

**TYGER HOME FINANCE PRIVATE LIMITED**  
**Registered Office :** Shikhar, Nr. Mithakhali Circle, Navrangpura, Ahmedabad-380009, Gujarat, India  
**Corporate Office :** One BKC, C-Wing, 1004/5, 10th Floor, Bandra Kuria Complex, Bandra (East), Mumbai - 400 051, Maharashtra, India, CIN: U65999GJ2017CO09860. Website : www.adanihousing.in

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTIES)**

Whereas the undersigned being the Authorised Officer of the **Tyger Home Finance Pvt Ltd.** (formerly Known as M/s. Adani Housing Finance Pvt Ltd vide Certificate of Incorporation dated 6th June 2024, issued by the Office of the Registrar of Companies, Ministry of Corporate Affairs, herein after refer to "THPL") under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of 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(s) on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice/s.

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 possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of **Tyger Home Finance Pvt Ltd** (Adani Housing Finance Private Ltd.), for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) and (9) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Loan A/C No./ Old Loan A/C No.	Name of the Borrower/ Co Borrower/ Guarantor	Demand Notice date & Amount	Symbolic/ Physical Possession on
1	8010HL001172744	SANJAY HASMUKH PARMAR/Neeta S Parmar	10-Apr-25 Rs.1694193/- As On Date 10-Apr-25	29-Aug-25 Physical possession

**Mortgage Property Address :** All that piece and parcel of Flat no. 02, area admeasuring 354.78 sq.ft. carpet area, on the Ground floor, in A Wing, Building no.3, Type C known as "Veer-4", constructed on land bearing Gat No. 184/A area admeasuring 11540 Sq.Mtrs. Lying being and situated at Village Umroli, Taluka and District Palghar

**Place : MAHARASHTRA**  
**Date : 03.09.2025**

**For Tyger Home Finance Pvt. Ltd.**  
**Sd/-**  
**Authorised Officer**

**3B BLACKBIO DX LIMITED**  
 (Formerly, Kilpest India Limited)  
 CIN: L24211MP1972PLC001131  
 REGD.OFFICE: 7-C, INDUSTRIAL AREA, GOVINDPURA, BHOPAL-462 023  
 Phone: 91-755-2586536/2586537, Website: www.kilpest.com, Email: info@kilpest.com

**NOTICE OF 53rd ANNUAL GENERAL MEETING**

NOTICE is hereby given that the 53rd Annual General Meeting ("AGM") of the members of 3B BlackBio Dx Limited ("the company") will be held on Friday, 26th September 2025 at 11:30pm (IST), through Video Conferencing ("VC")/Other Audio-Visual Means ("OAVM") to transact the businesses as set out in the Notice convening the 53rd AGM. In compliance with the applicable provisions of the Companies Act, 2013 and Rules made thereunder read with Circulars issued by the Ministry of Corporate Affairs (MCA) dated 8th April 2020, 13th April 2020, 5th May 2020 along with subsequent circulars issued in this regard and the latest dated 19th September 2024 respectively, (collectively referred to as "MCA Circulars"), companies are allowed to hold AGM through VC/OAVM without the physical presence of members at a common venue. The proceedings of the 53rd AGM shall be deemed to be conducted at the Registered Office of the Company.

In compliance with the above circulars, electronic copies of the 53rd AGM Notice and Annual Report for the Financial Year ended 31st March 2025 will be sent to all the Members, whose email addresses are registered with the Company/ Depository Participant(s) Adroit Corporate Services Private Limited, the Registrar & Transfer Agent (RTA). Further, pursuant to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a physical letter will be sent to the Members whose email are not registered with the Company/RTA/Depository, containing relevant details like the web-link of the website from where the Annual Report can be accessed. A Member who requires the hard copy of the Annual Report may send email on cs@kilpest.com.

The notice of the 53rd AGM along with the Annual Report for the Financial Year 2024-25 will be available on the website of the Company at <https://www.kilpest.com> and on the Website of the Stock Exchanges i.e. BSE Limited at <https://www.bseindia.com>.

