PUBLIC NOTICE

oncerned that Mr. Kiran Narbheram

Mehta is owner of the premises being

dmeasuring 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),

tanding on all that piece and parcel c

land bearing Final Plot No. 207, TPS

Curla, Mumbai Suburban District.

I of Village Ghatkopar-Kirol, Taluka

ate Smt. Manjula Kantilal Parikh

peing 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 ("Saic

Share Certificate"), Register Folio

No. 5. Smt. Maniula Kantilal Parikh

died intestate on 22nd March, 1983

leaving behind her two sons namely

Raiesh Kantilal Parikh. The said

Society on basis of the declaration

dated 1st June, 1985, transferred the

aid 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

larbheram 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

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

nform the office of Makwana and

Associatess, Advocate having their

iddress at Gundecha Chambers, 108,

1st Floor, Nagindas Master Road, Fort, Mumbai – 400 001 within a

period of fifteen (15) days from the

Dated this 3rd day of September, 2025

108 Gundecha Chambers Nagindas

Mobile No. 9930325555 Email

Master Road, Fort, Mumbai – 400 001.

nakwanaandassociatess@gmail.com

receipt of this publication.

Makwana and Associatess

nissing and unable to be traced.

Mumbai - 400 077 ("Said Society"

acquired Flat No. 5 on 1st Floor

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 Kurla Complex, Bandra (East), Mumbai 400 051 Maharashtra India CIN: U65999G I2017PTC098960 Website: www.adanihousing.ir

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 inance 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 'THFPL') 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 horrower/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 Section13 of the

AC	Act, in respect of time available, to redeem the secured assets.						
E	Sr.	Loan A/C No./	Name of the Borrower/	Demand Notice	Symbolic/ Physical		
1	lo.	Old Loan A/C No	Co Borrower/ Guarantor	date & Amount	Possession on		
Г	1	8010HL001172744	SANJAY HASMUKH	10-Apr-25 Rs.1694193/-	29-Aug-25		
L			PARMAR/Neeta S Parmar	As On Date 10-Apr-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

For Tyger Home Finance Pvt. Ltd. Place : MAHARASHTRA **Authorised Office**

3B BLACKBIO DX 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 Vedio 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 arid 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 Financia Year ended 31st March 2025 will be sent to all the Members, whose email addresses are registered with the Company, Depository Participants(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 53d AGM. The facility of casting the votes ('Remote e-Voting) wil 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 Septembei 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 reques 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, JAFFERBHOY 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.

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

Place: Bhopal Date: 02-09-2025

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



SNOWMAN LOGISTICS LIMITED

Regd. Office: Plot No. M-8, Taloja 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 | Email: investorrelations@sno CIN: L15122MH1993PLC285633

NOTICE OF THE 32ND ANNUAL GENERAL MEETING. **E-VOTING INFORMATION AND BOOK CLOSURE**

NOTICE is hereby given that the 32nd Annual General Meeting ("AGM") of the members of the Snowman Logistics Limited ("Company") is scheduled to be held on Thursday, the 25th 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-PoD-2/P/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 of 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 and also on websites of the Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com and Notice of the AGM on the psite of MUFG Intime India Pyt. Ltd. (Formerly Link Intime India Pyt. Ltd.) at https://in.mpms.mufa.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), MUFG Intime India Pvt. Ltd. (Formerly Link Intime India Pvt. Ltd.) at rmt.helpdesk@ilnkintime.co.in with a copy to the Company at rmt.helpdesk@ilnkintime.co.in with a copy to the Company at rmt.helpdesk@ilnkintime.co.in with a copy to the Company at rmt.helpdesk@ilnkintime.co.in with a copy to the Company at rmt.helpdesk@ilnkintime.co.in with a copy to the Company at rmt.rmestations@snowman.in when the company at rmestations@snowman.in when the company at rmestations@snowman.in when the company at rmestations@snowman.in when the company at rmestations when the company at rmestations<

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 MUFG Intime India Pvt. Ltd. (Formerly Link Intime India Pvt. Ltd.) ("MUFG Intime") for facilitating voting through

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 MUFG Intime for voting thereafter. Once 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 caste 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@in.mpms.mufg.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://instavote.linkintime.co.in, under Help section or write an email to enotices@in.mpms.mufa.com or Call us: - Tel: 022 - 49186000

Tel: 011 4055 4500

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

Mr. Sohan Singh Dhakad Company Secretary and Compliance Officer Wing B of 4th Floor, Prius Platinum, Saket District Centre, Saket, New Delhi - 110017.

