



# HLV LIMITED

3<sup>rd</sup> September, 2024

**The Department of Corporate Services  
BSE Limited**

Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400 001

**Scrip Code: 500193**

**The Listing Department  
National Stock Exchange of India Limited**

Exchange-Plaza, 5th Floor,  
Plot No .C/1,G block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai – 400 051

**Scrip Code: HLVLTD**

Dear Sir / Madam,

**Sub: Newspaper Advertisement regarding 43<sup>rd</sup> Annual General Meeting**

Pursuant to Regulation 30 and 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we submit herewith copies of the Newspaper Advertisement of the Notice convening the 43<sup>rd</sup> Annual General Meeting of the Company to be held on Wednesday, 25<sup>th</sup> September, 2024 at 11.00 a.m. (IST) through Video Conferencing/ Other Audio Visual Means, also containing the details for remote e-Voting and Book Closure. The said notice was published in the following newspapers:

- Free Press Journal (English Daily)
- Navshakthi (Marathi Daily)

The above Notice is also available on the Company's website viz., [www.hlvlttd.com](http://www.hlvlttd.com).

Please take the above information on record.

Thanking you,

Yours faithfully,  
For **HLV Limited**

**Savitri Yadav**  
Company Secretary

Regd. Office: The Leela Mumbai, Sahar, Mumbai 400 059 India.

Phone: (91-22) 6691 1234; Fax: (91-22) 6691 1212 Website: [www.hlvlttd.com](http://www.hlvlttd.com); Email: [info@hlvlttd.com](mailto:info@hlvlttd.com)

Corporate Identity Number (CIN) L55101MH1981PLC024097

PUBLIC NOTICE

NOTICE is hereby given that we are investigating and verifying the title of Mr Noshir Dinsihaji Bokdawal in respect of the land more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Land").

Any person having any claims, objection, right, title, benefit, interest and/or demand of any nature whatsoever in respect of the Land and/or any part thereof by way of sale, exchange, lease, sub-lease, assignment, mortgage, charge, lien, inheritance, bequest, succession, gift, maintenance, easement, trust, tenancy, sub-tenancy, leave and license, care-taker basis, occupation, possession, family arrangement/ settlement, decree or order of any court of law, contracts/ agreements, development rights, project management agreement, development management agreement, memorandum of deposit of title documents, security and/or otherwise howsoever and/or otherwise claiming any other rights whatsoever, are hereby required to make the same known in writing, along with documentary proof thereof, to the undersigned within 10 (Ten) days from the date hereof, failing which, such right, title, benefit, interest, claim and/or demand of any nature whatsoever, shall be deemed to have been waived and/or abandoned and no such claim will be deemed to exist.

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of undivided agricultural land admeasuring 1 Hectors 57 Ares 64 parts of the Gut No. 34 (old Survey Number 17 1A) lying and situate at Tukadi / District Raigad, (pd-Tukadi / Sub-District and Taluka Khalapur, Zilla Parishad Raigad, Panchayat Samiti Khalapur, within the limits of Grampanchayat Wavarle, Village Pali Budruk and within the Registration District of Raigad.

Dated this 02 day of September, 2024.

Shardul Amarchand Mangaldas & Co.

Kind Attn: Mr Tarun Rao

23rd floor, Express Towers Nariman Point, Mumbai 400 021

Ph: +91 22 49335555 Fax: +91 22 49335550

Email: project.titleobjections@AMSShardul.com

POSSESSION NOTICE

Whereas, the authorized officer of Jana Small Finance Bank Limited (Formerly known as Janakshmi Financial Services Limited), under the Securitisation And Reconstruction of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s) Co-borrower(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Table with 4 columns: Sr. No., Loan No., Borrower/Co-Borrower/Guarantor/Mortgagor, 13(2) Notice Date/Outstanding Due (In Rs.) as on, Date/Time & Type of Possession. Row 1: 1, 45639420003389, 1) Vilas Pundalik Hatkar, 2) Latika Vilas Hatkar, 24.06.2024, Rs.12,39,621.07, 31-08-2024, 05:45 PM Symbolic Possession.