Central Depository Services (India) Limited (CDSL) will be providing the facility for voting through remote e-voting, for participation in the AGM through VC/OAVM and e-voting during the 53rd AGM. Members can join the 53rd AGM in the VC/OAVM mode 30 minutes before and upto 15 minutes after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice of 53rd AGM. The facility of casting the votes ("Remote e-voting") will be provided to all the Members to cast their votes on all the Resolutions set out in the Notice of AGM. The Remote e-Voting period will commence on Tuesday, 23rd September 2025 (09:00) A.M and ends on Thursday, 25th September 2025 (05:00 PM). Additionally, the Company shall also provide the facility of voting through e-voting during the 53rd AGM. Detailed procedure for Remote e-voting before and during the 53rd AGM shall form part of the Notice of 53rd AGM. Member's participating through VC shall be counted for reckoning the quorum under Section 103 of the Companies Act, 2013.

In order to send Annual Reports, Notices and other communications/ benefits to Members in electronic form, we request the Members of the Company, who have not yet registered their email address or bank Account details, to register the same. In respect of Shares held in electronic form with the Depository through their Depository Participant(s) and in respect of Shares held in physical form by writing to the Company's RTA, M/S. ADROIT CORPORATE SERVICES PVT. LTD.19/20, JAFFERBHUY INDUSTRIAL ESTATE,1ST FLOOR, MAKWANA ROAD,MAROL NAKA, ANDHERI(E), MUMBAI-400 059, by submitting the relevant Forms.

Members who hold shares in dematerialized form and want to provide/change/correct their bank account details should send their request immediately to their concerned Depository Participant. Members Holding shares in Physical form should inform Company's RTA of any change in their mandate /bank details by submitting their details on [info@adroitcorporate.com](mailto:info@adroitcorporate.com).

The Notice of 53rd AGM and the Annual Report for the financial year 2024-25 will be sent to Members in accordance with the applicable laws read with the Circulars on their registered email address in the due course.

**For 3B BlackBio Dx Limited**  
**(Formerly, Kilpest India Limited)**  
**NIKHIL KUBER DUBEY**  
**WHOLE TIME DIRECTOR**  
**DIN: 00538049**

**Place: Bhopal**  
**Date: 02-09-2025**

**SNOWMAN LOGISTICS LIMITED**

**Regd. Office:** Plot No. M-8, Talaja Industrial Area, MIDC, Raigad, Navi Mumbai, Maharashtra - 410206 Tel: +91 22 39272004  
**Corporate Office:** Wing B of 4th Floor, Prius Platinum, Saket District Centre, Saket, New Delhi - 110017 Tel: +91 11 40554500  
**Website:** [www.snowman.in](http://www.snowman.in) | **Email:** [investorrelations@snowman.in](mailto:investorrelations@snowman.in)  
**CIN:** L15122MH1993PLC285633

## NOTICE OF THE 32<sup>ND</sup> ANNUAL GENERAL MEETING, E-VOTING INFORMATION AND BOOK CLOSURE

NOTICE is hereby given that the 32<sup>nd</sup> Annual General Meeting ("AGM") of the members of the Snowman Logistics Limited ("Company") is scheduled to be held on **Thursday, the 25<sup>th</sup> day of September, 2025 at 11.00 a.m. (IST) through Video Conferencing (VC) facility /other audio visual means (OAVM)**, in compliance with all the applicable provisions of the Companies Act, 2013 and the rules made thereunder read with General circulars dated April 08, 2020, April 13, 2020, May 05, 2020, and the latest being Circular No. 09/2024 dated September 19, 2024 issued by the Ministry of Corporate Affairs and Circular No. SEBI/HO/CFD/CFD-POB-2/19/CIR/2024/133 dated October 3, 2024 issued by the Securities and Exchange Board of India ("SEBI Circulars") and the provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("SEBI Listing Regulations"), to transact the business as set out in the Notice of AGM.