Email ID: investorrelations@snowman.in

MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited C-101, 247 Park, L.B.S Marg, Vikhroli West, Mumbai

Tel: 022 - 49186000 Email ID: enotices@in.mpms.mufg.com

New Delhi September 03, 2025

v order of the Board of Directors or Snowman Logistics Limite

Date: 02.09.2025

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

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 transferes (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 from time to time ("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 ("Lend Bank"), having outstanding amount of Rs. 606.68 Crore (Rupees Six Hundred Six Crore and Sixty Eight Lakhs Only) as on August 31,2025.

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 bide shall have specific preferential rights as set out in the Bid Process document and further have their played 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

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

M/s. Karanja Terminal & Logistics Private Limited ("KTPL") Regd. Off.: Office No. 705 & 706, 7th Floor, Shelton Cubix, Chilu Phawle Deore Marg, Sector-15, CBD Belapur, Navi Mumbai, Thane, Maharashtra, India -

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

Details of Dealing Officer/s

Mr. Rakesh Chandra Shandilya – AGM & Mr. Shakti
Kumar Sharma – Chief Manager; E-mail:
cb15550@canarabank.com

Other Terms and Condition

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). Interested eligible Bidders should submit the duly completed EOI (along with the duly executed annexures) electronically vide email to ports@bobcaps.in and physically at "K/A Mr. Piyush Ranjan, BOB Capital Markets Limited, B-1704, Parinee Crescenzo, G Block, BKC, Bandra (East), Mumbai 400051". The deadline for submission of same is September 8, 2025, by 5 PM.
Upon submission of the duly completed EOI (along with the duly executed annexures and refundable participation fees "PF") 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 front 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 and / or 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 & 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 under "Tenders" tab. 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 of such modifications. Lenders will not assume any operational, legal or any other type of risk relating to the loan exposure. Please note that Bid Process envisaged in this advertisement shall be subject to final approve

BOBCAPS

For further details contact

1 Mr. Plyusi Ranjan - SVP; Phone: +919974702387;

2 Mr. Jatan Joshi - SWP, Phone: +919426726294; Email: ports@bobcaps.in

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 Kurla Complex, Bandra East, Mumbai – 400 051. Branch Office: 1st Floor Adamas Plaza, behind Hare Krishna Hotel, C.S.T Road, Kalina, Santacruz(E), Mumbai-400098. SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Vhereas, the Authorized Officer of Kotak Mahindra Prime Limited ("KMPL") under Securitisation and econstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and in xercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 sued 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 togethe vith further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the dat of payment within 60 days from the date of the said notice.

he following Borrowers/Co-Borrowers/Mortgagors/Guarantors having failed to repay the above said amour 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 Ba ecovery of Rs.57,08,815.15/- (Rupees Fifty Seven Lakhs Eight Thousand Eight Hundred Fifteen and Fifteer 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 unde ules 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.auctiontiger.net.

Co- Borrowers. Mortgagors Loan A/c No : KLAP38072

Name of Borrower, 1. KREATORSS VENTURES PRIVATE LIMITED (BORROWER) Having Address at: ROOM NO. 7, GROUND FLOOR, AIR VIEW PREMISES, NEARAIR CARGO COMPLEX, SAHAR VILLAGE, SUTARI SUTAR PAKHADI, MUMBAI

> Also At: 172/A, GANGA NIWAS CO-OP HSG, DR. AMBEDKAR ROAD, GANESH GALLLI ALBALIG MUMBAL-400012

2. MR. CHANDRASHEKHAR MADHAV GOVEKAR (CO-BORROWER) 3. MRS. SNEHA CHANDRASHEKHAR GOVEKAR (CO-BORROWER) 4. MR. PRANAV CHANDRASHEKHAR GOVEKAR (CO-BORROWER)

Descriptions of the property:

All Having Address at: 172/A, GANGA NIWAS CO-OP HSG, DR. AMBEDKAR ROAD, 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.

