

# **SPICE ISLANDS INDUSTRIES LIMITED**

**(Earlier known as Spice Islands Apparels Limited)**

Regd. Office: Unit No. 3043-3048, 3rd Floor, Bhandup Industrial Estate, Pannalal Silk Mills  
Compound, L.B.S. Marg, Bhandup (West), Mumbai – 400 078.

Tel.: +91 (22) 6740 0800, 2282 3128 Fax: +91 (22) 22826167, Email-id: sales@spiceislandsindia.com

CIN NO: L11045MH1988PLC050197

**Date: September 01, 2025**

To,

**The Listing/Compliance Department,**

BSE LTD., Phiroze Jeejeebhoy Towers,

Dalal Street, Mumbai – 400001

**BSE Code: 526827**

**Sub: Newspaper Notice to the Shareholders of the Company for  
Dispatch of Annual Report for the financial year ended March 31, 2025.**

**Dear Sir/Madam,**

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith notice published in the Newspaper (published in The Free Press Journal and Navshakti), issued to the shareholders of the Company for dispatch of Annual Report for the financial year ended March 31, 2025

The said Annual Report 2024-25 include Notice of the 37th Annual General Meeting of the Company.

Kindly take the same on your records.

**Thanking you,**

**Yours faithfully,**

**For Spice Islands Industries Limited**

Arti  
Lalwani

Digitally signed by  
Arti Lalwani  
Date: 2025.09.01  
15:39:35 +05'30'

**(Arti Lalwani)**

**Company Secretary and Compliance Officer**

**Membership no. A59871**

**Place: Mumbai**

DISCLAIMER The Free Press Journal does not vouch for the authenticity or veracity of the claims made in any advertisement published in this newspaper. Readers are advised to make their own inquiries or seek expert advice before acting on such advertisements.

CHANGE OF NAME I, SUMITRA SPOUSE OF NO. 14338735/HK PATNE ANANT SAJAJI RESIDENT OF VP-02, ANGER, TAL. DAPOLI HAVE CHANGED MY NAME FROM SUMITRA TO SUMITRA ANANT PATNE. VIDE AFFIDAVIT DATED 25/08/2025 BEFORE EXECUTIVE MAGISTRATE, DAPOLI. CL-103 A

Locker Hired by Mr. Hasrat Kurban Ali having address at 503 Arianth Bldg Plot No-2 S V Road Above Lord Krishna Bank Goregaon West Mum Mh 400062 with Goregaon W Branch of Kotak Mahindra Bank Ltd. situated at Evershine Angan, Gr. Floor, Plot No 4, Jawahar Nagar, S. V. Road, Goregaon West, Mumbai-400062 remains un-operated since past 9 years and the rent is also due for the last 3 years.

POSSSESSION NOTICE [as per Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002] Whereas the undersigned being Authorised Officer of Saraswat Co-op. Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of power conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notice dated 17.11.2021 calling upon the (1) M/s. Bella Fusion International, Borrower/Mortgagor (2) Mr. Baronia Ratnabhooshanrai, Brithoocharan, Partner/Guarantor (3) Mr. Bhandari Sanjay Jayantilal, Partner/Guarantor and (4) Mrs. Hegde Baronia Anita Ratnabhooshanrai, Partner/Guarantor to repay the amount mentioned in the notice being Rs. 2,86,60,701.28 (Rupees Two Crore Eighty Six Lakh Sixty Thousand Seven Hundred One & Twenty Eight Paise) as on 11.11.2021 plus interest thereon within 60 days from the date of receipt of the said notice.

PUBLIC NOTICE Notice is hereby given that my clients 1) Smt. Anita S Jaganni and 2) Ms. Neha Subhash Jaganni had Lost/Misplaced the Original Allotment Letter, Possession Letter and payment Receipts paid to the Builders in respect to Office No. 402, admeasuring about 339 Sq. Ft. Carpet, 4th Floor, Building No. 2, Marathon Max, Next to Udyog Kshetra, Goregaon Mulund Link Road Junction, Off L.B.S. Marg, Mulund (W), Mumbai 400080, lying and situated on Land bearing CTS Nos. 731 (Part), 754 (Part), 755(Part) and 763 (Part), Village Nahur, Taluka Kuria, Mumbai Suburban District. Any person having any claim or found whatsoever with regard to the within mentioned said Original Allotment Letter, Possession Letter and payment Receipts including all claim by way of sale, mortgage, lien or otherwise howsoever are hereby required to make the same known in writing to the undersigned at the address mentioned below within 7 days hereof.