Description of Secured Asset: All that piece and parcel of the immovable property being land admeasuring area of 0.7848 R. Sq.mtr. being and situate at GAT No.185/4, Plot No.29, Block No.A, Majje Savkhede Bk., Dist. Jalgaon-425001. On or Towards: Towards East by: Block No.B. Towards West by: Plot No.28, Towards South by: Road, Towards North by: Plot No.23.

Whereas, the Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above have failed to repay the amounts due, notice is hereby given to the Borrowers mentioned herein above in particular and to the Public in general that the authorized officer of Jana Small Finance Bank Limited has taken Symbolic possession of the properties/ secured assets described herein above in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said rules on the dates mentioned above. The Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of Jana Small Finance Bank Limited.

Place: Jalgaon Maharashtra Sd/- Authorised Officer, Jana Small Finance Bank Limited

Date: 03.09.2024

JANA SMALL FINANCE BANK

Registered Office: The Fairway, Ground & First Floor, Survey No.101/112, 11/2 & 12/2B, Off Domlur, Koramangala Inner Ring Road, Next to EGI Business Park, Challaahatta, Bangalore-560071. Branch Office: Office No.704/705, Modi Plaza, Opp. Laxminaray Theatre, Mukund Nagar, Satara Road, Pune-411037

APPENDIX-IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES

EAUCTION-SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002. Reg. Office: 9th Floor, Antikhil Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110004. Phone: 011-23357174, 23357172, 23705414. Website: www.pnbhousing.com

B.O. Mumbai - Andheri - Office No - 2 & 3, Ground Floor, Baba House, Plot No. 86, B.I. Bajaj Road, Near WEMTO Metro Station, Andheri (East), Mumbai - 400093. Boisar, 28, Second Floor, Aamey Park, Navapur Road, Boisar (West) Maharashtra - 401501. Thane: 204, Second Floor, By Copra, Shree Ganesh Mandir Marg, Badliwaj Junction, Eastern Express Highway, Thane (West), Maharashtra - 400081. Kalyan: Office no-2-3, Third Floor, Swami Tirth Building No. 5, Shelar Park, Near Khadakpada Circle, Kalyan (West), Maharashtra - 421001.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said rules on the dates mentioned above. The Borrowers/ Co-borrowers/ Guarantors/ Mortgagors, mentioned herein above in particular and the Public in general are hereby cautioned not to deal with the aforesaid properties/ Secured Assets and any dealings with the said properties/ Secured Assets will be subject to the charge of Jana Small Finance Bank Limited.

Table with 10 columns: Loan No./Name of the Borrower/Co-Borrower/Guarantor/Name of the Property, Demand Amount & Date, Nature of possession, Description of the Properties mortgaged (D), Reserve Price (Rs.), EMD (10% of R.P.), Last Date of Submission of Bid, Bid/Inspection Date & Time, Date of Auction & Time, Date of Possession, Remarks. Rows include properties in Mumbai, Thane, and Kalyan.

\*Together with the further interest @18% p.a. as applicable, incidental expenses, costs, charges etc. incurred upto the date of payment and/or realization thereof. To the best of the knowledge and information of the authorized officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/aid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. 1) As on date, there is no order restraining and/or court injunction PNBHLF the authorized officer of PNBHLF, from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2). The prospective purchaser/bidder and interested parties may independently take the necessary steps in the proceedings/records passed etc. if any, stated in column no-K (2), but not limited to the title of the documents of the title pertaining thereto available with the PNBHLF and satisfy themselves in all respects prior to submitting tender/bid application form of making offers. The bidder/bidder to sign the terms and conditions of this auction along with the Bid Form. (3) The date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Section 4 (4) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be paid by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Section 4 (4) of the Security Interest (Enforcement) Rules, 2002. The assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Manojkumar Solanki. Toll Free: 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorized Person of PNBHLF or refer to www.pnbhousing.com