In accordance with the above MCA General Circulars and SEBI Circulars, electronic copies of the Notice of the AGM and Annual Report for the Company for the financial year 2024-2025 have been sent via email on Tuesday, September 02, 2025 to all the Members whose email addresses are registered with the Depository Participant(s)/Company as on Friday, August 22, 2025. The Annual Report of the Company for the financial year 2024-2025 is available on the Company's website at [www.snowman.in](http://www.snowman.in) and also on websites of the Stock Exchanges i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com) and National Stock Exchange of India Limited at [www.nseindia.com](http://www.nseindia.com) and Notice of the AGM on the website of MUGF Intime India Pvt. Ltd. (Formerly Link Intime India Pvt. Ltd.) at <https://ln.mpmis.mugf.com/>.

Letters Containing weblink of the Annual Report for the financial year 2024-2025 have been sent on Tuesday, September 02, 2025 to the shareholders whose e-mail address are not registered with Company/ RTA/ Depository Participant(s).

Members are requested to get their email addresses and mobile number registered with the concerned depositories or Companies Registrar and Share Transfer Agent (RTA), MUGF Intime India Pvt. Ltd. (Formerly Link Intime India Pvt. Ltd.) at [ml.helpdesk@linkintime.com](mailto:ml.helpdesk@linkintime.com) with a copy to the Company at [investorrelations@snowman.in](mailto:investorrelations@snowman.in). Members are requested to quote their DP ID and Client ID/Folio No. in all correspondence with the RTA and the Company.

In compliance with Section 108 of the Companies Act, 2013 ("the Act") read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, the Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, 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 MUGF Intime India Pvt. Ltd. (Formerly Link Intime India Pvt. Ltd.) ("MUGF Intime") for facilitating voting through electronic means.

The remote e-Voting period commences on **Monday, September 22, 2025 (9:00 a.m. IST) and ends on Wednesday, September 24, 2025 (5:00 p.m. IST)**. The e-voting Module shall be disabled by MUGF Intime for voting thereafter. Once the vote on a resolution is cast by a member, it cannot be changed subsequently.

The voting rights of the members shall be in proportion to the equity shares held by them in the paid-up equity share capital of the Company as on **Thursday, September 18, 2025 ("cut-off date")**. Any person who is member of the Company as on the cut-off date is eligible to cast vote on all the resolutions set forth in the Notice of AGM using remote e-voting or voting at the AGM.

The members who have cast their vote(s) by remote e-voting may also attend the AGM but shall not be entitled to cast their vote(s) again in the AGM.

Those members, who will be present in the AGM through VC / OAVM facility and have not cast their vote on the resolutions through remote e-voting and are otherwise not barred from doing so, shall be eligible to vote through e-voting system during the AGM.

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@ln.mpmis.mugf.com](mailto:evoting@ln.mpmis.mugf.com). A person who is not a member as on the Cut-off Date should treat the Notice of the AGM for information purposes only.

In case of any queries / grievances connected with remote e-Voting, the member may refer to the Frequently Asked Questions and Instavote e-Voting manual available at <https://ln.votavote.linkintime.com/>, under Help section or write an email to [enquiries@ln.mpmis.mugf.com](mailto:enquiries@ln.mpmis.mugf.com) or Call us - Tel: 022 - 49186000.

**Book Closure:**  
 The Register of Members and the Share Transfer Books of the Company will remain closed from Wednesday, September 17, 2025 to Thursday, September 25, 2025 (both days inclusive).