PUBLIC NOTICE Sealed quotation/Bid are invited from the prospective purchasers for sale of immovable property i.e. N.A Plot having description as under: N.A Plot bearing Survey No.50 is situated at Village Bhokarpada, Panvel admeasuring area 43 Guntas, Part No. 0, Aakar 12-50 i.e. 4300 Sq. Mtrs. Owned by the 'Adarsh Gram Vikas Udyog Society' a Public Trust having P.T.R. No. F-19895 (Mum) on 'as is where is basis'. The reserved price of the plot shall be Rs.2,25,00,000/- (Rupees Two Crore Twenty-Five Lacks only) the prospective purchasers shall submit their quotation/bid in sealed envelope, within 30 days from the date of the publication of this notice, accompanied with Pay Order/DD of Rs. 33,75,000/- (Rupees Thirty Three Lacks Seventy Five Thousand Only) (15% of Reserved Price) towards earnest money deposit. The sale transaction shall be subject to the prior permission of the Charity Commissioner, Mumbai. The Managing Committee Members shall have every right to accept or reject any bid. The quotation/bid received after 30 days shall not be entertained. The quotation/bid alongwith Pay Order/DD shall be deposited at the undersigned office of the trust. The tender forms and the terms and conditions for sale are available at the trust address mentioned hereunder on deposit of Rs. 25,000/- per tender form. Date :01/09/2025 Adarsh Gram Vikas Udyog Society Registered Office address at 416, Hiren Light Industrial Premises Moghul lane, Mahim (W), Mumbai- 400016 Place :Mumbai

CHANGE OF NAME I HAVE CHANGED MY NAME FROM MOHAMMAD SALIM BALWA TO MOHAMMAD BALWA AS PER GAZETTE NO. M-25182824 CL-209

NOTE Collect the full copy of Newspaper for the submission in passport office. I, VAISHALI WARMAN SHIRKE OF NO. 7329295W, NK, WAMAM SAKHARAM SHIRKE RESIDENT OF VP-02, VEHELE, TAL.—CHILPLUN, HAVE CHANGED MY NAME FROM VAISHALI WARMAN SHIRKE TO VAISHALI VAMAN SHIRKE VIDE AFFIDAVIT DATED 22/08/2025 BEFORE EXECUTIVE MAGISTRATE, CHILPLUN. CL-103

All the 3 letters earlier sent to Mr. Hasrat Kurban Ali calling upon them to operate the locker has return unreserved and the aforementioned are not contactable. It is hereby informed that despite this notice, if the said locker is not operated by Mr. Hasrat Kurban Ali within 90 days from the date of issuance of this notice, break open of the said locker will be done as per the extant process of the bank on November 30, 2025 at around 12:00 PM

The Borrower/Mortgagor/Partners/Guarantors having failed to repay the amount, notice is hereby given to the Borrower/Mortgagor/ Partner/Guarantors and the public in general that the undersigned has taken physical 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 this 28th day of August 2025. The Borrower/Mortgagor/Partners/Guarantors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Saraswat Co-op. Bank Ltd., for total outstanding amount Rs. 2,86,60,701.28 (Rupees Two Crore Eighty Six Lakh Sixty Thousand Seven Hundred One & Twenty Eight Paise) as on 11.11.2021 plus further interest and incidental charges.

C.M. Gandhi, Advocate, High Court & Notary 1, 3rd Floor, Lakhli House, Above Milton Showroom, L.B.S. Road, Bhandup (W), Mumbai - 400 078. advocategandhi17@gmail.com Date: 01.09.2025 Place: Mumbai

PUBLIC NOTICE I am hereby notified to the public that our clients have negotiated to acquire and purchase from Smt. Sonal Bhadesh Delivada, adult, Indian inhabitant having her address at Flat No. 6, Prachi Building, Plot No. 6, Navgum Nagar Society, Junction of V.L. Mehta Road, & N. S. Road No. 5, JVPD Scheme, Parle (W), Mumbai - 400 056 ("Tenant") the residential premises more particularly described in the SCHEDULE hereunder written ("the Premises") with a clear and marketable title, free from all encumbrances and claims and with vacant possession. ALL PERSONS having any claim against or in respect of the Premises or any part thereof by way of sale, exchange, mortgage (equitable or otherwise), gift, trust, inheritance, family arrangement, partition, partnership, maintenance, bequest, possession, lease, tenancy, license, lien, charge, pre-emption rights, pledge, power of attorney, guarantee, easement, loans, advances, its pendens, injunction or attachment, or under any decree, order or award passed by any Court of Law, Tribunal, Revenue or Statutory Authority or Arbitration or otherwise howsoever are hereby requested to notify the same in writing to us with supporting documentary evidence at the address mentioned herebelow within 14 (fourteen) days from the date hereof, failing which, the claim or claims, if any, of such persons shall be deemed to have been waived and / or abandoned and not binding in any manner whatsoever and our clients shall proceed with the transaction.