PLACE - MUMBAI Date: -01.09.2024 Sd/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

GIC HOUSING FINANCE LTD. CORPORATE OFFICE / HEAD OFFICE : GICHLF, National Insurance Building, 6th Floor, J. T. Road, Next To Astoria Hotel, Churchohgate, Mumbai, 400 020 Tel.: (022) 43041900/2285 1765 / 65 / 67 Email: Corporate@Gicfh.com Website: www.gicfhindia.com

DEMAND NOTICE (IN PURSUANCE WITH SECTION 13(2) OF THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.)

GIC Housing Finance Ltd. (GICHLF) has sanctioned Housing loan to the following borrower(s) to purchase residential premises by creating equitable mortgage in favor of GICHLF. The repayment of the loan(s) is irregular and the account(s) is finally classified as Non Performing Asset in accordance with directions and guidelines of National Housing Bank. GICHLF has therefore invoked its rights under section 13(2) of the SARFAESI ACT, 2002 and called upon the borrower(s) to repay the total outstanding due mentioned therein, within 60 days from the date of the said Demand notice(s).

The borrower(s) is hereby again called upon by this publication to pay the said total dues plus the charges & interest accrued till date within 60 days from the date of this notice failing which GICHLF shall resort to all or any of the legal rights to TAKE POSSESSION of the said property(ies) and dispose it and adjust the proceeds against the outstanding dues amount. The borrower(s) is also restrained from alienating or creating third party interest on the ownership of the property(ies).

Table with 5 columns: Sr. No., Name Of The Borrower(S) / Co-Borrowers(S)/ Guarantor(S) / File No./Branch, Address Of The Mortgaged Property, Total outstanding dues as per Demand notice, Date of Demand Notice Issued. Rows 1-17 list various borrowers and their property details.

THIS NOTICE WILL ALSO BE PASTED ON THE OUTER DOOR OF THE BORROWER'S LAST KNOWN ADDRESS AND AT THE MORTGAGED PROPERTY (IES).

Date : 03.09.2024 Place : KALYAN / MUMBAI / THANE For GIC Housing Finance Ltd. Sd/- Authorised Officer

ASSET RECOVERY MANAGEMENT BRANCH - I: Canara Bank Buildings, 4th Floor, Adil Marzban Path, Ballard Estate, Mumbai-400 001, Maharashtra • Tel. No.: 86559 48019 / 86559 48054 • E-Mail ID: chb289@canarabank.com • Website: www.canarabank.com

ARM/SHIVAM/REDEMPTION/2024-25/1/PV Date: 23.08.2024

The Borrower / Guarantors / Mortgagor, M/s. Shivam Enterprises, 110, Bharat Commercial Complex, Plot No. 4, Sector 18, Vashi, Navi Mumbai-400 705.

Mr. Sanjay Kumar Singh (Borrower), Flat No. 404, 4th Floor, "Three Kalash CHS. Ltd." Plot No. 33, Sec-10, E, Kalamboli, Navi Mumbai, Tal. Panvel, Dist. Raigad-410 218. Mr. Sanjay Kishore Soni (Guarantor), Room No. 704, Suraj Complex, G Wing, Plot No. 2/22, Sector 36, Kamathe, Tal. Panvel, Dist. Raigad-410 206.

SUBJECT : Notice for exercising the right of redemption under Section 13 (8) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "the Act").

