BEFORE THE NATIONAL COMPANY LAW TRIBUNAL MUMBAI BENCH
COMPANY SCHEME PETITION NO. 187 OF 2025 CONNECTED WITH COMPANY SCHEME APPLICATION NO. 76 OF 2025

IN THE MATTER OF THE COMPANIES ACT, 2013
AND
IN THE MATTER OF SECTIONS 230 TO 232 OF THE COMPANIES ACT, 2013 AND OTHER APPLICABLE PROVISIONS OF THE COMPANIES ACT, 2013
AND
IN THE MATTER OF SCHEME OF MERGER OF UTSAV MALL MANAGEMENT COMPANY PRIVATE LIMITED ("TRANSFEROR COMPANY NO.1")
AND
NIMBI JODHA TRADING & FINVEST PRIVATE LIMITED ("TRANSFEROR COMPANY NO.2")
WITH
DHANSHREE FASHIONS PRIVATE LIMITED ("TRANSFEREE COMPANY")
AND
THEIR RESPECTIVE SHAREHOLDERS AND CREDITORS

UTSAV MALL MANAGEMENT COMPANY PRIVATE LIMITED]
CIN No. U74909MH2005PTC156874, a Company incorporated under the Companies Act, 1956 and having its registered office at 903, B Wing, Dalamal Towers, Free Press Journal Marg, Nariman Point, Mumbai - 400021, Maharashtra.
Email: utsavmalls1@gmail.com Mob: 022-2282-2220]
… Petitioner Company No.1 /Transferor Company No.1

NIMBI JODHA TRADING & FINVEST PRIVATE LIMITED]
CIN NO. : -U74999MH2011PTC222911
a Company incorporated under the Companies Act, 1956 and having its registered office at 903, B Wing, Dalamal Towers, Free Press Journal Marg, Nariman Point, Mumbai -400021, Maharashtra.
Email: nimbijodha@rediffmail.com Mob: 022-2282-2220]
… Petitioner Company No.2/ Transferor Company No.2

DHANSHREE FASHIONS PRIVATE LIMITED]
CIN No. U74909MH2004PTC143809 a Company incorporated under the Companies Act, 1956 and having its registered office at B/903, Dalamal Towers, Free Press Journal Marg, Nariman Point, Mumbai - 400021, Maharashtra.
Email: dhanshreefashions4@gmail.com Mob: 022-2282-2220]
… Petitioner Company / Transferee Company
(Hereinafter collectively referred to as 'Petitioner Companies')

NOTICE OF HEARING

(Under Rule 16 of the Companies (Compromises, Arrangements & Amalgamations) Rules, 2016)

NOTICE is hereby given in pursuance of Rule 16 of the Companies (Compromises, Arrangements and Amalgamation) Rules, 2016, that as directed by the Mumbai Bench National Company Law Tribunal at Mumbai by an Order dated 25th September, 2025 in Scheme of Amalgamation of Utsav Mall Management Company Private Limited ("Transferor Company No.1") and Nimbi Jodha Trading & Finvest Private Limited ("Transferor Company No.2") with Dhanshree Fashions Private Limited ("Transferee Company") and their respective shareholders And creditors is fixed for Final Hearing on Thursday, 27th day of November, 2025 at 10.30 am in the forenoon or soon thereafter.

Any person desirous of supporting or opposing the said Petition should send to the Petitioner's Advocate, Notice of his intention signed by him or his Advocate not later than seven days before the date fixed for the hearing of the Petition, the grounds of opposition or copy of affidavit shall be furnished with such notice. A copy of Petition will be furnished by the Petitioner's Advocate to any person requiring the same on payment of the prescribed charges for the same.

Dated this 04th day of November, 2025.
Place: Mumbai
Sd/-
SHRUTI KELJI-PEDNEKAR
Advocate for the Petitioners
Shop No.3, Ground Floor, Near Vikhroli Court,
Kannamwar Nagar -II, Vikhroli (East), Mumbai – 400 083

AUCTION NOTICE FOR SLUMP-SALE OF ASSETS OF AGRIMAS CHEMICALS LTD – IN LIQUIDATION

Under Regulation 32(b) of the IBBI (Liquidation Process) Regulations, 2016:

Name of the Corporate Debtor	Agrimas Chemicals Limited
Registered Address	H-2, MIDC, Taloja, District Raigad, Maharashtra
CIN	U99999MH1973PLC016649
Established	July 03, 1973
Liquidation Order Date/ NCLT Bench:	25 September 2025, NCLT Mumbai Bench-V