SPICE ISLANDS INDUSTRIES LIMITED (Earlier known as Spice Islands Apparels Limited) Regd. Office: Unit No. 3043-3048, 3rd Floor, Bhandup Industrial Estate, Pannalal Sikk Mills Compound, L.B.S. Marg, Bhandup (West), Mumbai - 400 078. Tel.: +91 (22) 6740 0800, 2282 3128. Email-id: sales@spiceislandsindia.com CIN No: L11045MH1988PLC050197

PUBLIC NOTICE Notice is hereby given to the public at large that on behalf of our clients, we are verifying the rights and title of Suprabhat Apartments CHS Ltd. ("Society") with respect to the land ("Land") and the building constructed thereon known as 'Suprabhat Apartments CHS Ltd.' ("Building"), (collectively the "said Property") more particularly described in Schedule hereunder written. Any entity / person including but not limited to any bank or financial institution having any claim or interest in the said Property and /or any parts thereof and/or against the Owner or having any right, title, benefit, interest, claim or demand in respect of the said Property and/or FSI / TDR/ development potential of the said Property or any parts thereof and/or any rights appurtenant to the said Property or any parts thereof by way of sale, exchange, inheritance, bequest, succession, agreement, contract, mortgage, easement, gift, lease, sub-lease, tenancy, sub-tenancy, license, lien, charge, trust, right of residence, occupation, possession, family arrangement, settlement, maintenance, assignment, Decree or Order or Judgement of any Court of Law or quasi-judicial authority, order passed by any Tribunal/ Authority, Award passed by Arbitrators/ development rights, partnership, any writing and/or arrangement or otherwise howsoever are hereby required to notify the same in writing along with the supporting documentary evidence, at the address mentioned herein below, within 15 (Fifteen) days from the date hereof, failing which, such right, title, interest, benefit, claim, demand, and/or objection, if any, shall be considered as waived and/or abandoned.

DESCRIPTION OF THE IMMOVABLE PROPERTY 1. Unit No. G-105 on 1st floor [admeasuring about 835 Sq.Ft. (Builtup)] In the Building No G known as Ansa G Industrial Premises Co-op. Society Ltd. On Land Bearing Survey No. 37, Hissa No 1 & Survey No. 38 Hissa No. 3, CTS No. 696 of Village Marol, Taluka Andheri, Sakhi Vihar Road, Sakinaka, Andheri (E), Mumbai-400072, owned by M/s. Bella Fusion International. 2. Unit No. G-126 on 1st floor [admeasuring about 835 Sq.Ft. (Builtup)] In the Building No. G known as Ansa G Industrial Premises Co-op. Society Ltd. On Land Bearing Survey No. 37, Hissa No. 1 & Survey No. 38 Hissa No. 3, CTS No. 696 of Village Marol, Taluka Andheri, Sakhi Vihar Road, Sakinaka, Andheri (E), Mumbai-400072, owned by M/s. Bella Fusion International. Date : 28.08.2025 Authorised Officer For Saraswat Co-op. Bank Ltd. Place : Mumbai

PUBLIC NOTICE Notice is hereby given that my clients are negotiating with Mrs. Ingid Khusrav Kotwal D/o. Mr. Charles George Noakes & Mrs. Mignonette Noakes, having address at 31, Craigavon Drive, Danmore, Auckland 2013 & Mrs. Audrey Rowena Noakes D/o. Mr. Charles George Noakes & Mrs. Mignonette Noakes, having address at 69, Belfast Street, Hillsborough, Auckland 1042, to sell the under mentioned flat to my clients free from all encumbrances and claims and deliver possession of the same to my clients. Any person having any claim, right, title and interest in the said flat by way of sale, gift, lease, tenancy, license, exchange, partition, mortgage, charge, lien, inheritance, trust, maintenance, possession, easement, partnership, agreement or otherwise howsoever are hereby required to make the same known in writing to the undersigned Advocate within 15 days from the date of publication hereof, failing which the sale will be completed without reference to any such claim and the same, if any, will be considered as waived. DESCRIPTION OF THE FLAT Flat No. 501, admeasuring 690 square feet carpet area, 5<sup>th</sup> Floor, New Sterling Apartment (The Santacruz Sterling Co-operative Housing Society Limited), standing on City Survey Title Numbers H/511 (PU-ID 89556-534044) & H/512 (PU-ID 9813588689) of Village Bandra, 2<sup>nd</sup> Hasnabad Lane, Santacruz (West), Mumbai, Maharashtra - 400 054. Dated this 1st day of September 2025 Sd/- Mr. Shoab I. Memon B.COM, M.A., LL.B., Advocate for the Purchasers. Shop No. 4, 526, Rama Kuir, 33rd Road, Khar (West), Mumbai - 400 052. Mobile # +919867587844 Email : nyaz1971@rediffmail.com

PUBLIC NOTICE ALL THAT entire residential flat on 3<sup>rd</sup> Floor, ad-measuring 1250 square feet (carpet area) in the building "CHIRAG" along with servant toilet on the mid landing between the 2<sup>nd</sup> and 3<sup>rd</sup> floors together with permission for exclusive use of one open car parking space in the compound of the building known as "CHIRAG" constructed on the property being Plot No. 33 bearing CTS No. 193 and being a part of Survey No. 287 of Juhu Village, Vile Parle, Taluka Andheri and situated in the Juhu Vile Parle Development Scheme. Dated this 1<sup>st</sup> day of September, 2025.