In case of any queries or grievances pertaining to the e-voting procedure, shareholders may get in touch with the following:

Mr. Sohan Singh Dhokad Company Secretary and Compliance Officer Wing B of 4 <sup>th</sup> Floor, Prius Platinum, Saket District Centre, Saket, New Delhi - 110017.  Tel: 011 4055 4500 Email ID: <a href="mailto:investorrelations@snowman.in">investorrelations@snowman.in</a>	MUGF Intime India Private Limited (Formerly known as Link Intime India Private Limited) C-101, 247 Park, L.B.S. Marg, Vikhroli West, Mumbai - 400 063.  Tel: 022 - 49186000 Email ID: <a href="mailto:enquiries@ln.mpmis.mugf.com">enquiries@ln.mpmis.mugf.com</a>
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By order of the Board of Directors  
**For Snowman Logistics Limited**  
**Sd/-**  
**Sohan Singh Dhokad**  
 Company Secretary

**Place: New Delhi**  
**Dated: September 03, 2025**

**Canara Bank**  
**Stressed Asset Management Branch: Circle Office Building,**  
**10, 10th Floor, C-14, G Block, BKC, Bandra (E), Mumbai 400051**  
**Email: cb15550@canarabank.com**

**INVITATION FOR EXPRESSION OF INTEREST ("EOI") IN RESPECT OF SALE/ASSIGNMENT OF STRESSED LOAN EXPOSURE OF KARANJA TERMINAL & LOGISTICS PRIVATE LIMITED ("KTPL") TO THE PERMITTED ENTITIES UNDER SWISS CHALLENGE METHOD**

Canara Bank ("CB"), on behalf of consortium of lenders comprising of Canara Bank, Bank of Baroda and Punjab & Sind Bank collectively "Lenders" or "Consortium Lenders" invites Expression of Interest ("EOI") from eligible ARCs / Banks / NBFCs / All India Financial Institutions or any other transferees (collectively "Permitted Entities" or "Bidders") eligible/permitted in terms of the Master Direction - Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021, as amended ("ARCs") and the Master Direction ("RBI Master Directions") and any other directions issued by the Reserve Bank of India.

Karanja Terminal & Logistics Private Limited ("KTPL" or "Company") has availed debts from certain lenders ("Lenders") led by Canara Bank ("Lead Bank"), having outstanding amount of Rs. 696.68 Crore (Rupees Six Hundred Six Crore and Sixty Eight Lakhs Only) as on August 31, 2025.

The Lenders propose to sell/ assign the the outstanding debts owed by the Company to the Lenders together with all associated rights, benefits and security interest created in their favour ("Lenders' Debt") in terms of the RBI Master Directions to the Permitted Entities.

In terms of the RBI Master Directions, the Lenders will undertake a **Swiss Challenge Bid Process** (the "Bid Process") on "All Cash" basis only. The transfer of the Lenders' Debt to the successful bidder shall be on an "as is where is", "as is what is" "as is how is", "whatever is there is" and "without recourse basis" without any representation, warranty or indemnity by the Lenders, based on existing offer in hand ("Anchor Bid"). Considering that the auction is under the "Swiss Challenge Method", with the Anchor Bid being the base bid, the anchor bidder shall have specific preferential rights as set out in the Bid Process document and further the right to match the highest bid in the manner as elaborated in the Bid Process document.

To conduct the Bid Process, the Lead Bank, has mandated BOB Capital Markets Limited ("BOBCAPS" or "Process Advisor") to assist and advise the Lenders on the Bid Process and matters incidental thereto. BOBCAPS, on behalf of the Lead Bank, hereby invites EOI from eligible Permitted Entities to acquire the Lenders' Debt.

**Name and Address of the Borrower/ Mortgagee**  
 M/s. Karanja Terminal & Logistics Private Limited ("KTPL")  
**Regd. Off:** Office No. 705 & 706, 7th Floor, Shelton Centre, Chitra Pkwy, Devere Marg, Sector-15, CBD, Belapur, Navi Mumbai, Thane, Maharashtra, India - 400614.

