

**MODISON
LIMITED**

33 - Nariman Bhavan, 227 - Nariman Point,
Mumbai - 400021 India
T: +91-22-2202 6437 F: +91-22-2204 8009
E: sales@modison.com W: www.modison.com
Cin No.: L51900MH1983PLC029783



(Formerly known as MODISON METALS LIMITED)

28.06.2023

Department of Corporate services
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai — 400001
Scrip Code: 506261

The Assistant Manager – Listing
National Stock Exchange of India Ltd.
Exchange Plaza, 5th floor
Plot No. C/1, G Block
Bandra – Kurla Complex
Bandra (East), Mumbai – 400 051
NSE SCRIP CODE: MODISONLTD

Name of the Company: Modison Limited

Dear Sir/Madam,

Sub: Newspaper Advertisement regarding 40th Annual General Meeting of the Company

We enclose herewith the newspaper advertisement issued by the Company in connection with the 40th Annual General Meeting of the Company to be held on Tuesday, 25th July, 2023 at 11:30 am through video conferencing / other audio-visual means pursuant to the provisions of Regulations 30 and 47 of the Securities & Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015 as amended.

The aforesaid document also uploaded on the Company's website i.e. <https://www.modison.com/>

Kindly take the same on record.

Thanking you.

Yours faithfully,

For **Modison Limited**
(Formerly known as Modison Metals Limited)

MANIKA
ARORA

Digitally signed by
MANIKA ARORA
Date: 2023.06.28
10:30:30 +05'30'

Manika Arora
Company Secretary

PUBLIC NOTICE

NOTICE is hereby given that under instructions of our clients, we are investigating the title of Mrs. Radhika Kishinchand Utamchandani ("Owner") with respect to the Premises more particularly described in the Schedule hereunder written ("Premises").

RELIGARE FINVEST LIMITED

CIN: U74999DL1995PLC064132 Regd. Office: 1407, 14th Floor, Chiranjiv Tower, 43, Nehru Place, New Delhi 110019. Corporate Office: Max House, 7th Floor, Block A, Jh A Marg, Okhla Phase-III, Okhla Industrial Estate, New Delhi 110020.

Whereas the Secured Creditor has taken the Physical possession of the mortgaged property as mentioned below pursuant to the powers vested in it through its authorized officer on 18/04/2023 under the provisions of Section 13(4) of the SARFAESI Act, 2002 read with Rule 8(1) of the Security Interest (Enforcement) Rules, 2002.

PUBLIC NOTICE

M. Ms. Sharmila Shivram Sharma residing and present owner of Flat No- 103 A, First floor, King Home C.H.S. Ltd., Shastri Nagar, Off. J.P.Road, Andheri (West), Mumbai 400053 ("The Said Flat") would like to inform the general public that I have misplaced the Original Sale Deeds/ Title documents of the said flat, being unregistered Agreement for Sale as follows:

1) Agreement for Sale (Unregistered) dated 8th July, 1987 between Ajmera Housing Corporation and Mrs. Hafiza Abdul Gafoor. 2) Agreement for Sale (Unregistered) dated 21st May, 1990 between Mrs. Hafiza Abdul Gafoor and Mr. Mohan Baburao Chavan. 3) Agreement for Sale (Unregistered) dated 16th March, 1992 between Mr. Mohan Baburao Chavan and Ms. Pragati Jethmalani & Vikas J. Jethmalani.

Any person who may find the same may kindly contact and return them on my above address OR contact me on +91 9699998877

MODISON LIMITED

(Formerly known as Modison Metals Limited) Corporate Identification No. (CIN) - L51900MH1983PLC029783 Regd. Office: 33 NARIMAN BHAVAN, 227 NARIMAN POINT, MUMBAI MH 400021

40th ANNUAL GENERAL MEETING NOTICE

1. Notice is hereby given that the 40th Annual General Meeting ("AGM") of the Members of Modison Limited ("the Company") will be held on Tuesday, 25th July 2023 at 11:30 A.M. through Video Conferencing or Other Audio - Visual Means (VC/OAVM) to transact the business, as set out in the Notice convening the 40th AGM in compliance with the applicable provisions of the Companies Act, 2013 read with all applicable circulars on the matter issued by the Ministry of Corporate Affairs and Securities and Exchange Board of India (SEBI).

THE SCHEDULE HEREINABOVE REFERRED TO :

Flat No. 29 measuring approximately 460 square feet carpet area on the 4th floor of building known as "Kartar Bhuvan" along with 5 (five) fully paid-up shares of Rs. 50/- (Rupees Fifty Only) each bearing distinctive Nos. 131 to 135 (both inclusive) and evidence by Share Certificate No. 27 issued by Kartar Bhuvan Cooperative Housing Society Limited standing on all that piece and parcel of land bearing Plot No. 35 C, Cadastral Survey No. 526 of Colaba Division, Maharashtra.

SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY

All these pieces and parcel of Unit-7, 8 Ground Floor, Unit-1, 1st Floor in Commercial I, 1st Avenue Business Park, Birla College, Road, Durga Mata Chowk, Kalyan West Thane.

Known Encumbrances

RFL is not aware of any encumbrances on the secured asset to be sold. Interested parties should make their own assessment of the secured asset to their satisfaction. Secured Creditor (RFL) does not in any way guarantee or makes any representation with regard to the fitness/utility of the aforesaid secured asset.

For any other information, please contact Mr. Vinod Singh on his Mobile No. 9821577551 or contact him at his e-mail id: singh.vinod2@religare.com, and Mr. Santosh Lad Mobile No. 9702022550 or contact him at his e-mail id: Santosh.Lad.santosh.lad@religare.com.

Authorised Officer Religare Finvest Limited

THE KAPOL CO-OPERATIVE BANK LTD.

Multi State Scheduled Bank

Table with 4 main sections: a) Asset quality, b) Sector-wise Advances and Gross NPAs, c) Provisions on Advances and Gross NPAs, d) Exposure to real estate sector. Includes various financial metrics and ratios.

PUBLIC NOTICE

To Mr. Chandrakant G. Kedari, Flat No.702 REKHA Apartment Coop. Housing Society, Amrut Nagar, Ghatkopar-West, Mumbai-400086

Recovery Notice u/s 154(b)-29 of M. S. C. Societies Act, 1960 Under the instructions and information of my client Rekha Apartment Coop. Housing Society Ltd. at Amrut Nagar, Ghatkopar - West, Mumbai - 400086, Notice is given to you as under:-

PUBLIC NOTICE

Log type Helpdesk details Securities held with NSDL Please contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1200 990 and 1800 22 44 30

Securities held with CDSL Please contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 022-23058738 or 022-23058542-43

The detailed instructions for joining the AGM through VCOAVM and casting the vote through remote e-voting / e-voting at the AGM are provided in the Notice of the AGM. Members are requested to carefully go through the same.

For Modison Limited Sd/ Manika Arora Company Secretary

PUBLIC NOTICE

TAKE NOTICE THAT I am investigating the title of my client Smt. Sadhana Kishor Chhedha who is the owner of the Flat No. 902 on the 9th Floor, Mulund Devraj Prerana Flat Owners CHS Ltd., situated at Dr. R.P. Road, Opp. Sanghavi Chawl, Mulund (West), Mumbai-80 and allottee of 5 Shares of Rs. 50/- each bearing Nos. 61 to 65 (Certificate No.13) of Mulund Devraj Prerana Flat Owners Co-operative Housing Society Ltd., (Said Shares), (hereinafter the "Said Flat" and "Said Shares") together be referred to as the "Said Property".

Originally, Shri. Purshottam C. Patel & Shri. Navinchandra Hirji had acquired from the Previous Owners, a Flat No. 8 on 3rd Floor of the building known as Mulund Devraj Prerana Flat Owners Co-operative Housing Society Ltd., situated at Dr. R.P. Road, Mulund West, Mumbai 400080 (said old flat). Shri. Ishwarlal Vithaldas Panchal had purchased the said old flat from Shri. Purshottam C. Patel & Shri. Navinchandra Hirji vide Agreement for Sale dated 28th March 1971. The said society had allotted the said shares in the name of Shri. Ishwarlal V. Panchal (said old shares). Smt. Sadhana K. Chhedha had purchased the said old flat and said shares from Shri. Ishwarlal V. Panchal as per registered Agreement for Sale dated 25th May 2000.

Upon redevelopment of the old building, the said society and the Developers M/s. Anon Developers as per registered Agreement for Permanent Accommodation dated 28th June 2002 had allotted the said flat in lieu of old Flat No. 8 to Smt. Sadhana K. Chhedha.

Original Agreement dated 28th March 1971 executed between Shri. Purshottam C. Patel & Shri. Navinchandra Hirji and Shri. Ishwarlal V. Panchal and Original documents executed between Shri. Purshottam C. Patel & Shri. Navinchandra Hirji and previous owners are misplaced and not traceable.

Any person's having any claim or right in respect of the said property as a legal heir and/or by way of allotment, sale, mortgage, lease, lien, license, gift, possession, inheritance, succession, share or encumbrance however or otherwise is hereby required to intimate in writing to the undersigned at Office No. 3, 1st Floor, Supriya Heights, P.K. Road, Mulund (W), Mumbai 80 within 14 days from the date of publication of this notice of his/her/their such claim/s, if any, with certified true copies all supporting documents, failing which the claim/s, if any, of such person/s shall be treated as waived, abandoned and not binding.