Dear Members, 1. Notice is hereby given that the 37th Annual General Meeting (AGM) of Spice Islands Industries Limited will be held through Video Conferencing / Other Audio Visual Means (VCO/AVM) on Wednesday, September 24, 2025 at 11.30 a.m. to transact the business as mentioned in the Notice convening the said meeting, which is e-mailed to the Members of the Company. The Annual Report for the financial year 2024-25 of which the Notice of 37th AGM is a part has been sent in electronic mode to Members whose e-mail IDs are registered with the Company or with the Depository Participant(s). The requirements of sending physical copy of the Notice of the AGM and Annual Report to the Members have been dispensed with vide MCA/SEBI Circular(s) issued from time to time. 2. The Annual Report for the financial year 2024-25 of which the notice of the 37th AGM is a part is available on the Company's website http://www.spiceislandsapparelslimited.in/ and on the website of the Stock Exchanges where the shares of the Company are listed i.e. BSE Limited at www.bseindia.com. Members who have not received the Annual Report may download it from the Company's website or may request for a electronic copy of the same by writing to the Company at khedekar@spiceislandsindia.com. 3. Pursuant to the provisions of Section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended by the Companies (Management and Administration) Amendment Rules, 2015 and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is pleased to provide its members with the facility to exercise their right to vote on the agenda items as stated in the notice of the Annual General Meeting by electronic means and the business will be transacted through the e-voting services provided by Central Depository Services (India) Limited (CDSL). The details pursuant to the provisions of Section 108 of the Companies Act, 2013 and the relevant Rules prescribed thereunder are as follows: 1. The business will be transacted through voting by electronic means. 2. Date and time of commencement of remote e-voting: Sunday, September 21, 2025 (9.00 a.m.). 3. Date and time of end of remote e-voting: Tuesday, September 23, 2025 (5.00 p.m.). 4. Cut-off Date: Wednesday, September 17, 2025 Any person, who acquires shares of the Company and becomes member of the Company after dispatch of the notice and holding shares as of the cut-off date i.e. Wednesday, September 17, 2025 may obtain the User ID and Password in the manner mentioned in the Notice of AGM by sending request at mt.helpdesk@linkintime.com / enotices@gn.mpfms.mumbai.com. However, if any shareholder is already registered with CDSL for remote e-voting, then he can use his existing User ID and password for casting his vote. If any shareholder forgets his password, he can reset his password by using 'Forgot User Details / Password' or 'Physical User / Reset Password' option available on evoting@cdislindia.com or contact CDSL at Toll Free No: 1800 21 09911. 5. E-voting by electronic mode shall not be allowed beyond 5.00 p.m. on Tuesday, September 23, 2025. 6. The members who have cast their vote by remote e-voting prior to the AGM may also attend the AGM thru VCO/AVM but shall not be entitled to cast their vote again. 7. Members of the Company holding shares either in physical form or in dematerialized form as of the cut-off date of September 17, 2025 only shall be entitled to avail the facility of remote e-voting as well as e-voting at the Annual General Meeting. The voting rights of the members shall be in proportion to their shares of the paid-up equity share capital of the Company. 8. The Company is also providing remote e-voting facility during the AGM to its members in respect of the business to be transacted during the 37th AGM. Members may follow the same procedure for e-voting during the 37th AGM as mentioned in the notice for remote e-voting. Only those Members, who will be present in the 37th AGM through VCO/AVM facility and have not cast their vote on the resolutions through remote e-voting shall be eligible to vote through e-voting system in the 37th AGM. 9. The Annual Report for the financial year 2024-25 of which the Notice of the 37th AGM is a part is also available on the Company's website www.evotingindia.com and on the website of Central Depository Services (India) Limited (CDSL). www.evotingindia.com. 10. The shareholders may contact the Company Secretary for any grievances connected with electronic voting: By Order of the Board of Directors Spice Islands Industries Limited Sd/- Artali Lawani Company Secretary Membership No. : A59871