**Last date for submission of EOI**  
 September 8, 2025 at 5 PM

**Details of Dealing Officers**  
 Mr. Rakesh Chandra Shandilya - AGM & Mr. Shakti Kumar Sharma - Chief Manager; E-mail: cb15550@canarabank.com

**Other Terms and Condition**

The Deal Summary containing the format of EOI, other documents is available on the Process Advisor's website ([www.bobcaps.in](http://www.bobcaps.in)). Interested eligible Bidders should submit the duly completed EOI (along with the duly executed annexures) electronically vide email to [ports@bobcaps.in](mailto:ports@bobcaps.in) and physically at "K/A Mr. Piyush Ranjan, BOB Capital Markets Limited, B-1704, Parnice Crescenzo, G Block, BKC, Bandra (East), Mumbai 400051".  
**The deadline for submission of EOI is September 8, 2025, by 5 PM.**

Upon submission of the duly completed EOI (along with the duly executed annexures and refundable participation fees "RPF") as available on the Process Advisor's website, the Eligible Bidders will be shortlisted and the shortlisted Eligible Bidders would be allowed access to the virtual data room ("VDR") for further information including the Information Memorandum (if any) for commencing due diligence in the account of KTPL. This will be followed by participation in the e-auction to be conducted on September 23, 2025 from 11 am to 1 pm wherein the Bidders will be required to submit their irrevocable binding bids in accordance with the terms and timeline set out under the Deal Summary and the Bid Process document.

Please note that Bid Process envisaged in this advertisement shall be subject to final approval of the competent authority of the Lenders. Lead Bank/Process Advisors (on instructions of Lenders) reserves the right to cancel or modify the Bid Process or to disqualify any Bidders without assigning any reason and without any liability. This is not an offer document, and nothing contained herein shall constitute a binding offer or a commitment to sell any debt asset. Any of the terms and conditions of the EOI/ Bid Process document may be amended or changed or the entire Bid Process may be terminated at any stage by the Lenders or BOBCAPS without assigning any reason or assuming any liability or costs. All key information including any amendments in relation to the Bid Process will be available on the Process Advisor's website and Bidders must, at all times, keep themselves apprised of the latest updates/ clarifications/ amendments/ time extensions, if any, (including the Bid Process document) in this regard as uploaded on the Process Advisor's website. BOBCAPS or Lenders shall not be held liable for any failure on part of the Bidders to keep themselves updated with the latest updates/ clarifications/ amendments/ operational, legal or any other type of risk relating to the loan exposure.

**For further details contact**  
**1) Mr. Piyush Ranjan - SVP; Phone: +91997402387;**  
**2) Mr. Jatan Joshi - SM; Phone: +919426726294; Email: [ports@bobcaps.in](mailto:ports@bobcaps.in)**

**For detailed Terms & Conditions of the bid process, Please refer to the link provided on Canara Bank website: <https://canarabank.com> or BOBAPS website: [www.bobcaps.in](http://www.bobcaps.in) / Lenders**

**Place: Mumbai**  
**Date: September 3, 2025**

**Sd/-**  
**Mr. Rakesh Chandra Shandilya - AGM &**  
**Mr. Shakti Kumar Sharma - CM**  
**Dealing Officers Canara Bank**

**KOTAK MAHINDRA PRIME LIMITED**  
**Registered Office:** 27 BKC, Ground Floor, Plot No. C-27, 'G' Block, Bandra Kuria Complex, Bandra East, Mumbai - 400 051.  
**Branch Office:** 1st Floor, Adarsh Plaza, behind Hare Krishna Hotel, C.S.T Road, Kalyan, Santacruz(E), Mumbai-400096.

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

Whereas, the Authorized Officer of Kotak Mahindra Prime Limited ("KMPL") under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-Borrowers/Mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The following Borrowers/Co-Borrowers/Mortgagors/Guarantors having failed to repay the above said amount within the specified period, notice is hereby given to the public in general and in particular to the Borrower(s) and Co-Borrower(s) that the Authorized Officer has taken over possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" for recovery of Rs.57,08,815.15/- (Rupees Fifty Seven Lakhs Eight Thousand Eight Hundred Fifteen and Fifteen Paise Only), along with interest outstanding as on 09-10-2024 due to the Kotak Mahindra Prime Limited, (Secured Creditor) with further Interest and additional/Penal, due to the Kotak Mahindra Prime Limited under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002.

