

Date: 06th September, 2024

To,
BSE Limited
Corporate Relations Department,
1st Floor, New Trading Ring,
P. J. Towers, Dalal Street,
Mumbai - 400 001.

Reference: BSE Scrip code - 544168 - Varyaa Creations Limited

Sub: Newspaper Publication - Compliance under Regulation 47 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

Pursuant to Regulation 47 of the Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 and in compliance with applicable circulars issued by the Ministry of Corporate Affairs in this regard, please find enclosed Public Notice published in the Newspapers (including e-Newspapers) on Friday, 06th September, 2024 viz. The Free Press Journal (Mumbai) and Navshakti (Marathi), inter -alia, informing about the 19th Annual General Meeting of the Company to be held on Monday, 30th September, 2024 at 03.00 p.m. through Video Conferencing ('VC') / Other Audio Visual Means ('OAVM') and Completion of dispatch of the Notice of 19th AGM and the Integrated Annual Report for FY 2024 through Email on 06th September, 2024.

This information is also being uploaded on the Company's website at www.varyaacreations.com

You are requested to take note of the same.

Thanking you,

Yours faithfully,

For **Varyaa Creations Limited**

Pooja Naheta
Managing Director
DIN: 03548285
Encl:

PUBLIC NOTICE

Notice is hereby given to the public at large that I am investigating the Title of MR. JATIN DILIP SHAH, who is the Owner of Shop, which is more particularly described in Schedule hereunder...

Any person or persons having and/or claiming to have any right, title or interest in the said property more particularly described in schedule hereunder written by way of sale, Agreement for Sale, Mortgage, Lease, Tenancy, charge, lien possession, right of way and/or in any other manner...

SCHEDULE OF THE PROPERTY MENTIONED ABOVE: All that Shop No. 27 having Carpet Area of 324 sq. ft. Carpet Area situated on Ground Floor in a Building known as "VISHAL COMPLEX" belonging to "VISHAL SHOPPING CENTRE COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LIMITED" situated at S.V. Road, Malad (West), Mumbai 400064 vide Registration No. MUMW/P/IGNL/O/1058/2003-04 constructed on Plot of Land Bearing CTS No. 505/B (Part) of Darset Field in Dipika Pakhadi of Village Malad North, Taluka Borivali, Mumbai Suburban District.

Sd/- MR. DARSHAN H. BHATT ADVOCATE HIGH COURT

Place: Mumbai Date: 06/09/2024

AU SMALL FINANCE BANK LIMITED A SCHEDULED COMMERCIAL BANK

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001

APPENDIX IV [SEE RULE 8(1)] POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited A Scheduled Commercial Bank under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and in exercise of Powers conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued demand notice dated 05-June-2024 vide Ref. No.: CB/SAR/13-2/AGR/JUNE-2024/01 Loan Account No. 2121251536553099 calling upon the Borrower/ Co Borrowers /Mortgagors M/S. Farm Root Agro Through It's Proprietor Mr. Balasaheb Annasaheb Kadam (Borrower), Mr. Balasaheb Annasaheb Kadam S/o Annasaheb Dattoba Kadam (Co-Borrower/Mortgagor), Mrs. Kalpana Balasaheb Kadam W/o Mr. Balasaheb Annasaheb Kadam (Co-Borrower/Mortgagor) to repay the amount mentioned in the notices being Rs. 1,25,33,413/- (Rupees One Crore Twenty Five Lakh Thirty Three Thousand Four Hundred Thirteen Only) as on 04 June 2024 aggregating total due (which includes principal, interest, penalties and all other charges) with further interest and charges until payment in full within 60 days from the date of notice/date of receipt of the said notice.

The Borrower/Mortgagor/Guarantor having failed to repay the amount, notice is hereby given to the borrower/ mortgagor and the public in general that the undersigned has taken possession of the property 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 this 03 day of Sept. of the year 2024.

The Borrower/Mortgagors/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 AU Small Finance Bank Limited for an amount of Rs. 1,30,58,854/- (Rupees One Crore Thirty Lakh Fifty Eight Thousand Eight Hundred and Fifty Four Only) as on 16/08/2024 and further interest & expenses thereon until full payment.