PUBLIC NOTICE Notice is hereby given to the public that we are investigating the right, title and interest of Prince Aly Khan Hospital (formerly known as the Ismaili General Hospital), a society incorporated and registered under the provisions of the Societies Registration Act, 1860 under Registration No. 1509 and registered as a public charitable trust under the provisions of the Maharashtra Public Trusts Act, 1950 under Registration No. B-115(BOM), having its registered office at Aga Hall, Nesbit Road, Mazgaon, Mumbai 400010, through its sole trustee, Aga Khan Health Services India (CIN: U85110MH1988NPL039147), a company incorporated under the provisions of Section 25 of the Companies Act, 1956 and an existing company under Section 8 of the Companies Act, 2013 and having its registered office at 3<sup>rd</sup> Floor, 39/ 43, Diamond Complex, Nesbit Road, Mazgaon, Mumbai - 400010 to the unit more particularly described in the Schedule hereunder written (hereinafter referred to as the "Unit") which is under construction. The Unit is registered as a part of the real estate project known as 'The Aga Hall Estate' under the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016 bearing registration number P51900026326. ANY AND ALL PERSONS (including any banks or financial institutions or NBFCs or any other lender) having any right, title, interest, share, benefit, claim, demand or dispute whatsoever in respect of the Unit and/or any part or portion thereof including by way of acquisition, appointment, assignment, attachment, authority, award, beneficial right/ life or other interest, bequest, charge, conveyance, decree, demise, disposition, easement, encumbrance, exchange, family or any other arrangement/ compromise/settlement, gift, grant, guarantee, hypothecation or receivables, inheritance, injunction, joint venture, let, lease/ sub-lease, license, lien, litigation, its pendens, loans, maintenance, mortgage (equitable or otherwise), muniment, negative or other covenant, occupation, order passed by any court of law, tribunal, revenue or statutory authority or arbitration or by operation of law, partition, partnership, succession, pledge, possession, power of attorney, pre-emption, prescription, prohibition, requisition, sale, security interest, share, tenancy/sub-tenancy, testamentary instrument, transfer or trust or under any agreement, collaboration or deed, document, understanding or writing for whatever reason or otherwise howsoever of any nature whatsoever, in, to, out of or upon the title of Prince Aly Khan Hospital and/or the Unit or any part thereof ("Claims") are hereby called upon to notify the same in writing to us with supporting documentary evidence at objections@veritaslegal.in and with a hard copy of the address mentioned hereabove within 7 (seven) days from the date hereof, failing which, the Claim(s) / purported Claim(s) / objection(s), if any, of such person or persons shall be disregarded / relinquished and shall be considered to have been waived and/or abandoned for all intents and purposes and not binding in any manner whatsoever. THE SCHEDULE REFERRED TO HEREINABOVE (Description of the Unit) Residential duplex flat bearing no. 4401 admeasuring 737 square feet (RERA carpet area) (lower level) and 630 square feet (RERA carpet area) (upper level) collectively admeasuring 1,367 square feet (RERA carpet area) situated on the 44th and 45th floors in the West Tower / Tower A of the real estate project known as 'The Aga Hall Estate' registered with the Maharashtra Real Estate Regulation Act, P51900026326 together with the exclusive right to use 2 (two) car parking spaces in the building which is being constructed on all that piece and parcel of land admeasuring approximately 7,189.71 square metres or thereabouts forming a part of larger land admeasuring approximately 21,361.37 square metres or thereabouts originally bearing Collector Old No. 33, Collector New No. 16262, Old Survey No. 64 and New (Laughton) Survey Nos. 1A/3678, 1B/3678, 3681, 1A/3682 and 1A/3684 and comprised of (i) land previously bearing Cadastral Survey No. 376 now bearing Cadastral Survey No. 376A admeasuring 19,689.12 square meters; and (ii) land previously bearing Cadastral Survey No. 1/376 now bearing Cadastral Survey No. 376A admeasuring 1,872.25 square meters, both of Mazgaon Division in the Town and Island of Mumbai and in the District of Mumbai City and lying, being and situated at Aga Hall, Nesbit Road, Mazgaon, Mumbai - 400010 and bounded as follows, that is to say: On or towards the North: Partly by property bearing Cadastral Survey No. 396, partly by property bearing Cadastral Survey No. 397 and partly by property bearing Cadastral Survey No. 1/397; On or towards the East: Partly by properties bearing Cadastral Survey Nos. 377 and 375 and partly by property bearing Cadastral Survey No. 1/397; On or towards the South: Partly by properties bearing Cadastral Survey Nos. 377 and 1/382 and partly by Nesbit Road; and On or towards the West: Partly by properties bearing Cadastral Survey Nos. 381, 390, 1/390 and partly by property bearing Cadastral Survey No. 1/382. Dated this 1st day of September, 2025 Sd/- Rohit G. Kadam, Rahul S. Singh, Advocates, 3rd floor, Nirlon House, Dr. Annie Besant Road, Opp. Sasmira College, Worli, Mumbai - 400030.