It is hereby informed to General public that we are going to conduct public E-Auction through website <https://kotakbank.auctiontngier.net>.

<b>Name of Borrower, Co-Borrowers, Mortgagors</b> <b>Loan A/c No :</b> <b>KLAP38072</b>		
<b>1. KREATORSS VENTURES PRIVATE LIMITED (BORROWER)</b> <b>Having Address at:</b> ROOM NO. 7, GROUND FLOOR, AIR VIEW PREMISES, NEAR/AIR CARGO COMPLEX, SAHAR VILLAGE, SUTARI SUTAR PAKHADI, MUMBAI-400099 <b>Also At:</b> 172/A, GANGA NIWAS CO-OP HSG, DR. AMBEDKAR ROAD, GANESH GALLI, LALBAUG, MUMBAI-400012. <b>2. MR. CHANDRASHEKHAR MADHAV GOVEKAR (CO-BORROWER)</b> <b>3. MRS. SNEHA CHANDRASHEKHAR GOVEKAR (CO-BORROWER)</b> <b>4. MR. PRANAV CHANDRASHEKHAR GOVEKAR (CO-BORROWER)</b> <b>All Having Address at:</b> 172/A, GANGA NIWAS CO-OP HSG, DR. AMBEDKAR ROAD,		
<b>Descriptions of the property:</b> That the subject property is residential Flat No.201, admeasuring 448 Sq. Ft. carpet area inclusive of 42 Sq. Ft. carpet area & appurtenant area admeasuring 137 Sq. ft. on the 2nd Floor, Building No. 4, in the building known as Hill Crest and Society known as Hill Crest Co-Op HSC. Soc. Ltd. situated at G.B. Road, Manpada, Thane (West) 400607.		
<b>Demand Notice u/s 13(2) Date -09.10.2024</b> <b>Physical Possession Date -02.06.2025</b> <b>Physical Possession Notice Publication Date -04.06.2025</b>		
<b>Reserve Price (In Rs.)</b> Rs.84,64,500/- (Rupees Eighty Four Lakhs Sixty Four Thousand Five Hundred Only)	<b>Earnest Money Deposit (In Rs.)</b> Rs.8,46,450/- (Rupees Eight Lakhs Forty Six Thousand Four Hundred Fifty Only)	<b>Bid Increment Amount (In Rs.)</b> Rs. 50,000/- (Rupees Fifty Thousand Only)
<b>E-Auction Date:</b> 10/10/2025 at 11:00 am with unlimited extension of 5 (min each)	<b>EMD Submission Last Date:</b> 09/10/2025 up to 4:00 PM.	<b>Inspection Date:</b> 08/09/2025 to 08/10/2025 Between 11:00 AM to 4:00 PM.