Description of immovable properties

- 1. All that part and parcel of commercial property, office No. 106, admeasuring 225 sq. ft. carpet area on the first floor in the building known as "Pranav Chambers" on Plot no. 77, 78, 79 & 80, Situated at sector 19, Vashi, Navi Mumbai, Taluka and District Thane, Maharashtra. Owned by Mr. Balasaheb Annasaheb Kadam. Boundaries of the plot as below: - East: Road, West: Plot no. 66, 67 & 69, North: Plot No. 81, South: Plot No. 76 2. All that part and parcel of property, Warehouse Unit No. 204, admeasuring 250 sq. ft. built up area, on second floor, Warehousing Complex, APMC Phase II, Situated at plot no. 1, Sector 19, C, Vashi, Navi Mumbai, Taluka and District Thane, Maharashtra. Owned by Mrs. Kalpana Balasaheb Kadam. Boundaries of the plot as below: - East: Road, West: Plot No. 1A, North: Road, South: Road. 3. All that Part and Parcel of Property, Office Unit No. 103, admeasuring 190 sq. ft. built up area + 52 sq. ft. terrace area, on First Floor, in the building standing on Plot No. 98, Situated at Sector 19C, Vashi, Navi Mumbai, Taluka and District Thane, Maharashtra. Owned By Mr. Balasaheb Annasaheb Kadam. Boundaries of the Plot as below: - East: Plot No. 120, West: Internal Road, North: Plot No. 97 South: Plot No. 99 Date : 03.09.2024 -sd/- Place : Sector 19C, Vashi, Navi Mumbai, Maharashtra. Authorized Officer Taluka and District Thane. AU Small Finance Bank Limited

CITY UNION BANK LIMITED Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612 001. E-Mail id : crm@cityunionbank.in, Ph : 0435-2432322. Fax : 0435-2431746

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to City Union Bank Limited will be sold in Tender-cum-Public Auction by the Authorized Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of Rs. 1,11,13,788/- (Rupees One Crore Eleven Lakh Thirteen Thousand Seven Hundred and Eighty Eight Only) as on 30-08-2024 together with further interest to be charged from 31-08-2024 onwards and other expenses, any other dues to the Bank by the borrowers/ Guarantors No.1) M/s. Vikram Enterprises, Shop No.2, H.No.1851, Tarabai House, Arvind Colony, Manegana, Ullhasnagar, Thane - 421304. No.2) M/s. Someshwar Enterprise, at Tarabai House, Arvind Colony, Sahyadri Nagar, Manegana, Manera Village, Taluka Ambernath, Ullhasnagar, District Thane - 421004. No.3) Mr Ajay Vitthal Joshi, (Also Legal Heir of Late Vitthal Tukaram Joshi), S/o. Late Vitthal Tukaram Joshi, at Shivlam Road No.298, Behind Vitthal Mandir, Atmandre, Poambarnath, Ullhasnagar, Thane - 421004. No.4) Mrs. Virushai Ajay Joshi, W/o. Ajay Vitthal Joshi, at Shivlam Road No.298, Behind Vitthal Mandir, Atmandre, Poambarnath, Ullhasnagar, Thane - 421004. No.5) Mr. Vijay Vitthal Joshi, (Also Legal Heir of Late Vitthal Tukaram Joshi), S/o. Late Vitthal Tukaram Joshi, at House No.298, Shivlalay Bunglow, Manegana, Near Vitthal Mandir, Ullhasnagar, Thane - 421004. No.6) Mrs. Pranali Vijay Joshi, W/o. Vijay Vitthal Joshi, at House No.298, Shivlalay Bunglow, Manegana, Ullhasnagar-421004.

Note: That our 270-Mumbai-Kalyan Branch has also extended financial assistance (CUB OSCL SPECIAL-BR-50181208062492) dated 30-03-2020 requested by No.5. of you for which No.6 of you stood as Co-obligants for the facility for a total amount of Rs. 10,50,000/- at a ROI of 13%. The same has been also classified as NPA on 30-12-2020 and the outstanding balance as on 30-08-2024 is Rs. 19,55,343/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 31-08-2024 till the date of realization.