Sd/- VIVEK R. RAVANI (ADVOCATE) Place : Mumbai Date : 28.06.2023

ward wizard

Innovations & Mobility Limited

WARDWIZARD INNOVATIONS & MOBILITY LIMITED

CIN : L35100MH1982PLC264042 Reg. Off. : Shop No-508, Swami Samarth Plaza Ganra Hospital, RRT Road, Mulund West Mumbai, Maharashtra - 400080, India

Corp. Off. : Survey 26/2, Opposite Pooja Farm, Sayajipura, Ajwa Road, Vadodara, Gujarat - 390019, India Ph : + 91 9727755083/635899127, E-mail : compliance@wardwizard.in; Website: www.wardwizard.in

NOTICE OF POSTAL BALLOT & REMOTE E-VOTING INFORMATION

The Members of Wardwizard Innovations & Mobility Limited ("the Company") are hereby informed that in compliance with the provisions of Sections 108, 110 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act"), read with Rule 20 and 22 of Companies (Management and Administration) Rules, 2014 (the "Rules") and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), Secretarial Standard - 2 on General Meetings (the "SS-2"), read with the General Circular Nos. 14/2020 dated 8th April, 2020, 17/2020 dated 13th April, 2020, 22/2020 dated 15th June, 2020, 33/2020 dated 28th September, 2020, 39/2020 dated 31st December, 2020, 10/2021 dated 23rd June, 2021, 20/2021 dated 8th December, 2021 and 3/2022 dated 5th May, 2022 and 11/2022 dated 28th December, 2022 issued by the Ministry of Corporate Affairs (collectively referred to as "MCA Circulars") and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations") and all other applicable laws and regulations, as amended from time to time (including any statutory modification(s) or re-enactment thereof for the time being in force), the Notice of Postal Ballot has been sent to the Members of the Company for seeking approval of the following Special Business (Special Resolutions) by way of Postal Ballot through remote e-voting process only ("remote e-voting").

Table with 2 columns: Sr. No., Description of Special Resolution, Type of Resolutions. Contains 3 items regarding appointments and resolutions.

In compliance with the above-mentioned provisions and MCA Circular, the electronic copies of Postal Ballot Notice ("Notice") along with the Explanatory Statement has been sent on Tuesday, 27th June, 2023, to those Members whose names appeared in Register of Members / List of Beneficial Owners maintained by the Company RTA / Depositories respectively as on the cut-off date Friday, 16th June, 2023 (the "Cut-off date"). In accordance with the above-mentioned Circulars, Members can vote only through remote e-voting process. Further, pursuant to the aforesaid circulars sending the physical copies of the Notice along with postal ballot forms and pre-paid business reply envelopes have been dispensed with.

This Notice is available on the Company's website at www.wardwizard.in, website of the Stock Exchange viz. BSE Limited at www.bseindia.com respectively and on the website of the National Securities Depository Limited ("NSDL") at evoting@nsdl.co.in.

The Company provides the Members the facility to exercise their right to vote by electronic means through e-voting services provided by NSDL. The detailed instruction for e-voting have been provided in the Notice.

The remote e-voting is available during the following period: Commencement of e-Voting: 9:00 A.M (IST) on Thursday, 29th June, 2023 End of e-Voting: 5:00 P.M (IST) on Friday, 29th July, 2023

The remote e-voting module shall be disabled by NSDL for e-voting thereafter. During this period, Members of the Company holding Shares either in physical form or in dematerialized form as on Friday, 16th June, 2023, may cast their vote by remote e-voting.

Once the vote is cast on the resolution, the Members will not be allowed to change it subsequently or cast the vote again. 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 the cut-off date Friday, 16th June, 2023. A person who is not a Member as on the cut-off date should treat this Notice for information purpose only.

Members who have not registered their email ID are requested to register the same in the following manner:

a) Members holding Shares in physical mode and who have not registered / updated their email ID with the Company are requested to register / update their email ID with Purva Share Registry (India) Private Limited on https://www.purvashare.com/email-and-phone-updation/ or the scanned copies of the documents may alternatively be mailed to Purva Share Registry, Registrar of Company (RTA) on the email id of RTA i.e. support@purvashare.com.

b) Members holding Shares in dematerialized mode are requested to register / Update their email ID with the relevant Depositories participants with whom they maintain their Demat Account(s).

The Board of Directors of the Company at its Meeting held on Friday, 23rd June, 2023 has appointed Mrs. Pooja Amit Galya, Practicing Company Secretary (Membership No. : 69393 COP - 25845) as Scrutinizer for conducting the Postal Ballot through remote e-voting process, in a fair and transparent manner.