The undersigned being the Authorized Officer of Canara Bank, ARM II Branch, Mumbai (hereinafter referred to as "the secured Creditor"), appointed under the Act do hereby issue this notice, under Section 13(8) of the Act read with Rule 8(6) of the SARFAESI Rules, to you all as under:

As you all are aware that the secured creditor has issued the Demand Notices, under Section 13(2) of the Act, on 20.03.2024, to the borrower / firm M/s. SHIVAM ENTERPRISES, the mortgagor and the guarantors (Above mentioned names), demanding to pay an amount of ₹ 46,03,836.75 (Rs. Forty Six Lakhs Three Thousand Eight Hundred & Thirty Six and Paise Seventy Five Only) and interest stated thereon within 60 days from the date of receipt of the said notices.

Since, the Borrowers / Firm, the mortgagors and the Guarantor (above mentioned names) having failed to repay the amount mentioned in the above said demand notices, the Authorized Officer under Section 13(4) of the Act has taken Symbolic Possession of the secured assets described in the Possession Notice dated 25.06.2024. Further, the said Symbolic possession notice was duly published in The Business Standard and The Navrashtri newspapers on 27.06.2024.

You all are hereby given a last and final opportunity to redeem and reclaim the secured assets, which are in possession of the secured creditor, within 30 days from the receipt of this notice, by discharging the liability of ₹ 48,95,508.64 (Rs. Forty Eight Lakh Ninety Eight Thousand Five Hundred Eight & Paise Sixty Four Only) as on 31.07.2024, plus subsequent interest, costs and expenses in full, failing which the sale notice under the Act will be published in the newspaper specifying one of the following modes mentioned below, to sell the secured assets:

i. By obtaining quotations from the persons dealing with similar secured assets or otherwise interested in buying assets; or

ii. By inviting tenders from the public; or

iii. By holding public auction including through e-auction mode; or

iv. By private treaty.

As per Section 13(8) of the Act, you are entitled to redeem the secured Assets at any time before the date of publication of sale notice in Newspapers, failing which your Right to redeem the mortgaged property as per Section 13(8) of the Act shall stand extinguished. This is without prejudice to any other rights available to the secured creditor under the subject Act / or any other law in force.

Thanking You,

Sd/- Authorised Officer CANARA BANK

HLV LIMITED CIN No.: L55101MH1981PLC204097 Registered Office: The Leela, Sahar, Mumbai - 400 059; Tel: 022-6691 1234; Fax: 022-6691 1212; Email: investor.service@hlv.com; Website: www.hlv.com

NOTICE OF THE 43RD ANNUAL GENERAL MEETING, E-VOTING AND BOOK CLOSURE

NOTICE is hereby given that the Forty Third (43rd) Annual General Meeting ('AGM' or 'Meeting') of the Members of HLV Limited ('the Company') will be held on Wednesday, 25th September, 2024 at 11.00 a.m. (IST) through two way Video Conferencing ('VC') facility / other audio visual means ('OAVM') ONLY, to transact the business as set out in the Notice of the AGM in compliance with applicable provisions of Companies Act, 2013 and rules framed thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Secretarial Standard on General Meetings ('SS-2'), the General Circulars issued by the Ministry of Corporate Affairs viz. 14/2020 dated April 8, 2020, 17/2020 dated 13, 2020, 20/2020 dated May 5, 2020 and subsequent circulars, the latest being 09/2023 dated September 25, 2023 ('MCA Circulars') and Securities and Exchange Board of India vide its Circulars dated May 12, 2020 and subsequent circulars, the latest being October 7, 2023 ('SEBI Circulars').

The Notice of the AGM and the Annual Report 2023-24 will be sent to the Members on or before September 3, 2024, through electronic mode only to those Members whose e-mail addresses are registered with the Registrar & Transfer Agent ('RTA') and Depositories/ Depository Participants ('DPs'). The Annual Report 2023-24 of the Company, inter alia, containing the Notice of the 43rd AGM is available on the website of the Company at https://www.hlv.com/investor\_relation.html, on the websites of the Stock Exchanges viz. www.bseindia.com and www.nseindia.com and on the website of National Securities Depository Limited ('NSDL') at www.evoting.nsdl.com.