Immovable Property Mortgaged to our Bank Schedule - A : (Property Owned by Late Vitthal Tukaram Joshi, Represented by his Legal Heirs Mr. Ajay Vitthal Joshi & Vijay Vitthal Joshi) All that piece and parcel of Carpet Area - 1,221 sq. ft., built up Area of Entire First Floor - 1,465 sq. ft. (20% loading on Carpet Area) as per Physical measurement the Carpet Area is 1,221 sq. ft. i.e. the built up Area is 1,465 sq. ft. (20% loading on Carpet Area) which is considered for the valuation, Block No.1811, Near Matan Market, Khata No.54/26/451, Ullhasnagar - 5, District Thane and Sub-Registration Ullhasnagar, District Thane, in the Revenue Village - Ullhasnagar Camp - 5, the said property is constructed prior to 1965 and is situated within the limits of Ullhasnagar Municipal Corporation and bounded as follows: - On towards East by: Hutments, On or towards South by: Hutments, On or Towards West by: Hutments, On or Towards North by: Road.

Reserve Price : Rs. 57,00,000/- (Rupees Fifty Seven Lakh Only) AUCTION DETAILS Date of Tender-cum-Auction Sale 15-10-2024 Venue City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203222, Cell No.9325054252.

Terms and Conditions of Tender-cum-Auction Sale:

- (1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421 304. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorized Officer, City Union Bank Ltd., together with a Demand Draft for EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd." on or before 12.00 Noon on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact Telephone No.0251-2203222, Cell No.9325054252. (5) The properties are sold on "As-is-where-is", "As-is-whats-is" and "whatever-there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 01.00 p.m. on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorized Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorized Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee, as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorized Officer shall have the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam, Date : 04-09-2024 Authorized Officer

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PL000287, Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com

ICICI Bank Branch Office: ICICI BANK LTD, Ground Floor, Akruti Centre, MIDC, Near Telephone Exchange, Opp Akruti 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) This E-Auction Notice for Sale of Immovable Asset/ Assets is being issued by ICICI Bank Ltd. (an underlying pool assigned to ICICI Bank by Dewan Housing Finance Ltd. (DHFL)) in relation to the enforcement of security with respect to a Housing Loan facility granted pursuant to a Loan Agreement entered into between DHFL and the following Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors 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.

The Notice is hereby given to the public in general and in particular to the Borrower/ Borrowers/ Co-Borrower/ Co-Borrowers/ Guarantor/ Guarantors that the below described immovable property mortgaged/ charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of ICICI Bank Ltd. will be sold on "As is where is", "As is what is" and "Whatever there is" basis as per the brief particulars given below:

Table with 7 columns: Sr. No., Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Loan Account No., Details of the Secured Asset/ Property with known encumbrances, if any, Outstanding amount, Reserve price/ Earnest Money Deposit, Date and time of property inspection, Date and time of E-Auction. Includes details for Mr. Sarbeshwar Surendra Majhi and Mr. Sudhir Tukaram Lad.

The online auction will take place on the website https://disposalhub.com of the E-Auction agency M/s. Xeon Global Pvt. Ltd. The recipients of this notice are given a last chance to pay the total dues with further interest till September 24, 2024 before 05:00 PM failing which, the Secured Asset/ Assets will be sold as per schedule.

The prospective Bidder/ Bidders must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer to 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 24, 2024 before 02:00 PM thereafter, he/ she/ they need to submit the offer/ offers through the website mentioned above on or before September 24, 2024 before 05:00 PM along with a scanned copy of the Bank acknowledged DD as a proof of payment of the EMD. In case, the prospective Bidder/ Bidders i/ are unable to submit the offer/ offers through the website then a signed copy of the 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 24, 2024 before 05:00 PM The 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 regarding the inspection, Terms and Conditions of the E-Auction or submission of tenders, contact ICICI Bank Employee Phone No. 8879773036/7304915594/8454089353. Please note that the Marketing agencies M/s. NexGen Solutions Private Limited, 2, Augco Assets Management Private Limited 3, Mtex Net Pvt Limited, have also been engaged in facilitating the sale.