Place: Mumbai Date: August 31, 2025

IDBI BANK Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Chifre Parade, Mumbai-400005 Branch Office: IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062. M. No: 9430022540/9953581483/7800552000 Email : rahul.kulkarni@idbi.co.in & gupta.sanjeet@idbi.co.in; Website : www.idbibank.in

PUBLIC NOTICE FOR SALE through E-Auction See Proviso to Rule 8(6) or 9(1) RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION IN NASHIK, MAHARASHTRA Sale of Immovable properties mortgaged as security for availing financial assistance by DEOLEKAR NANDKUMAR ASHOK

The undersigned being the Authorized Officer (AO) of the IDBI Bank Ltd. (IDBI) invites Bids/Offer in sealed covers for sale of the following property mortgaged as security for availing financial assistance by Deolekar Nandkumar Ashok. Under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002 read with proviso to rule 8(6) or 9(1), possession whereof has been taken by the AO, IDBI Bank Ltd on 21.02.2025. Brief Description of Properties : Property owned by Deolekar Nandkumar Ashok. Address: Flat Number: 604, 6th Floor, 'Ektia GreenVile Apartment' Wing D, S No 231, B/H Express Inn Hotel, Pathardi, Tal & Dist Nashik - 422010, Area - Carpet Area 74.81 sq mt (As per ATS)

Residential duplex flat bearing no. 4401 admeasuring 737 square feet (RERA carpet area) (lower level) and 630 square feet (RERA carpet area) (upper level) collectively admeasuring 1,367 square feet (RERA carpet area) situated on the 44th and 45th floors in the West Tower / Tower A of the real estate project known as 'The Aga Hall Estate' registered with the Maharashtra Real Estate Regulation Act, P51900026326 together with the exclusive right to use 2 (two) car parking spaces in the building which is being constructed on all that piece and parcel of land admeasuring approximately 7,189.71 square metres or thereabouts forming a part of larger land admeasuring approximately 21,361.37 square metres or thereabouts originally bearing Collector Old No. 33, Collector New No. 16262, Old Survey No. 64 and New (Laughton) Survey Nos. 1A/3678, 1B/3678, 3681, 1A/3682 and 1A/3684 and comprised of (i) land previously bearing Cadastral Survey No. 376 now bearing Cadastral Survey No. 376A admeasuring 19,689.12 square meters; and (ii) land previously bearing Cadastral Survey No. 1/376 now bearing Cadastral Survey No. 376A admeasuring 1,872.25 square meters, both of Mazgaon Division in the Town and Island of Mumbai and in the District of Mumbai City and lying, being and situated at Aga Hall, Nesbit Road, Mazgaon, Mumbai - 400010 and bounded as follows, that is to say: On or towards the North: Partly by property bearing Cadastral Survey No. 396, partly by property bearing Cadastral Survey No. 397 and partly by property bearing Cadastral Survey No. 1/397; On or towards the East: Partly by properties bearing Cadastral Survey Nos. 377 and 375 and partly by property bearing Cadastral Survey No. 1/397; On or towards the South: Partly by properties bearing Cadastral Survey Nos. 377 and 1/382 and partly by Nesbit Road; and On or towards the West: Partly by properties bearing Cadastral Survey Nos. 381, 390, 1/390 and partly by property bearing Cadastral Survey No. 1/382. Dated this 1st day of September, 2025

2 The dues of IDBI Bank Ltd. Outstanding: Deolekar Nandkumar Ashok dues as on 07.08.2025 stand at Rs.37.28 Lakh (plus expenses, charges and further interest thereon with effect from 08.08.2025.

Table with 4 columns: Reserve Price, EMD, Date of Inspection, Last Date of Submission of Bids along with EMD, Date of E-Auction & Time. Reserve Price: Rs.29.00 lakh, EMD: Rs.2.90 lakh, Date of Inspection: 19.09.2025 (11.00 am to 4.00 pm, With Prior Appointment), Last Date of Submission of Bids along with EMD: 25.09.2025 till 4.00 PM, Date of E-Auction & Time: 26.09.2025 From 11.30 am to 12.00 PM

For Veritas Legal Advocates & Solicitors Sd/- Kunal Doshi, Partner objections@veritaslegal.in

Branch Office: IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062.