**TERMS & CONDITIONS OF SALE:-** 1. The particulars in respect of the Immovable Property / Secured Asset specified hereinabove have been stated to the best of the information and knowledge of the Authorised Officer / Kotak Mahindra Prime Limited. 2. However, the Authorised Officer / Kotak Mahindra Prime Limited shall not be responsible for any error, mis-statement or omission in the said particulars. The Bidders are therefore requested, in their own interest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the above-mentioned Immovable Property / Secured Asset, before submitting the bids. 3. Statutory dues like property taxes / cess and transfer charges, arrears of electricity dues, arrears of water charges and other charges known and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and the payment of the same shall be the responsibility of the buyer of Secured Assets. 4. Wherever applicable, it is the responsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sale consideration on behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lacs and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act. 5. Sale is strictly subject to the Terms, Conditions and Disclaimers stipulated in the prescribed E-Auction Bid Document, Offer Acceptance Letter, Public Notice, terms and conditions mentioned hereinbelow and any other related documents. 6. Secured Asset is available for inspection on 08/09/2025 to 08/10/2025 between 11am to 4pm. 7. E-Auction Bid Document can be obtained on-line from the website <https://kotakbank.auctiontngier.net>, or can be obtained at Address - Plot No. - 7, Second Floor, Sector - 125, Noida-201313, Uttar Pradesh, India. 8. For any assistance relating to the property, or for obtaining the E-Auction Bid Document and for any other queries, please get in touch with M/s. e-Procurement Technologies Ltd., Contact Mr. Ram Sharma Contact number: 8000023297, email id: [ramprasad@auctiontngier.net](mailto:ramprasad@auctiontngier.net), [support@auctiontngier.net](mailto:support@auctiontngier.net) or Mr. Reeshav Kumar Authorised Officer of Kotak Mahindra Prime Ltd. through Telephone No +91-9582030478. 9. Earnest Money Deposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order in Favour of "Kotak Mahindra Prime Ltd." payable at par in sealed envelope and shall be submitted at Kotak Mahindra Prime Limited, Kotak Tower, Plot No. - 7, Second Floor, Sector - 125, Noida, 201313, Uttar Pradesh, India. 10. Minimum bid increment amount is Rs. 50,000/- 11. The offer amount (to be mentioned in e-auction Bid document) shall be above Reserve Price and bidders shall improve their offers in multiples of Bid incremental amount indicated above. 12. E-Auction Bid Document duly filled in along with the details of payment of EMD shall be submitted at Kotak Mahindra Prime Limited, Kotak Tower, Plot No. - 7, Second Floor, Sector - 125, Noida, 201313, Uttar Pradesh, India. 13. The last date of submission of bids in prescribed e-auction Bid Documents with all necessary documents and EMD in stipulated manner is 09-10-2025, on or before 04:00 PM. 14. Incomplete E-Auction Bid Document or bids with inadequate EMD amount or bids received after the date indicated at Mr. N 13 hereinabove shall be treated as invalid. 15. Conditional offers shall be treated as invalid. 16. M/s. e-Procurement Technologies Ltd., Contact Mr. Ram Sharma Contact number: 8000023297, email id: [ramprasad@auctiontngier.net](mailto:ramprasad@auctiontngier.net), [support@auctiontngier.net](mailto:support@auctiontngier.net) would be assisting the Authorized Officer in conducting the auction through an e-bidding process. 17. Upon receipt of Bid with the necessary documents as mentioned therein and in the sale notice within the stipulated date and time mentioned above, a password/ user ID will be provided by themselves through the Registration Process in the Web Portal (<https://kotakbank.auctiontngier.net>). For any query or assistance, bidders are advised to contact M/s. e-Procurement Technologies Ltd., Contact Mr. Ram Sharma Contact number: 8000023297, email id: [ramprasad@auctiontngier.net](mailto:ramprasad@auctiontngier.net), [support@auctiontngier.net](mailto:support@auctiontngier.net) or necessary trainings on e-bidding Process to eligible bidders / prospective purchasers to participate in the online auction. 18. Necessary trainings will be provided by M/s. e-Procurement Technologies Ltd (Auction Tngier) for the purpose. 19. The auction by way of e-bidding will be conducted on the date and time indicated in Column (G). 20. The Immovable Property / Secured Asset shall not be sold below the Reserve Price. 21. On sale of the property the purchaser shall not have any claim of whatsoever nature against Kotak Mahindra Prime Ltd or its Authorized Officer. 22. The e-bidding would commence and end at the time indicated in Column (G) above. However, if a bid is received 5 minutes prior to the closing time indicated therein, it would get extended by five minutes every time a bid is offered. The auction would end if there is no bid for a period exceeding five minutes. 23. It shall be at the discretion of the Authorized officer to cancel the auction proceeding for any reason and return the EMD submitted and AIL will not entertain any claim or representation in that regard from the bidders. 24. The Authorized officer has the absolute right to accept or reject the highest and / or all Bid(s) or postpone or cancel the sale, as the case may be without assigning any reasons thereof and also to modify any of the terms and condition of this sale without prior notice. 25. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor. 26. EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest Money Deposit will not carry any interest. 27. Along with Bid Documents, the Bidders should also attach their photo identity proof such as copy of the passport, election commission card, ration card, driving license, copy of the PAN card issued by the Income Tax department etc. and the proof of residence countersigned by the bidder herself/himself. 28. The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer acceptance by Kotak Mahindra Prime Ltd., failing which the EMD amount remitted will stand forfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authorised officer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the amended provisions of Rule 9(4) of the Security Interest (Enforcement) Rules, 2002. Note: Bidding in the last minute and second should be avoided in bidders' own interest. Neither Kotak Mahindra Prime Ltd nor the service provider shall be responsible for any lapses / failure (Internet failure, Power failure etc.) on the part of the vendor. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply or whatever required so that they are able to participate in the auction successfully.