The Authorized Officer reserves the right to reject any or all of the bids without furnishing any further reasons. For detailed Terms and Conditions of the sale, please visit www.icicibank.com/n4p4s

Date: September 06, 2024 Authorized Officer ICICI Bank Limited Place: Mumbai

BOMBAY MERCANTILE CO-OPERATIVE BANK LIMITED (Multi State Scheduled Bank)

Regd Head Office : Zain G. Rangoonwala Building, 78, Mohammed Ali Road, Mumbai - 400 003. Tel: 022-23425961/62/63/64, For Account Balance Enquiry Missed Call : 9512004406

NOTICE TO MEMBERS

Notice is hereby given that the 87th Annual General Body Meeting of the Members (Shareholders) of BOMBAY MERCANTILE CO-OPERATIVE BANK LIMITED will be held on 30th September, 2024 at 10.00 A.M. at, Baitul Hujaj (Haj House), 2nd Floor, 7-A, M.R.A. Marg (Palton Road), Mumbai - 400 001, to transact the following business / agenda :

- 1. To confirm the minutes of the Annual General Meeting held on 18th September, 2023. 2. To consider and adopt the report of the Board of Directors and the Audited Balance Sheet, Profit & Loss Account and Auditors Report for the year ended as on 31st March, 2024. 3. To appropriate Net Profit as recommended by the Board of Directors for the year ended 31st March, 2024. 4. To approve the appointment of Statutory Auditors for the Bank for the year 2024 - 2025 and fix their remuneration. 5. To consider the Annual Budget of the Bank for the year 2024 - 2025. 6. To grant Leave of Absence to the Members of the Bank who have not attended this 87th Annual General Meeting. 7. Any other issue / business with the permission of the Chair. 8. To elect 18 Members of the Board of Directors for a term of 5 years i.e from 30th September, 2024 to 30th September, 2029.

Note : The information regarding the election programme are annexed hereto.

By Order of the Board of Directors Sd/- (DR. M. SHAH ALAM KHAN) MANAGING DIRECTOR

Date : 17th August, 2024 Place: Mumbai.

If there is no quorum within half an hour after the appointed time, the meeting shall stand adjourned to 10.30a.m. the same day and agenda of the Original Meeting shall be transacted at the said venue, irrespective of the rule of quorum, in terms of the Bye laws.

Any Member desiring information pertaining to Accounts, is requested to write to the Bank, at least six days in advance of the date of the Annual General Meeting.

Copies of the Annual Report are available at the Head Office and the branches of the Bank.

Election under Agenda item No. 8 of 18 members of Board of Director, shall be conducted by the Returning Officer, District / Magistrate / Collector Mumbai City, as per the schedule Election programme under order dated 16.08.2024 of Co-operative Election Authority, Government of India, Ministry of Co-operation, New Delhi.

Note: The information regarding the election program has already been published in newspapers on 19th August 2024 by the Returning officer appointed by the office of Co-Operative Election Authority New Delhi.

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to IIFL Home Finance Limited (Formerly known as Infina Housing Finance Ltd.) (IIFL-HFL) Corporate Office at Plot No.38, Lloyds Vihar, Phase-IV (Gurgaon-122015 (Haryana) and Branch Office at -Office No 303, 3rd Floor, Neelkanth Landmark , Behind Vijay Sales, Behind Orion Mall, Patel, 213, 2nd floor, Yash Padma Arcade, Bolser Tarapur Road, Bolser (West), - 401501, Dist - Palghar, "IIFL House, Sun Intefach Park Road No. 16V, Plot No-B-23, Thane Industrial Area, Wagle Estate, Thane - 400684 " under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IIFL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IIFL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website: www.iiflhome.com

Table with 5 columns: Borrower(s)/ Co-Borrower(s)/ Guarantor(s), Demand Notice Date and Amount, Description of the Immovable property/ Secured Asset, Date of Physical Possession, Reserve Price. Includes details for Mr. Rahul Prakashchand Jain and Mr. Yashubhushan Savakhan Muslija.