E-Auction Sale under Regulation 33(1) of IBBI (Liquidation Process) Regulations, 2016
Last Date for Submission of Bid Documents with EOI: 20 November, 2025 (upto 6 PM IST)
Last Date for depositing EMD: 04 December, 2025 (upto 6 PM IST)
Date & Time of E-Auction on ibbi.baanknet.com: 06 December, 2025 (11 AM to 1 PM IST)

Expression of Interest are invited from bidders for acquiring the following assets to be sold in e-auction on slump-sale basis:

Asset ID on Baanknet	Assets (In and around Mumbai)	Slump Sale Reserve price in Rs. (Exclusive of taxes/ statutory levies)	EMD in Rs.	Incremental Bid Amount in Rs.
Asset ID: 3165 Auction ID: 2025	Plot of 2100 SqM: MIDC Taloja Plot on 95 year lease wef 1 July 1973 (balance lease period 43 years, annual lease rent Re. 1 per annum), with a G+2 built-up office-cum-laboratory-cum-plant-cum-store Carpet Area 77.50 SqM: Dual Flats 3 & 4 (Jodi flat), Ground Floor, Sheetal Apartments, Kurla-W Carpet Area : 47.937 Sqm + Terrace 10.49 Sqm: A-601, Neel Orchid CHS, Sec 10, Khanda Colony, Panvel Brand, Trademarks & Licenses	8,44,00,000 (Rupees Eight Crore Forty-four Lakhs only)	80,00,000 (Rupees Eighty Lakhs only)	1,00,000 (Rupees One Lakhs only)

Important excerpts from the detailed 'Terms & Conditions of Sale' available in the Process Memorandum uploaded and available online at **https://ibbi.baanknet.com** (or available on sending email request)

1) The E-Auction will be conducted on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS, and "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS"**
2) The Invitation to invite prospective bidders does not create any binding obligation on the part of the Liquidator or Corporate Debtor to effectuate the sale. The Liquidator reserves the right to cancel and/or modify the process and/or to accept or not accept any Bid, and/or to disqualify any interested party/ bidder without assigning any reason and without any liability.
3) The Bidders will be bound by the Terms and Conditions as explicitly carried in the Process Memorandum, and non-adherence to such conditions may lead to disqualification of the Bidder/s and/or forfeiture of EMD deposited.
4) The non–interest bearing EMD to be paid only through the **Baanknet** auction platform and confirmation emailed to Liquidator.
5) Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code 2016. If the bidder is found ineligible at any point in time, the EMD and any other subsequent payments if made, shall be forfeited.

Sale Notice Issued by :
Sanjay Kumar Gupta
Liquidator - Agrimas Chemicals Ltd in Liquidation
Email: liq.agrimaschemicals@gmail.com
IBBI/IPA-003/ICAI-N-00417/2022-2023/14117,
AFA Valid till 31 Dec 2025

Place: Bhopal
Date: 4 November, 2025

PUBLIC NOTICE- SKF INDIA LTD

Registered Office: Chinchwad, Pune, Maharashtra, 411033

TO WHOMSOEVER IT MAY CONCERN

NOTICE is hereby given that the certificate[s] for the undermentioned securities of the Company has/have been lost/misplaced and the holder[s] of the said securities / applicant[s] has/have applied to the Company to issue duplicate certificate[s].

Name of the security holder	Folio No.	Face Value	Certificate No.	DistinctiveNo. From - To	No. of Shares
Prafulchandra Chunilal Joshi	KFP0051735	10/-	7736	12688651-12689010	360

The Public are hereby cautioned against purchasing or dealing in any way with the above referred share certificate[s].
Any person who has any claim in respect of the said share certificate[s] should lodge such claim with the Company or its **Registrar and Transfer Agents: MUFG Intime India Private Limited 247Park, C-101, 1 Floor, L. B. S. Marg, Vikhroli (W) Mumbai-400083.** TEL: 8108116767 within 15 days of publication of this notice after which no claim will be entertained and the Company shall proceed to issue with the Duplicate Share Certificate[s].

Place: PUNE, Date : 04.11.2025 **Name of the Claimant: Praful Chunilal Joshi**

ANAND RATHI

Anand Rathi Global Finance Limited, Express Zone, A Wing, 8th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063 India
Phone: +91 8433508283 | **Website:** www.rathi.com

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/Co-Borrower/s/Guarantor that the below described **Schedule** immovable property inter alia secured to Anand Rathi Global Finance Limited ["ARGFL"] (**Secured Creditor**) having Loan Account No. **APPL00008974** the Constructive Possession of which, will be sold by an Online e-Auction through website https://sarfaesi.auctiontiger.net on the date specifically mentioned in Schedule, on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum specifically mentioned in **Schedule** and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Borrower/s/Guarantor as mentioned below:

Name of the Borrower: (1) M/s. Happy Travels (Borrower) B/47, 2nd Floor, Sharad Industrial Estate, LBS Marg, Lake Road, Bhandup(West), Mumbai:400078.