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 NSDL for facilitating voting through electronic means. The detailed instructions for remote e-Voting and joining the AGM through VC/OAVM are given in the Notice of the AGM. Members holding shares in physical or in dematerialised form as on Wednesday, September 18, 2024 ('Cut-Off Date') only shall be entitled to avail the facility of remote e-Voting before and during the AGM. The remote e-Voting period commences on Saturday, September 21, 2024 (9.00 a.m. IST) and ends on Tuesday, September 24, 2024 (5.00 p.m. IST). The remote e-Voting module shall be disabled by NSDL for voting thereafter. 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. 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. Once the vote on a resolution is cast by the member, he shall not be allowed to change it subsequently or cast the vote again.

Members who have not yet registered their e-mail addresses with RTA/ DP are requested to follow the process mentioned below for registering their e-mail addresses to receive the Notice of the AGM and Annual Report 2023-24 electronically and to receive login ID and password for remote e-Voting and for attending the AGM through VC/OAVM:

Physical Holding: Please provide Folio No., Name of shareholder, scan copy of the share certificate (front and back), PAN (self-attested scan copy of PAN Card), Aadhaar (self-attested scan copy of Aadhar Card) by email to investor.service@hlv.com

Demat Holding: Please provide DPID-CLID / 16 digit DPID + CLID or 16 digit beneficiary ID, Name, client master or copy of Consolidated Account statement, PAN (self-attested scan copy of PAN Card), Aadhaar (self-attested scan copy of Aadhar Card) to investor.service@hlv.com

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 evoting@nsdl.co.in or may contact on 022- 4886 7000, as provided by NSDL.

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 022- 4886 7000 or send a request to Ms. Pallavi Mhatre, Senior Manager, at evoting@nsdl.com

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 Friday, September 20, 2024 to Wednesday, August 25, 2024 (both days inclusive) for the purpose of 43rd AGM.

For HLV Limited Sd/- Savitri Yadav Company Secretary

Place: Mumbai Date: 3rd September, 2024

Inspirisys Solutions Limited

CIN: L30006TN1995PLC031736

Regd. Office: First Floor, Dowltah Towers, New Door No. 57, 59, 61 & 63, Taylors Road, Kilpauk, Chennai - 600 010. Phone No. 044 4225 2000.

Website: www.inspirisys.com Email Id: reachus@inspirisys.com

PUBLIC NOTICE

This is to bring to attention of all concerned that the following consumer electronics devices, accessories and its spare parts of M/s. Best IT World (India) Private Limited, which are at present lying in the custody of Inspirisys Solutions Limited, since December 2020 has not been removed till date by Best IT World (India) Private Limited.

- New / Refurbished buffer stocks as provided by M/s. Best IT World (India) Private Limited.

- Defective devices returned by M/s. Best IT World (India) Private Limited Customers.

Take notice that these goods will be sold by Inspirisys Solutions Limited and the sale proceeds will be adjusted by Inspirisys Solutions Limited towards its Outstanding dues from M/s. Best IT World (India) Private Limited.

Objections if any may be made on or before 13th September 2024.

Inspirisys Solutions Limited Authorised signatory

Unit No. 25, 26 & 27, Laxmi Plaza, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053.

Email: mumbai\_andheriwest6@tmbank.in Ph: 022 26366240 - 26366260

CIN : L65110TN1921PLC091908

PRE-SALE NOTICE

TAMILNAD MERCANTILE BANK LIMITED ANDHERI WEST BRANCH

Pravin Chandrakant Lad S/o.Mr.Chandrakant Lad Room No.E-9, Ambewadi A.P.D'Souza Chawl, Shri Krishna Temple, Sahar P & T Colony S.O, Vile Parle East, Mumbai-400099.

Preeti Pravin Lad W/o.Mr.Pravin Lad Room No.E-9, Ambewadi A.P.D'Souza Chawl, Shri Krishna Temple, Sahar P & T Colony S.O, Vile Parle East, Mumbai-400099.