1. Mr. Yashubhushan Savakhan Muslija 2. Mrs. Fahana Begum Mohd Mahmood Momin (Prospect No. IL10269909) 1. Mr. Nasrudin Habibullah Saikh 2. Mrs. Ayesha Begum N. Shaikh (Prospect No. 906728)

1. Mr. Ajinkya Sampat Kamble 2. Mrs. Priyanka Vijay Westar (Prospect No. IL1009162)

1. Mr. Yashubhushan Savakhan Muslija 2. Mrs. Fahana Begum Mohd Mahmood Momin (Prospect No. IL10269909) 1. Mr. Nasrudin Habibullah Saikh 2. Mrs. Ayesha Begum N. Shaikh (Prospect No. 906728)

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PUBLIC NOTICE

Take Notice that my client Mr. Lisbon H. Sheth has lost/misplaced the Original title deed Agreement dated 23/07/1974 (Mother Agreement) entered into between executed between Dalal Construction Company and Smt. Sushilaben Sarabhai Shah the first predecessor-in-title of my client in respect of my client's Flat No. 7 on Third Floor, Shreenath Apartment of Parle Shreenath Co-operative Housing Society Ltd., situated at Gangaram Bwaja Indulkar Marg, Vile Parle (East), Mumbai - 400057, C. T. S. No. 633 of Village Vile Parle East, Taluka Andheri, Mumbai Suburban District. If any person's has/have found the same, such person/s are requested to return the same to the undersigned at the address of the undersigned within 14 days from the date of publication of this notice, failing which, it will be presumed that the said agreement is lost and not traceable and claim/s if any based on the said agreement, will be deemed to have been waived and/or abandoned.

Sd/- Mr. Satish Kumar Upadhyay, Advocate High Court, M. I. Patel Compound, Puspka Park Road No. 3, Malad (East), Mumbai - 97. Place: Mumbai, Date: 06-09-2024

VASTU HOUSING FINANCE CORPORATION LTD

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

POSSESSION NOTICE (For Immovable Property)

Whereas, The undersigned being the Authorized 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 dated 20-May-24 calling upon the borrower Mr/Mrs.Arshad Kamal Shaikh (Applicant), Mr/Mrs.Shabistan Arshad Shaikh (Co-Applciant), Mr/Mrs.Neelofar Arshad Shaikh (Co-Applciant) to repay the amount mentioned in the demand notice bearing account number HL000000146356 bearing loan of Rs.4238103/- (Rupees Forty Two Lakh Thirty Eight Thousand One Hundred Thre Only) as on 15-May-24 within 60 days from the date of receipt of the said notices. The borrowers having failed to repay the amount, notice is hereby given to the borrower, guarantor and the public in general that the undersigned has taken Symbolic possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on this 31-08-2024.

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 (Vikhroli Branch) for an amount of Rs.4238103/- (Rupees Forty Two Lakh Thirty Eight Thousand One Hundred Three Only) and interest thereon, costs etc.

Description of Immovable property

Flat No. 305, 3rd Floor, Devdatt Chs, Cts No 762 762 1 To 3 766 And 767 of Village Dahisar, Dahisar West, Borivali, Mumbai Suburban, Maharashtra, 400068.adm. 382.12 Sq. Ft.(Carpet).

Date : 06.09.2024 Place : Mumbai Authorised officer Vastu Housing Finance Corporation Ltd

VARYAA CREATIONS LIMITED

CIN: U36910MH2005PLC154792 Regd. Office: 1, Floor - 3rd, Plot 5/1721, Kalish Darshan, Jagannath Shankarseth Marg, Kennedy Bridge, Gamdevi, Grant Road, Grant Road, Mumbai 400007 Email: varyaa.creations@gmail.com/info@varyaacreations.com Website: www.varyaaacreations.com

NOTICE OF ANNUAL GENERAL MEETING (AGM)

NOTICE is hereby given that an 19th Annual General Meeting ("AGM") of the members of Varyaa Creations Limited ("the Company") shall be held on Monday, September 30, 2024 at 03.00 p.m. through Video Conferencing/Other Audio Visual Means ("VC/OAVM") only, to transact the businesses as set out in the Notice of the AGM. Pursuant to the General Circular No. 11/2022 dated December 28, 2022, and other circulars issued by the Ministry of Corporate Affairs with the Securities and Exchange Board of India ("SEBI") Circular no. SEBI/HO/CFD/OOD-2/2013/2013 dated January 05, 2023 ("Circulars"), the Company has e-mailed to all the members, Notice of AGM on September 06, 2024 through electronic mode only to those members whose e-mail addresses are registered with the Company/ Depositories/Registrar and Share Transfer Agent. The requirement of sending physical copies of the Notice has been dispensed with.