Name of the Co-borrower/s: (2) Mr. Solomon Moses Nadar (Co-Borrower) F/902 9th Floor, Asha Kiran Samarth Garden, Plot No. 8, Datta Mandir Road, Bhandup(West), Mumbai: 400078. **(3) Ms. Sofia Solomon Nadar (Co-Borrower)** F/902 9th Floor, Asha Kiran Samarth Garden, Plot No. 8, Datta Mandir Road, Bhandup(West), Mumbai: 400078. **(4) M/s. Happy Transport (Co-Borrower)** B/47, 2nd Floor, Sharad Industrial Estate, LBS Marg, Lake Road, Bhandup(West), Mumbai:400078.

Property Address: Unit No. 47, 2nd Floor, Building No. B, Sharad Industrial Estate, Lake Road, S No. 140, CTS No. 203 A of Village Bhandup, Bhandup West, Mumbai, Maharashtra

Outstanding Amount (as per demand notice along with future interest and cost)	**Rs. 85,43,411 /-** (Rupees Eighty Five Lakhs Forty Three Thousand Four Hundred Eleven Only)
Date of Auction	9th December 2025
Reserve Price	**Rs. 1,50,34,500/-** (Rupees One Crore Fifty Lakhs Thirty Four Thousand Five Hundred Only)
Earnest Money Deposit	10% of the Reserve Price
Minimum Bid increment Amount	Rs.25,000/-(Rupees Twenty Five Thousand Only)
Date and time of inspection of property for intending purchasers	2nd December 2025 From 10 am to 4 pm
Date and Time for submission of Tender form along with KYC documents/Proof of EMD etc.	5th December 2025 Up to 4.00 PM with KYC documents
Date & time of opening of online offers	9th December 2025 Between 10:00 am and 1.00 PM

Note: The intending bidder/purchaser may visit Anand Rathi Group website www.rathi.com for detail terms and conditions regarding auction proceedings.

This Publication is also 30 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/Co-Borrower/s/Guarantor.

Date: 3rd November 2025 **Sd/- Anand Rathi Global Finance Limited**
Place: Mumbai **Authorized Signatory**

Maharashtra Industrial Township Limited (MITL)

(Formerly known as Aurangabad Industrial Township Limited)
Udyog Sarthi, MIDC Office, Marol Industrial Area,
Andheri (East), Mumbai - 400 093, Maharashtra, INDIA.
Tel No.: +91(022 26879956) Mail Id: dgmelecpra@auric.city ; Ph:+91 9324349517

NOTICE FOR INVITING e-TENDER

MITL invites online e-tenders for the following work:

E-Tender for Work of Modification/Shifting of existing 400kV M/C Aurangabad (PG) - Aurangabad (MSETCL) & Akola (MSETCL) Transmission line, passing through premises of Bidkin Industrial Area of M/s Maharashtra Industrial Township Ltd. due to proposed EV plant of M/s JSW Mobility Ltd., in the corridor provided by MITL.

The tender documents and other details can be downloaded from https://aitl.eproc.in and www.auric.city.

1. Last date and time of submission of tender through website is up to 15.00 Hrs. on 26th November 2025 and technical bids will be opened on the same day at 16.00 Hrs.
2. Pre-Bid meeting for MITL/SBIA/2025-26/T-06 will be held on 14th November 2025 at 14:00 hrs at MITL office, Mumbai.
3. Cost of Request for Proposal (RFP No MITL/SBIA/2025-26/T-06) is Rs.59000/- including GST.

Further clarification / corrigendum in this regard, if any, will be put up on https://aitl.eproc.in

Mumbai, Date: 4th November 2025

Sd/-
Managing Director, MITL.

The Phoenix Mills Limited

Regd. Office: 462, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013
CIN: L17100MH1905PLC000200 **Tel:** +91 22 3001 6600
E-mail: investorrelations@phoenixmills.com **Website:** www.thephoenixmills.com

NOTICE TO SHAREHOLDERS

(A) SPECIAL WINDOW FOR RE-LODGEMENT OF TRANSFER REQUESTS OF PHYSICAL SHARES

In terms of SEBI Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated July 02, 2025, on the above-referred subject matter, please note that the Special Window for re-lodgement of transfer deeds of The Phoenix Mills Limited will be open till January 06, 2026.

The facility is available only if the transfer deeds were lodged prior to April 01, 2019 and rejected/returned/not attended to due to deficiency in the documents /process /or otherwise for a period of six months from July 07, 2025 till January 06, 2026.