Mr. Somesh M. Gandhi Advocate High Court Office No. 1, 3rd Floor, Lakhli House, LBS Marg, Bhandup (W), Mumbai 400078. gandhisomesh@gmail.com

Gist of the terms & conditions appearing in Bid Document: 1. The sale of Secured Assets is on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" for and on behalf of the Secured Creditors viz., IDBI Bank Ltd. 2. The aforesaid properties shall not be sold below the reserve price mentioned above. Bid increase amount is Rs. 10,00,000. 3. The Earnest Money Deposit - (EMD) will not carry interest. AO may retain EMD of top three bidders upto 3 months from the date of opening of the bids. The AO may permit inter-se bidding among the top three bidders. The sale would be on e-auction platform at website: www.bankauctionwizd.com and shall take place on 26.09.2025 at 11.30 am to 12.00 pm, unlimited extension of 5 minutes each. Intending Bidders shall hold a valid e-mail address, please contact M/s ANTARES SYSTEMS LIMITED, #24, Sudha Complex, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079. Contact person email: sushmitha@antaresystems.com / marina@antaresystems.com (M) 8951944383 / 9686196751, (L) -080-40482100 (For Technical and Bidding Process). 4. Bidders are advised to go through the website: www.bankauctionwizd.com for detailed terms and conditions of auction sale before submitting their bids for taking part in the e-auction sale proceedings. 5. Earnest Money deposit (EMD) shall be deposited through DD from any scheduled bank drawn in favour of IDBI Bank Ltd. Dahisar East Branch, West Mumbai. Payable at Mumbai or to be remitted to Account No. 68034915010026, IFSC Code: IBKL0000680, Branch Name : IDBI Bank Limited, Dahisar East Mumbai, Pincode: 400068 Maharashtra by way of RTGS in favour of IDBI Bank Ltd and submit proof of payment along with KYC documents (photo identity and address proofs) like PAN Card (compulsory), Aadhaar Card, Passport, Voter ID card, Driving License etc. The amount of EMD paid by the interested bidders shall carry no interest. The EMD shall be forfeited if the bidder does not participate in the e-auction by placing the bid. 6. The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) at the time of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the AO reserved right shall be forfeited, including earnest money. 7. AO reserves the right to accept or reject any or all bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act. 8. The Secured Assets mentioned in the Bid Document are based on the charges/mortgages created by the mortgagor/s in favour of Secured Creditors, the details whereof are given in the bid document. Interested parties are requested to verify the details of the Secured Assets and inspect the records relating to mortgaged assets available with AO on request. 9. Secured creditors do not take responsibility for any errors/omissions/discrepancy/shortfall etc in the secured Assets or for procuring any permissions etc or for the dues of any authority established by law. 10. The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only. 11. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, if any etc for transfer of secured asset. 12. The Bid Document can be obtained from AO, IDBI Bank Ltd., At Branch Office - IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062, on M. No. : 7800552000/9430022540/9953581483, Email : rahul.kulkarni@idbi.co.in and can also be downloaded from www.idbibank.in 13. Contact the AO, IDBI Bank Limited, Goregaon West Branch, Mumbai on M. No. 7800552000/9430022540/9953581483, Email: rahul.kulkarni@idbi.co.in at IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062, in person during 01.09.2025 to 25.09.2025 on any working day between 10:00 am and 04:00 pm to get the Bid Document which contains detailed terms and conditions of sale, bid forms etc., 14. Borrowers/Guarantors are also hereby given notice under rule 8(6) or 9(1) of the Rules of SARFAESI Act that the said immovable asset shall be sold after 30 or 15 days from the date of this notice by adopting any of the following methods mentioned in Rule 8 (5) of the Rules. Sd/- Authorized Officer, IDBI Bank Ltd

DEOLEKAR NANDKUMAR ASHOK Address: Flat Number: 604, 6th Floor, 'Ektia GreenVile Apartment' Wing D, S No 231, B/H Express Inn Hotel, Pathardi, Tal & Dist Nashik - 422010, Area - Carpet Area 74.81 sq mt (As per ATS) 2 The dues of IDBI Bank Ltd. Outstanding: Deolekar Nandkumar Ashok dues as on 07.08.2025 stand at Rs.37.28 Lakh (plus expenses, charges and further interest thereon with effect from 08.08.2025.

For Veritas Legal Advocates & Solicitors Sd/- Kunal Doshi, Partner objections@veritaslegal.in

Mr. Somesh M. Gandhi Advocate High Court Office No. 1, 3rd Floor, Lakhli House, LBS Marg, Bhandup (W), Mumbai 400078. gandhisomesh@gmail.com

Mr. Sudhir Krishnaraj Thackersey Mrs. Nina Sudhir Thackersey Dated: September 1, 2025, Place: Mumbai

IDBI BANK Regd. Office: IDBI Bank, IDBI Tower, WTC Complex, Chifre Parade, Mumbai-400005 Branch Office: IDBI Bank Ltd., Rustumjee's Ozone, Shop No. 7, Laxmi Singh complex, Near Goregaon Flyover, MTNL Office, Goregaon West, Mumbai, Maharashtra - 400062. M. No: 9430022540/9953581483/7800552000 Email : rahul.kulkarni@idbi.co.in & gupta.sanjeet@idbi.co.in; Website : www.idbibank.in