Sub:Pre-Sale Notice under Rule 8(6) of the Notice for Sale Security Interest (Enforcement) Rules, 2002

Whereas the Authorized Officer had issued Demand Notice dated 06.06.2024, for the loans availed by you at our ANDHERI WEST branch under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, demanding full repayment of dues in respect of the loan accounts mentioned therein. On its non-payment, the Authorized Officer of Tamilnad Mercantile Bank Limited in exercise of the powers under Section 13(12), took possession of the secured immovable/movable secured assets (schedules) under Section 13(4). The same was intimated to you vide letter/Possession Notice dated 17.08.2024. Possession notice has been published in Newspapers (i.e. Nav Shakti and Financial Express) on 22.08.2024. The total outstanding amount in your loan account/s as on 30.08.2024, in respect of the said account is Rs. 56,74,693.10 (Rupees Fifty Six Lakh Seventy Four Thousand Six Hundred and Ninety Three and Ten Paise Only). Take notice, that if the entire amount as mentioned above along with the subsequent interest and cost is not remitted to the Bank within 30 days from this notice, the authorized officer will invoke sale of secured assets in compliance with Rule 8(5) & (6) of the Security Interest (Enforcement) Rules 2002.

SCHEDULE OF PROPERTY

On equitable mortgage of Residential flat situated at Flat No.D-1 - 401, admeasuring 685 Sq.ft (Carpet Area) (822 Sq.ft - Built Up Area, 984 Sq.ft - saleable area, 4th floor, A Wing, "Sai Oshadhi Project", Survey No.120, Hissa No.7A, Village Davadi, Taluka Kalyan, District Thane, Pincode-421206 to be purchased in the name of Mr.Pravin Chandrakant Lad (Applicant) & Mrs.Preeti Pravin Lad (Co-Applicant).

Boundaries North: Matoshree Goshala East: Open Land / Davadi Village South: C1 & C2 Wing West: Entrance road of complex, Vishwakarma Building

Date : 31.08.2024 Authorised Officer TAMILNAD MERCANTILE BANK LTD. (For Mumbai Andheri West Branch)

POSSESSION NOTICE (for immovable property)

Whereas, The undersigned being the Authorized Officer of INDIABULLS COMMERCIAL CREDIT LIMITED (CIN:U65923DL2006PLC150632) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 12.03.2024 calling upon the Borrower(s) BHARATI MAHENDRA JAIN PROPRIETOR KOHINOOR WATCHES AND MAHENDRA M JAIN ALIAS MAHENDRA MISHRALL JAIN to repay the amount mentioned in the Notice being Rs.31,27,122.22 (Rupees Thirty One Lakhs Twenty Seven Thousand One Hundred Twenty Two And Paise Twenty Two Only) against Loan Account No.HLLARTN00451740 as on 11.03.2024 and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken symbolic possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 29.08.2024.

The Borrower(s) 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 INDIABULLS COMMERCIAL CREDIT LIMITED for an amount of Rs.31,27,122.22 (Rupees Thirty One Lakhs Twenty Seven Thousand One Hundred Twenty Two And Paise Twenty Two Only) as on 11.03.2024 and interest thereon.

The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY COMMERCIAL GALA/SHOP NO. 22, HAVING CARPET AREA 16.82 SQUARE METERS, ON GROUND FLOOR, IN THE BUILDING KNOWN AS KOHINOOR CITY CENTER, S. NO. 96 A1A/2B AND 5A, 40/11, 96 A1A/6 AND 96 A1B, CTS No. 2248, 2248/1, 2247, 2247/1, 2237, 2237/1, 2236, SITUATED IN RAHATNAGAR, MUMBAI PETHSHIVAPUR, RATNAGIRI-415612, MAHARASHTRA AND WHICH IS BOUNDED AS FOLLOWS:- EAST : PASSAGE, WEST : OPEN SPACE NORTH : SHOP NO. 23 SOUTH : SHOP NO. 21