In case you wish to avail this opportunity, please contact the Company's Registrar and Transfer Agent i.e. MUFG Intime India Private Limited at their office at C101, Embassy 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai 400083.

The shares that are re-lodged for transfer, if approved, will be issued only in demat mode. Due process shall be followed for such transfer-cum-demat requests.

For further information, please refer to the link at SEBI Circular or send an email to investorrelations@phoenixmills.com

(B) 100 Days Campaign- "Saksham Niveshak" - for KYC and other related updation and shareholder engagement to prevent transfer of Unclaimed dividends to Investor Education and Protection Fund ("IEPFA")

Notice is hereby given to the Shareholders of The Phoenix Mills Limited ("Company") that Investor Education and Protection Fund Authority ("IEPFA"), Ministry of Corporate affairs ("MCA") pursuant to the letter dated July 16, 2025, has initiated a 100 days campaign **"Saksham Niveshak"** starting from July 28, 2025 to November 6, 2025. The shareholders may note that this campaign has been started proactively and specifically to reach out to the shareholders to update their KYC, bank mandates, Nominee and contact information etc, and claim their unclaimed Dividend/shares in order to prevent their shares and dividend amount from being transferred to the IEPFA.

The Company had taken proactive steps to assist shareholders in claiming their unclaimed dividends/shares through our intimations in Annual reports, newspaper advertisements, to update your KYC details and claim the unclaimed dividends/shares. Shareholders may note that in addition to this the Company has started the 100 days campaign in line with MCA circular.

During this campaign, the shareholders of the Company who have not claimed their Dividend or have not updated their KYC & nomination details or face any issues related to unclaimed dividends and shares may write to the Company's Registrar and Transfer Agent ("RTA") i.e. MUFG Intime India Private Limited at their address: C 101, 247 Embassy, L B S Marg, Vikhroli, (West), Mumbai 400 083 or at e-mail Id: rnt.helpdesk@in.mpms.mufg.com Tel: +91 810 811 6767, website at https://in.mpms.mufg.com/ and further e-mail to be sent to the company at e-mail Id: investorrelations@phoenixmills.com

For The Phoenix Mills Limited
Sd/-
Bhavik Gala
Company Secretary
Membership No. F8671

Place : Mumbai
Date : November 03, 2025

Phoenix ARC Private Limited

Regd Office: 3rd Floor, Wallace Tower (Earlier known as Shiv Building), 139/140/B, Crossing of Sahar Road & Western Express Highway, Vile Parle (E), Mumbai - 400 057, Tel : 022-68492450, Fax: 022- 67412313 CIN: U67190MH2007PTC168303;
Email: info@phoenixarc.co.in Website: www.phoenixarc.co.in; https://phoenixarc.co.in?p=6481

ONLINE E – AUCTION OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) & of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured assets of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned properties mortgaged/hypothecated to **Phoenix ARC Private Limited in capacity as Trustee of the respective trusts mentioned below (Phoenix)** (pursuant to assignment of debt by Janata Sahakari Bank Limited, Pune in favour of Phoenix vide Assignment Agreement dated 30.03.2019) shall be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 6, 7, 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website https://www.bankeauctions.com as per the details given below:

Name of the Borrower	M/s. Constro Properties India Private Limited
Co-Obligant/ Guarantor(s)/Mortgagors	Mr. Sant Ravindra Gopal, Mr. Vilas Rajaram Kulkarni, Mr. Rajan Vasant Dali and M/s. R.B. Chaphalkar Homes Private Limited

Details of Assignment: Assignor Bank- Janata Sahakari Bank; Trust - Phoenix Trust FY 19-21; Date of Assignment – 30.03.2019

Demand Notice: Rs.14,70,02,536.84/- (Rupees Fourteen Crores Seventy Lakhs Two Thousand Five Hundred Thirty-Six and Paise Eighty-Four Only) **as on 30.11.2018** with future interest, penal interest, incidental expenses, cost and charges etc as per the Demand Notice dated 27.12.2018 issued under section 13(2) of the SARFAESI Act, 2002.