PUBLIC NOTICE FOR SALE through E-Auction See Proviso to Rule 8(6) or 9(1) RESIDENTIAL PROPERTY FOR SALE IN PRIME LOCATION IN NASHIK, MAHARASHTRA Sale of Immovable properties mortgaged as security for availing financial assistance by DEOLEKAR NANDKUMAR ASHOK

BRIHANMUMBAI MUNICIPAL CORPORATION No. Dy.Ch. Eng./M&E/2102/W.S. Dt. 28.08.2025 TENDER NOTICE The Municipal Commissioner of Greater Mumbai invites online Tenders for the following works on "Percentage Rate Basis" from the eligible bidders. The Bid Start Date & time and Bid End Date & time is specified in the detailed tender notice on MCGM's website under "Tenders" section. Department : Ch. Engg. (M&E) Section : Dy. Ch. Engg.(M&E) WS. Tender No. : 2025\_MCGM\_1213687\_1 Subject : Providing Illumination akong with the required accessories for skywalk at M. G. Road, Borivali (E) in R/C ward Bid Start : Date 01.09.2025 Time 11.00 am Bid End : Date 22.09.2025 Time 16.00 pm Contact Person : E.E.(M&E)W.S.-1 Shri. D. Shirsath 022-29675862 a) Name : b) Telephone No. : c) E-mail ID : eews01.me@mcgm.gov.in The intending tenderers shall visit the Municipal website http://portal.mcgm.gov.in/ or NIC Portal https://mahatenders.gov.in. For further details of the tender. The tender documents will not be issued or received by post/courier. Sd/- Ex. Eng. (M&E)W.S.-1 PRO/1431/ADV/2025-26 Fever? Act now see your doctor for correct & complete treatment

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FYNX CAPITAL LIMITED (Formerly known as Rajath Finance Limited) CIN: L65910MH1984RPLC419700 Office No.1001, Tenth Floor, K.P. Aarum Building, CTS No. 426A, Marol Maroshi Road, Andheri (E), Marol Bazar, Mumbai - 400059. Website: www.fynxcapital.com Contact No. +91 8655900272 / +91 7709178452 Email: compliance@fynxcapital.com

NOTICE OF ANNUAL GENERAL MEETING, E-VOTING INSTRUCTIONS AND BOOK CLOSURE INFORMATION

NOTICE is hereby given that the 40th Annual General Meeting (AGM) of the members of Fynx Capital Limited (Formerly known as Rajath Finance Limited) will be held on Wednesday, 24th September, 2025 at the Registered Office of the Company Situated at Office No.1001, Tenth Floor, K.P. Aarum Building, CTS No.426A, Marol Maroshi Road, Andheri (E), Marol Bazar, Mumbai - 400059, at 02:30 P.M to transact the business as set out in the notice convening the Annual General Meeting (AGM). In compliance with the applicable provisions of the Companies Act, 2013 ("Act"), Pursuant to General Circular no. 09/2024 dated September 19, 2024 and SEBI/HO/CFD/GFD-POD-2/P/CR/2024/133 dated Oct 3, 2024 issued by the Ministry of Corporate Affairs and Securities and Exchange Board of India (SEBI) respectively, the Company has already sent the Notice of the AGM and Annual Report for FY 2024-25 to the Members whose email IDs are registered with the Company/Depositories/ MUFG Intime India Private Limited (RIA). Further, for those members, whose email address are not registered with the company or Depository or MUFG Intime India Private Limited (RIA) can download the Notice of the AGM and Annual Report which is also available on the website of the company at www.fynxcapital.com and also on the website of the RSE Limited at www.bseindia.com. Pursuance to Section 108 of the Companies Act, 2013 read with Rules 20 of the Companies (Management and Administration) Rules, 2014, the Company has provided electronic voting facility for transacting all the items of business through MUFG Intime India Private Limited platform which will commence on Saturday, 20th September 2025, at 9:00 AM and end on Tuesday, 23rd September 2025 at 5:00 PM. The e-voting module shall be disabled thereafter. Detailed instruction for remote e-voting is given in the Notice of Annual General Meeting of the Company. A person whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on cut-off date, i.e., 17th September 2025 (Wednesday) only shall be entitled to avail the facility of remote e-voting or voting at the AGM. Any persons who acquires shares of the Company after the dispatch of notice and holding shares as on 17th September, 2025 (Wednesday) may obtain a copy of Notice of the Annual General Meeting by sending a request at compliance@fynxcapital.com. A member who has availed remote e-voting facility may participate in the meeting but shall not be allowed to vote again in the meeting. In case shareholders/ members holding securities in demat mode have any technical issues related to login through Depository i.e. NSDL/ CDSL, they may contact the respective helpdesk given below:

Table with 2 columns: Login type, Helpdesk details. Individual Shareholders holding securities in demat mode with NSDL: Members facing any technical issue in login can contact NSDL helpdesk by sending request at evoting@nsdl.co.in or call at