**Date : 02.09.2025**  
**Place : Thane**  
**Sd/- Authorised Officer**  
**Kotak Mahindra Prime Limited (Secured Creditor)**

## PUBLIC NOTICE

NOTICE is hereby given to all concerned that Mr. Kiran Narbheram Mehta is owner of the premises being acquired Flat No. 5 on 1st Floor admeasuring 525 Sq. Ft. Carpet area ("Said Flat") in the building known as "Ghatkopar Chetan Co-operative Housing Society Ltd." situated at Hingwala Lane, Ghatkopar (East), Mumbai - 400 077 ("Said Society") standing on all that piece and parcel of land bearing Final Plot No. 207, TPS II of Village Ghatkopar-Kirol, Taluka Kurla, Mumbai Suburban District. Late Smt. Manjula Kantilal Parikh being the erstwhile owner of the said Flat, was holding 5 fully paid-up shares bearing distinctive nos. 21 to 25 (both inclusive) ("Said Shares") under Share Certificate No. 5 ("Said Share Certificate"). Register Folio No. 5, Smt. Manjula Kantilal Parikh died intestate on 22nd March, 1983 leaving behind her two sons namely Mr. Naresh Kantilal Parikh and Mr. Rajesh Kantilal Parikh. The said Society on basis of the declaration dated 1st June, 1985, transferred the said Flat and Shares in the name of Mr. Naresh Kantilal Parikh and by virtue of an Agreement of Sale between Mr. Naresh Kantilal Parikh and Mr. Kiran Narbheram Mehta, Mr. Kiran Narbheram Mehta became the owner of the said Flat along with the said Shares. Mr. Kiran Narbheram Mehta is further intending to create third party rights in the said Flat. However, the original of the said Share Certificate is missing and unable to be traced. Thus, this Public Notice is issued in order to ensure that if any person who has the Original Share Certificate and/or is/are aware about the whereabouts of the aforesaid Original Share Certificate are requested to inform the office of Makwana and Associates, Advocate having their address at Gundecha Chambers, 108, 1st Floor, Nagdessa Master Road, Fort, Mumbai - 400 001 within a period of fifteen (15) days from the receipt of this publication. Dated this 3rd day of September, 2025

**Makwana and Associates**  
 108, Gundecha Chambers, Nagdessa Master Road, Fort, Mumbai - 400 001.  
 Mobile No: 9930325555. Email: [makwanaandassociates@gmail.com](mailto:makwanaandassociates@gmail.com)

## MARATHON NEXTGEN REALTY LIMITED

**Regd. Off:** Marathon Futurix, N.M. Joshi Marg, Lower Panel (West), Mumbai - 400013  
**Tel:** 022 6724 8484 **CIN:** L65900MH1978PLC020080  
**E-mail:** [cs@marathonrealty.com](mailto:cs@marathonrealty.com) **Website:** [www.marathon.in/nxtgen/](http://www.marathon.in/nxtgen/)

**Notice to the Members**  
**Information Regarding 48<sup>th</sup> Annual General Meeting (AGM) to be held through Video Conferencing (VC) facility/Other Audio Visual Means (OAVM)**

NOTICE is hereby given that the 48<sup>th</sup> Annual General Meeting ("AGM") of the Company is scheduled to be held on **Wednesday, September 24, 2025 at 12:00 Noon (IST)** through Video Conferencing ("VC") facility/