Description of the Secured Asset being auctioned:- All that piece and parcel of land and ground situated within the Registration Sub- District and Taluka: Guhagar, District: Ratnagiri, and within the limits of Grampanchayat Mouje Janwale having Gat Nos. and areas as provided below:

Gat Nos.	Total Area (H=R)	Area which is the subject matter (H=R)
856	0=16.2	0=16.2
857/1	5=01	5=01
857 B	0=05	0=05
858/1	0=23	0=09
862/1 (part)	0=77.82	0=72.57
863	0=35	0=35
864	0=46	0=46
865	0=28	0=28
871	0=12	0=12
873	0=32	0=32
875	5=08	5=08

Totally admeasuring an area of 11 Hectares 61.92 Are (excluding the portion under road acquisition/ widening and sold open plots- [A] Sec 1- 2, 24, 25, 29, 30, 36, 32, 33. [B] Sec 3- 118, 119, 123, 124, 148/F, 148/G, [C] Sec 4- 163/A, 163/B, 165/A, 165/B, 165/C and Sold plot with construction [A] Sec 3- 90, 102, 106, 107, 108, 129, 135 [B] Sec 4- 154/A, 155/A, 172/H and Plots reserved for landlord [A] Sec 5 - 144, 145, 146, 159/A, 159/B, 160/A, 160/B, 160/C, 202/B. [B] Sec 1- 37, 38, 39, 40, 41, 42 along with proposed construction and together bounded as follows: **On or towards the East:** By River and Gat No. 876; **On or towards the South:** By Gat No. 855 and 600; **On or towards the West:** By Road and; **On or towards the North:** By Gat No. 866 and Shiv/ boundary of Palpen

Possession details	In symbolic possession of Authorised Officer of Phoenix.
Date and time of inspection of secured asset	On request
Reserve Price	Rs. 4,52,00,000/- (Rupees Four Crores Fifty-Two Lakhs Only)
Earnest Money Deposit (EMD)	Rs. 45,20,000/- (Rupees Forty-Five Lakhs Twenty Thousand Only) EMD Remittance Details: Bank Account PHOENIX TRUST FY 19-21 Current Account: 3712960464 Bank: Kotak Mahindra Bank Limited Branch: Kalina, Mumbai IFSC Code:- KKBK0000631
Incremental Value	Rs. 5,00,000/- (Rupees Five Lakhs Only) & in such multiples
Last date for submission of EMD	27.11.2025 (Thursday) before 4.30 p.m.
Date & Time of E-Auction	28.11.2025 (Friday) between 11.00 a.m. to 12.00 noon
Litigation status	Securitisation Application no.550/2022 filed by M/s. R.B. Chaphalkar Homes Pvt Ltd (Applicant) V/s Phoenix ARC Pvt Ltd & Others (Defendants) before Debts Recovery Tribunal Pune, At Pune, wherein no interim relief/status quo has been granted to the applicants till date. Matter posted for steps/reply of defendants.

Link for Tender documents: https://phoenixarc.co.in?p=6481

TERM & CONDITION: 1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through **"Online Electronic Mode"** through the website https://www.bankeauctions.com. M/s. C1 India Private Limited is the service provider to arrange platform for e-auction. **2.** The E-auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Phoenix also at **https://phoenixarc.co.in?p=6481** and website of the service provider, **www.bankeauctions.com** for bid documents, the details of the secured asset put up for e-auction / obtaining the bid form. **3.** The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. **4.** For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682398/25/26, Email ID: support@bankeauctions.com / maharashtra@c1india.com.** **5.** The intending purchasers/bidders may go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for e-auction/ obtaining the bid form. **6.** The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"** condition. **7.** All the intending purchasers/ bidders are required to register their name in the portal mentioned above as **https://www.bankeauctions.com** and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. **8.** For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the reserve price of the secured asset along with copies of the mentioned documents on or before or before 25.11.2025 (Tuesday) before 4.30 p.m.

FOR INDIVIDUALS	DOCUMENTS
PROOF OF IDENTITY (one copy of any one of the following)	PAN Card / Passport / Driving License / Aadhaar Card / Voter's Identity Card / Job Card issued by NREGA duly signed by an officer of State Government / Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
PROOF OF ADDRESS One copy of any one of the following containing addresses (if address not mentioned in identity proof)	Utility bill which is not more than two months old of any service provider (electricity, telephone, post-paid mobile phone, piped gas, water bill) / Aadhar Card / Property or Municipal Tax receipt / Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address / Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies / Leave and License agreements with such employers allotting official accommodation.
FOR COMPANY / PARTNERSHIP FIRM	**DOCUMENTS**
PROOF OF IDENTITY	PAN Card / Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICPITAION	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Fim