The result of remote e-voting conducted through Postal Ballot will be declared within two (2) working days from conclusion of Postal Ballot i.e. on or before Tuesday, 01st August, 2023 and the same would be intimated to BSE and will be hosted on website of the Company (www.wardwizard.in) and on the website of Stock Exchange BSE limited at www.bseindia.com and website of the NSDL (evoting@nsdl.co.in).

In case of any query relating to e-voting or Postal Ballot, Members may refer Frequently Asked Questions ("FAQs") and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on: 022-4886 7000 and 022-2499 7000 or send a request to Ms. Pallavi Mishra, Senior Manager at evoting@nsdl.co.in.

Members are requested to carefully read all the notes set out in the Notice and in particular manner of casting vote through remote e-voting.

By Order of the Board For Wardwizard Innovations & Mobility Limited Sd/- Jaya Ashok Bhardwaj Company Secretary and Compliance Officer Membership No.: A37912

Place : Vadodara Date : 28th June, 2023

VASTU HOUSING FINANCE CORPORATION LTD

Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra. CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in respect of the notice within 60 days from the date of receipt of the said notice.

Table with 5 columns: S.N, Name of Borrower, Co-Borrower and LAN No., Date & Amount of Demand Notice, Description of Property, Date & Type of Possession. Contains 3 entries.

The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

Table with 5 columns: S.N, Name of Borrower, Co-Borrower and LAN No., Date & Amount of Demand Notice, Description of Property, Date & Type of Possession. Contains 3 entries.

Date : 28.06.2023 Place : Mumbai Authorised officer Vastu Housing Finance Corporation Ltd

Utkarsh Small Finance Bank

Aapki Ummeed Ka Khaata (A Scheduled Commercial Bank)

Zonal Office: 7th Floor, Best Commercial Complex, Near Dr Ambedkar Udyan, Chembur East, Mumbai (MH) - 400071 Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehapalpur, Kazi Sarai, Harhua, Varanasi, UP-221 105.

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Notice is hereby given under the securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 and in exercise of powers conferred under 13(12) read with rule 3 of Security interest (enforcement) rules 2002, the authorised officer issued a Demand notice on the dates noted against each account as mentioned hereinafter, calling them to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers/Guarantors having failed to repay the amount 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 on the dates mentioned against each account.

The borrower/Guarantors in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of UTKARSH SMALL FINANCE BANK LIMITED for the amounts and interests thereon mentioned against each account herein below:

The attention of the borrowers/Guarantors detailed hereunder is invited to the provisions of subsection (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

Table with 6 columns: Sr. No., Name of the Branch, Name of the Account, Name of the Borrower/ Guarantor (Owner of the Property), Date of Demand Notice, Date of Physical Possession, Amount outstanding as on the date of Demand Notice. Contains 1 entry.

Description of the Charged / Mortgaged Property (all the part & parcel of the property consisting of): All the part and parcel of the property situated at Flat No. 001, Ground Floor, A Wing, Dream Homes, Vichumbe, Off Vichumbe Road, Survey No. 109 at Village Vichumbe, Panvel, District - Raigad, Maharashtra - 410206 East: Internal Plot West: Open Plot North: Open Plot South: Internal Road.

Date: 28/06/2023 Place: Thane Sd/- Arif Mulla (Authorized Officer) Utkarsh Small Finance Bank Ltd.

Morgan Stanley India Primary Dealer Private Limited

18th Floor, Tower 2, One World Center, Plot- 84.1, Jupiter Textile Mill Compound, Senapati Bapat Marg, Lower Panel, Mumbai 400013

Audited Financial Results for the Year ended 31st March 2023

(Rs. Crores)

Balance Sheet as at 31st March 2023

Table with 2 columns: SOURCES OF FUNDS, Amount. Includes Shareholders' Funds, Liabilities & Provisions, Current Assets, and Application of Funds.

Profit and Loss Account for the year ended 31st March 2023

Table with 2 columns: Income, Expenses, Profit Before Tax, Net Profit, Regulatory Capital Required (As per Capital Adequacy Guidelines), Actual Capital, Return on Net Worth. Includes interest, discount, trading profit, and other items.

Profit and Loss Account for the year ended 31st March 2023

Table with 2 columns: Income, Expenses, Profit Before Tax, Net Profit, Regulatory Capital Required (As per Capital Adequacy Guidelines), Actual Capital, Return on Net Worth. Includes interest, discount, trading profit, and other items.

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All the investments in the above non government securities are rated and are above investment grade securities

Reserve Bank of India circular DNBR.PD.004/03.10.119/2016-17 dated 23 August 2016 as amended from time to time.

For Morgan Stanley India Primary Dealer Private Limited Place : Mumbai Date : 21st June 2023 Director