Date : 29.08.2024 Authorised Officer Sd/- Place : RATNAGIRI INDIABULLS COMMERCIAL CREDIT LIMITED

सेन्ट्रल बँक होम फायनेन्स लिमिटेड Cent Bank Home Finance Limited

सेन्ट्रल बँक ऑफ इंडिया की अनुपत्ती Subsidiary of Central Bank of India

Shop No. 1 & 2, Rajshree Apartment Near Katiyavadd Showroom, D'souza Colony College Road, Nashik - 422005. (MH) Ph. No. 0253-6649224, 8149094047 | Website: www.cbhf.com

APPENDIX-IV-A [Rule 8(6)] TENDER CUM AUCTION SALE NOTICE

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 Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the general public and Guarantors of the secured assets described in the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by Authorized Officer of Cent Bank Home Finance Limited Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" Basis on date mentioned below for recovery of amount mentioned against property due to the secured creditor from the borrower. The reserve price and earnest money deposit, description of the immovable property are as mentioned in the table given below.

Table with 6 columns: Sr. No., Name of the Borrower / Co-Borrower / Mortgagor & Account No., Details of the properties, Amount outstanding as on date of demand notice (₹), Date of Demand Notice / Date of Possession, Reserve Price (₹) / Earnest Money Deposit (10% of Reserve Price), Auction Date. Rows 1-5 list various borrowers and their property details.

TERMS & CONDITIONS: (1) The Auction is being held on "As is where is" "As is what is" and "Whatever there is" Basis. (2) The secured asset will not be sold below the Reserve Price. (3) The intending purchaser/bidder should submit their bids in the prescribed tender form in a closed envelope separately for each property, with the Earnest Money Deposit (EMD) amount (not below the 10% of Reserve Price) by means of Demand Draft (Nationalised Bank) / RTGS/Online transfer in favour of Cent Bank Home Finance Ltd. payable at Nashik on or before 19.09.2024 up to 3.00 PM at above address of Cent Bank Home Finance Ltd. (4) The sealed envelope will be opened on 19.09.2024 up to 4.00 PM by the Authorized Officer at Nashik Branch in the presence of eligible available intending Bidders who have deposited EMD amount through Demand Draft (Nationalised Bank) RTGS/Online transfer to participate in Auction sale on 19.09.2024 up to 3.00 PM (5) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property under sale. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/charge/ affecting the property, prior to submitting their bid. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. (6) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at sites from 09.09.2024 to 11.09.2024 between 11.00 AM to 4.00 PM. (7) The Earnest Money Deposit (EMD) of the successful bidder/ highest 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 sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender to the Authorized Officer and shall be subject to confirmation by the Secured Creditor. The highest bid will be subject to approval of the secured creditor/Authorized Officer. (8) The successful bidder shall have to deposit 25% of the sale price, (inclusive of EMD paid), on the same day or with in 24 hours. 75% of the sale price will be paid to the Authorized Officer on or before 15th day of confirmation of sale by the Secured Creditor. In case of default of payment within the period mentioned above, the amount deposited till then shall be forfeited including Earnest Money Deposit (EMD) amount and the property shall be resold and the defaulting purchaser shall forfeit all the claim to the property or any part of the sum for which it may be subsequently sold. (9) The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. (10) The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone / cancel the Auction without assigning any reason thereof (11) This is also a notice to the Borrower/Guarantor/Property owner of the aforesaid loan in respect of the sale of the above mentioned secured Asset(s) under SARFAESI Act 2002 (under Rule 8(6)).

Place : Nashik, Date: 02.09.2024 Authorised Officer, Cent Bank Home Finance Ltd., Nashik

In case of discrepancy between notices published in English and Marathi, the contents of the notice published in English shall prevail