9. The successful purchaser/bidder shall deposit the 25% (inclusive of EMD) of his/her/its offer by way of RTGS/NEFT to the account respectively mentioned herein above on the date of e-auction mentioned above or not later than the next working day before the closure of banking hours, which deposit will have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful bidder shall be forfeited. **10.** The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 72 hours of working days from the closure of e-auction. The EMD shall not carry any interest. 11. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. **12.** For inspection of the property/ies or more information, the prospective bidders may contact **Mr. Amit Masekar at abovementioned address or at amit.masekar@phoenixarc.co.in (email) or on 9769497286 (mobile). 13.** At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 14. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. **15.** The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, municipal council/gram panchayat/society dues, fees etc. owing to the secured asset during any time, shall be the sole responsibility of the successful bidder only. **16.** The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the municipal council/gram panchayat/society/any other authority towards the transfer of the rights in its / his / her favour. **17.** The Borrower/ Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 & 9 of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale. **18.** The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. **19.** The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected. **20.** The particulars specified in the auction notice published in the newspaper have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible/liable for any error, misstatement or omission. **21.** In the event, the auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002. **22.** The borrower/guarantors/owners/mortgagors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above-mentioned auction sale.

Place: Ratnagiri **Sd/- Authorised Officer**
Date: 04.11.2025 **Phoenix ARC Private Limited, Phoenix Trust FY 19-21**

इंडियन बैंक Indian Bank

Corporate Office: 254-260, Avvai Shanmugam Salai Royapettah, Chennai - 600 014

NOTICE

EXERCISE OF CALL OPTION ON BANK'S OUTSTANDING AT1 PERPETUAL BONDS SERIES II (ISIN-INE562A08057) OF Rs.1048 CRORE, SERIES III (ISIN-INE562A08065) OF Rs.560 CRORE and SERIES IV (ISIN-INE562A08073) OF Rs.392 CRORE

Notice is hereby given that Indian Bank has decided to exercise Call Option on Bank's outstanding AT1 Perpetual Bonds Series II (ISIN-INE562A08057) of Rs.1048 crore, Series III (ISIN-INE562A08065) of Rs.560 crore and Series IV (ISIN-INE562A08073) of Rs.392 crore on first Call Option due date as per terms of relevant Offer Document/Information Memorandum to the issue, on completion of five years from the relevant Date of Allotment of the aforesaid AT1 Bonds, subject to receipt of requisite prior approval of Reserve Bank of India.

The details are as under:

Particulars	Date of Allotment	Issue Size (Rs.in crore)	Interest Rate p.a. (%)	First Call Due Date	Record Date
AT 1 Bonds Series II (ISIN-INE562A08057)	08.12.2020	1048	8.44	08.12.2025	21.11.2025
AT 1 Bonds Series III (ISIN-INE562A08065)	14.12.2020	560	8.44	14.12.2025*	28.11.2025
AT 1 Bonds Series IV (ISIN-INE562A08073)	30.12.2020	392	8.44	30.12.2025	15.12.2025

* As the First Call due date falls on Non-Business Day, the principal along with due interest thereon will be paid on immediately preceding Business Day i.e., 12.12.2025 as per terms of Offer Document to the Issue.

This is for information of all the concerned Bondholders.

Place : Chennai (Sunil Jain)
Date : 03-11-2025 General Manager - CFO

ADITYA BIRLA HINDALCO

HINDALCO INDUSTRIES LIMITED

Regd. Office: 21st Floor, One Unity Center, Senapati Bapat Marg, Prabhadevi, Mumbai 400013.
Tel: +91 22 69477000 / 69477150 | **Fax:** +91 22 69477001 / 69477090.
Email: hilinvestors@adityabirla.com | **CIN No.:** L27020MH1958PLC011238 | **Website:** www.hindalco.com.

NOTICE

100 Days Campaign- "Saksham Niveshak" – for KYC and other related updation and shareholder engagement to prevent transfer of Unpaid / Unclaimed dividends to Investor Education and Protection Fund ("IEPF")

Notice is hereby given to the Shareholders of Hindalco Industries Limited ("your Company") that pursuant to Investor Education and Protection Fund Authority ("IEPFA"), Ministry of Corporate affairs ("MCA") letter dated July 16, 2025 your Company has started a 100 days campaign "Saksham Niveshak" starting from July 28, 2025 to November 6, 2025. During this Campaign all the shareholders who have not claimed their Dividend or have not updated their KYC & nomination details or face any issues related to unclaimed dividends and shares may write to the Companie's Registrar and Transfer Agent ("RTA") i.e. M/s MUFG Intime India Private Limited at their address: C 101, 247 Embassy, L B S Marg, Vikhroli, (West), Mumbai 400 083 or at e-mail Id: **investor.helpdesk@in.mpms.mufg.com**. Tel: +91 810 811 6767, website at **https://in.mpms.mufg.com/** and further e-mail to be send to the company at e-mail Id: **hilinvestors@adityabirla.com**. The shareholders may further note that this campaign has been started proactively and specifically to reach out to the shareholders to update their KYC, bank mandates, Nominee and contact information etc, and claim their unpaid/unclaimed Dividend in order to prevent their shares and dividend amount from being transferred to the IEPFA

For Hindalco Industries Limited
Sd/-
Geetika Anand
Company Secretary & Compliance Officer

Place : Mumbai
Date : November 3, 2025

HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057
Phone: 011 49267000, Toll Free Number: 1800 212 8800, Email: customer.care@herohfl.com
Website: www.herohousingfinance.com | CIN: U65192DL2016PLC30148
Contact Address: A-6, Third Floor, Sector-4, Noida - 201301.

