.

Date: 22.02.2025
Place: Mumbai

Sd/-
Authorized Officer,
Canara Bank

MUMBAI BUILDING REPAIRS AND RECONSTRUCTION BOARD

(UNIT Of MHADA)

TENDER NOTICE

The Executive Engineer D-2 Div. M.B.R. & R. Board, invite sealed tenders in B-1 forms (Percentage rates) from the eligible contractor's who are registered with MHADA/M.C.G.M/CIDCO/PWD/CPWD/MJP/MIDC/BPT/MES/ Indian Railway or any Govt./Semi Govt. organisation of appropriate Classes as shown in column No. 10 for repair works of cessed building as under.

Table with 10 columns: Sr. No., Name of Works, Amount put to tender, Earnest money, Security Deposit in Rs., Cost of Blank Tender (including 18% GST), Date of issue of blank tender, Date & Time of receipt of sealed tender, Time limit (including monsoon), (Class) of Contractor.

- 1. Blank tender form shall be issued only on production of original or photostat copies (duly attested) of valid registration and certificate of previous experience of similar nature of work done.
2. The Blank Tender will be issued by the Executive Engineer D-2 Divn. M.B.R. & R. Board, at 89-95 Rajani Mahal, Tardeo Road, Mumbai- 400 034, as per column No. 7, and will be received in the same office as per column No. 8 Sealed tender will be opened on the last date as per column No.8 if possible at 4.00 p.m Onwards. in the office Executive Engineer D-2 Div. M.B.R. & R. Board.
3. Sealed tender shall be submitted as per the methodology of submission of tender given in detailed tender notice and other conditions mentioned in tender copy.
4. The Contractors who are not registered in MHADA should produce certified copy of affidavit duly notarised that they are not black listed in Govt. or Semi.Govt. Organisation at the time of Submission of tender forms.
5. Copy of Affidavit regarding completeness and truthfulness of documents submitted of Rs.500/- Stamp paper before Executive magistrate Notary.
6. Earnest money deposit shall be paid in the form of short term deposit receipt for the period of the one year issued by the nationalised / schedule banks and endorsed in the name of Chief Account Officer, M.B.R. & R. Board, Mumbai.
7. If More than 10% less tenders are received tenders for the said work should be reinvited twice (Recall) and in the third time, if the tenders is received at a rate lower than 10% the performance Security Deposit to be paid to the concerned contractor should be refunded two years after the final payment of work.
8. If offer quoted is upto below Estimated cost, then please follow the rule of P.W.D. G. R Dated 26/11/2018 towards performance security other than security mentioned in the tender Notice and DTP
9. Bids from Joint venture are not acceptable
10. In case of the rates quoted by lowest bidder less than estimation & L1 bidder failed to submit Additional Performance Security Deposit within 8 days then if L2 is agree to L1 below percentage amount, then offer will be accept 2nd lowest Bidder for more information please Follow DTP.
11. It is necessary that a contractor shall have a Civil Engineer having minimum five years experience similar type work and other supervising officer.
12. The experience of the sub contractor and tools and plants owned by him will not be considered
13. Right to reject any one or all tenders are reserved by the competent Authority
14. Registration Certificate under GST is Compulsory. As per Maharashtra Goods and services Tax Act 2017, all the indirect taxes like VAT sales Tax etc replaced by Goods & Service Tax. Wherever such indirect taxes mentioned in DTP should be read as Goods & services Tax. The registration of G.S.T. is mandatory and G.St. will be deducted from the bill as per prevailing rate.

MHADA - Leading Housing Authority in the Nation
CPO/A/104
Follow us: @mhadaofficial
Ex. Engineer "D-2" Div. M.B.R. & R. Board, Mumbai

PHYSICAL POSSESSION NOTICE

ICICI Bank Branch Office: ICICI Bank LTD Office Number 201-B, 2ND Floor, Road No. 1 Plot No. B3, WIFI IT PARK, Wagle Industrial Estate, Thane (West) - 400604
The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Table with 5 columns: Sr. No., Name of the Borrower(s) / Loan Account Number, Description of Property/ Date of Physical Possession, Date of Demand Notice / Demand Notice (Rs), Name of Branch.

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.
Date: February 21, 2025
Place: Maharashtra
Sincerely Authorised Signatory For ICICI Bank Ltd.