Notice of the AGM has been uploaded on the website of the Company at www.varyaaacreations.com and can also be accessed from relevant section of the website of the Stock Exchanges i.e. BSE Limited ("BSE") via www.bseindia.com. The EAM Notice is also available on the website of Bigshare Services Private Limited ("RTA") at https://vote.bigshareonline.com

MANNER OF REGISTERING/UPDATING E-MAIL ADDRESSES:

- 1. Members holding shares in physical mode and who have not updated their e-mail address with the Company are requested to update their e-mail addresses by submitting Form ISR-1 (available on the website of the Company www.varyaaacreations.com) duly filed and signed along with requisite supporting documents to Our RTA Bigshare Services Pvt Ltd Office No S6-2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road, Andheri east Mumbai 400093 2. Members holding shares in dematerialised mode are requested to register/update their e-mail address with the relevant Depository Participants.

Manner of Casting of vote(s) through e-voting:

Members can cast their vote(s) on the business as set out in the Notice of the AGM through electronic voting system ("e-voting"). The manner of voting, including voting remotely ("remote e-voting") by Members holding shares in dematerialized mode, physical mode and for Members who have not registered their email address has been provided in the Notice of the AGM. Members attending the AGM who have not cast their vote(s) by remote e-voting will be able to vote electronically at the AGM.

Joining the AGM through VC/OAVM:

Members will be able to attend the AGM through VC/OAVM, through IVOTE PLATFORM provided by Bigshare Services Pvt Ltd at 3.00 p.m. The information about login credentials to be used and the steps to be followed for attending the AGM are explained in the Notice of the AGM.

CUT-OFF DATE

The Company has fixed Monday, September 23, 2024 as the Cut-off date for determining the members eligible to vote on all resolutions set out in the AGM Notice.

Members are requested to carefully read the Notice of the AGM and in particular, instructions for joining the AGM, manner of casting vote through remote e-voting or voting at the AGM.

By Order of the Board of Directors For Varyaa Creations Limited Sd/- Akshita Agrawal Company Secretary & Compliance Officer

Place: Mumbai Date : September 06, 2024

Union Bank of India Asset Recovery Management Branch

Address: 21, Veena Chambers, Mezzanine Floor, Dalal Street, Fort, Mumbai 400 001. Mail ID: ubin055352@unionbankofindia.bank

Ref. No. ARMB:BH/13/2/0554/24 WITHOUT PREJUDICE Date: 09.08.2024

To, M/s Bpeepe Hospitality LLP (Borrower) Head Office: 180, 2nd Floor, Mahatma Gandhi Road, Kolkata (W), West Bengal, 700 007. Also At:- A-904, Innova Marathon Next Gen, Opposite Ganpatrao Kadam Marg, Lower Parel (W), Mumbai - 400013

M/s Bpeepe Enterprises Pvt. Ltd. (Partner, Guarantor & Mortgagor)- Head Office: 180, 2nd Floor, Mahatma Gandhi Road, Kolkata (W), West Bengal, 700 007. Also At:- A-904, Innova Marathon Next Gen, Opposite Ganpatrao Kadam Marg, Lower Parel (W), Mumbai - 400013

M/s Rukmani Fibre Pvt. Ltd. (Mortgagor & Guarantor):- 1, 180, 2nd Floor, Mahatma Gandhi Road, Kolkata (W), Bengal - 700 007 Also At - A-904, Innova Marathon Next Gen, Opposite Ganpatrao Kadam Marg, Lower Parel (W), Mumbai 400013 And Also 1007, Lower Ground Floor, T