DEMAND NOTICE

Under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Whereas the undersigned being the Authorised Officer of Hero Housing Finance Limited (HHFL) under the Act and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Rules already issued detailed Demand Notices dated below under Section 13(2) of the Act, calling upon the Borrower(s)/Co-Borrower(s)/Guarantor(s) (all singularly or together referred to "Obligors")/Legal Heir(s)/Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice/s, within 60 days from the date of the respective Notice/s, as per details given below. Copies of the said Notices are served by Registered Post A.D. and are available with the undersigned, and the said Obligor(s)/Legal Heir(s)/Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours.

In connection with the above, Notice is hereby given, once again, to the said Obligor(s) /Legal Heir(s)/Legal Representative(s) to pay to HHFL, within 60 days from the date of the respective Notice/s, the amounts indicated herein below against their respective names, together with further interest as detailed below from the respective dates mentioned below in column (d) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Obligor(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HHFL by the said Obligor(s) respectively.

Loan Account No.	Name of Obligor(s)/ Legal Heir(s)/Legal Representative(s)	Total Outstanding Dues (Rs.) as on below date*	Date of Demand Notice / Date of NPA
HHFVRRHOU21000016538, HHFVRRLAP21000017926	Prashant Pradeep Pawar, Pratibha Pradeep Pawar	Rs.2385174/- as on date 14.10.2025	28-10-2025 / 04-10-2025

Description of the Secured Assets/Immovable properties/ mortgaged properties: All Piece And Parcel Of Flat No. 106, On 1st Floor, Admeasuring 464 Sq. Ft. Carpet Area, In Building 'aquamarine (h Wing) In Project Known As 'jewel Arista' And Society Known As 'jewel Arista A To J Wing Chsl' Constructed On Land Bearing Survey No. 25/1a, 25/1b, 25/2, 67/3a, Situated At Village Sonivali (badlapur) West, Taluka- Ambarnath, Dist Thane - 421503.

*with further interest, additional Interest at the rate as more particularly stated in respective Demand Notice date mentioned above, incidental expenses, costs, charges etc incurred till the date of payment and/or realization. If the said Obligor(s) shall fail to make payment to HHFL as aforesaid, then HHFL shall proceed against the above Secured Asset(s)/Immovable Property(ies) under Section 13(4) of the said Act and the applicable Rules entirely at the risk of the said Obligor(s)/Legal Heir(s)/Legal Representative(s) as to the costs and consequences.

The said Obligor(s)/Legal Heir(s)/Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset(s)/Immovable Property, whether by way of sale, lease or otherwise without the prior written consent of HHFL. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/-
Date: 04.11.2025 **Place: Thane** Authorised Officer, For Hero Housing Finance Limited

JM FINANCIAL

JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED
Corporate Identification No. : U67190MH2007PLC174287
Regd. Office : 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025
Authorized Officer : Yash Oza, **Email :** yash.oza@jmfl.com
Phone: 91 22 66303030, **Website :** www.jmfinancialarc.com

POSSESSION NOTICE

[UNDER RULE 8(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002]
(For Immovable Property)

Whereas, the undersigned being the Authorised Officer of JM Financial Asset Reconstruction Company Limited, acting in its capacity as trustee of Retail June 2022 – Trust (hereinafter referred to as **"JMFARC"**) having acquired the financial assets pertaining to **VIDESH JAYVANT PATIL** (hereinafter referred to as **"Borrower"**), together with the underlying security interest created therefor along with all rights, title and interest thereon from Poonawalla Fincorp Limited (Formerly known as Magma Fincorp Limited) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (hereinafter referred as **"SARFAESI Act"**) and in exercise of powers conferred under Section 13 (12) of the SARFAESI Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as **"Said Rules"**), vide an assignment agreement dated **30.06.2022** and issued a demand notice dated **27.10.2023** calling upon the **Borrower and JAYWANT RAMBHAV PATIL** (hereinafter referred to as **"Co-Borrower"**) vide **Loan Account No.: HL/0027/H/15/000008** and to repay the amount as mentioned in the said notice being **Rs. 14,07,216/- (Rupees Fourteen Lacs Seven Thousand Two Hundred Sixteen only)** to JMFARC due and payable as on **27.10.2023** together with interest at contractual rate and expenses, costs, charges etc. due thereon till the date of payment within 60 days from the date of receipt of the said notice.

The Borrower/Co-Borrower having failed to repay the amount, notice is hereby given to the Borrower/Co-Borrowers and the public in general that the undersigned, being the Authorised Officer of JMFARC has taken **physical possession** of the property described in the Schedule herein below (hereinafter referred to as **"Said Property"**) in exercise of powers conferred on him/her under **Section 14** of the SARFAESI Act read with Rule 8 of the Said Rules on this **30th day of October in the year 2025.**

The Borrowers/Co-Borrower in particular and the public in general are hereby cautioned not to deal with the Said Property and any dealings with the Said Property will be subject to the charge of JMFARC for an amount of **Rs. 14,07,216/- (Rupees Fourteen Lacs Seven Thousand Two Hundred Sixteen only)** to JMFARC due and payable as on **27.10.2023** with interest thereon plus, costs and other charges thereon from **28.10.2023** till the date of repayment.

The Borrower/Co-borrower/attention is invited to the provisions of Sub-Section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets, i.e., the Said Property.

Loan Account Number	SCHEDULE - Description of the Said Property
HL/0027/H/15/000008	All that Piece and parcel of House bearing Grampanchayat House/ Property No. 170 total adm. Area 2176 Sq. Fts., lying being and situated at Rewale Mahim, Taluka and District Palghar, PIN 401404.

Sd/-
Authorised Officer
JM Financial Asset Reconstruction Company Limited
acting in its capacity as trustee of Retail June 2022 – Trust

Place : Palghar (Maharashtra)
Date : 04.11.2025

PUBLIC NOTICE

Written offers are invited by the trustees of "KHATAV LADHA PUBLIC TRUST" bearing Registration No. A-1490 (MUM) at correspondence address being Mr. Mihir S. Pitale, Kiran Darshan C.H.S, B-4, Ground Floor, 3rd Road, Santacruz- East, Mumbai-400 055, in a sealed envelope for sale of its Trust's Property on as-is-where-is basis being "All that piece or parcel of land or ground together with the Building or Dharmashala standing thereon CS No. 3957/A admeasuring 18.40 sq.mtrs, CS No. 3957/B admeasuring 49.30 sq.mtrs and CS. No. 3957/C admeasuring 266.70 sq.mtrs, Division No.10, situated at Pandharpur in the northen part of the west side to the south of the Karad Road in the Registration sub-division Dist: of Pandharpur, Districts Sholapur, admeasuring total 90 feet in length from south to North and 40 feet in width from East to West bearing St. No.14."

The base price for sale is reserved for sum of Rs.1 crore (Rupees One Crore only) Intending Purchaser shall give net offer above base price only, which shall be accompanied by a Demand draft or Pay Order for an amount equivalent to 20% of the offer including tender amount along with acceptance of all the terms and conditions duly signed by the Offeror.

Sealed offers should be delivered on or before 4th December 2025 at the correspondence address mentioned hereinabove. The offerers should provide their detailed profile with full particulars of their financial capabilities. Time shall be the essence of contract and offers received after 12.30 pm on 4th December 2025 shall not be entertained.

A copy of terms and conditions for sale and tender form for sale of Trust Property will be available at the correspondence address, from 4th November 2025 to 7th November 2025 between 11 am to 2 pm on depositing sum of Rupees 10,00,000/- of the offer amount by Demand Draft or by pay order in the name of trust, which shall be interest free deposit, which shall be adjusted and/or refunded within week of the date of the acceptance of offer. The last date of receiving offer by the trust is 4th December 2025 on or before 12.30 pm. The offerers shall strictly be adhering to the Terms and Conditions laid by the Trust.

Offers will be opened at 12.30 pm on 5th December 2025 at correspondence address i.e Mr. Mihir S. Pitale, Kiran Darshan C.H.S, B-4, Ground Floor, 3rd Road, Santacruz-East, Mumbai- 400 055, So all offerers should be present at the above mentioned address. Any deviation from the prescribed letter of offer or Conditional offers or incomplete form shall not be considered and shall result in automatic cancellation. The Trustees reserve their right to accept or reject the offers with or without citing any reasons for the same. The sale of the said property and or its rights will be subject to the sanction by the Charity Commissioner, Maharashtra State, Mumbai as per Section 36(1)(a) of the Maharashtra Public Trusts Act, 1950.

Mumbai,
Dated: 4th November 2025

Khatav Ladha Public Trust
Sd/-
Trustees