Demand Notice u/s 13(2) Date - 09.10.2024

Physical Possession Date - 02.06.2025 Physical Possession Notice Publication Date - 04.06.2025

Reserve Price (In Rs.) Rs.84,64,500/- (Rupees Eighty Four Lakhs Sixty Four Thousand Five Hundred Only) F-Auction Date:

inlimited extension of 5 min each)

Farnest Money Deposit (In Rs.) Rs.8,46,450/- (Rupees Eight Lakhs Forty Six Thousand Four Hundred Fifty Only)

Rs. 50,000/- (Rupees Fifty Thousand Only) **EMD Submission Last Date:**

09/10/2025 up to 4:00 PM FERMS & CONDITIONS OF SALE: 1. The particulars in respect of the Immovable Property / Secured Asset specifie

Inspection Date: 08/09/2025 to 08/10/2025 Between 11:00 AM to 4:00 PM.

Bid Increment Amount (In Rs.)

reinabove have been stated to the best of the information and knowledge of the Authorised Officer / Kotal Mahindra Prime Limited 2. However, the Authorised Officer / Kotak Mahindra Prime Limited shall not be responsibl r any error, mis-statement or omission in the said particulars. The Bidders are therefore requested, in their ow nterest, to satisfy themselves with regard to the above and all other relevant details / material information pertaining to the abovementioned 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 nown and unknown in respect to the secured assets being sold, shall be ascertained by the Bidder beforehand and e payment of the same shall be the responsibility of the buyer of Secured Assets. 4. Wherever applicable, it is the esponsibility of buyer of Secured Assets to deduct tax at source (TDS) @ of 1% of the total sell consideration o behalf of the resident owner (seller) on the transfer of immovable property having consideration equal to Rs.50 Lac and above and deposit the same with appropriate authority u/s 194 I/A of Income Tax Act. 5. Sale is strictly subject t he 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 evailable for inspection on 08/09/2025 to 08/10/2025 between 11am to 4pm, 7, E-Auction Bid Document can b bblained on-line from the website https://kotakbank.auctiontiger.net or can be obtained at Address – Plot No. – 7 Second Floor, Sector – 125, Noida-201313, Uttar Pradesh, India, Kotak Mahindra Prime on any working day during ffice hours. 8. For any assistance related to inspection of the property, or for obtaining the E-Auction bid docume and for any other gueries, please get in touch with M/s. e-Procurement Technologies Ltd.; Contact Mr. Ram Sharma contact number: 8000023297. email id : ramprasad@auctiontiger.net , support@auctiontiger.net or Mr. Reeshav cumar Authorised Officer of Kotak Mahindra Prime Ltd. through Telephone No +91-9582030478. 9. Earnest Money peposit (EMD) amount as mentioned above shall be deposited by the bidders through Demand Draft / Pay Order Deposit (EMD) amount as mentioned above shall be deposited by the bidders through behand 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. bove. 12. E-Auction Bid Document duly filled in along with the details of payment of EMD shall be submitted at Kotal lahindra Prime Limited, Kotak Tower, Plot No. – 7, Second Floor, Sector – 125, Noida, 201313, Uttar Pradesh, India 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 nadequate EMD amount or bids received after the date indicated at Sr. No 13 hereinabove shall be treated as invalid 5. Conditional offers shall be treated as invalid, 16. M/s. e-Procurement Technologies Ltd.: Contact Mr. Ram Sharm ontact number: 8000023297. email id:ramprasad@auctiontiger.net, support@auctiontiger.net would be assisting he 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 bove, a password/ user ID will be provided by themselves through the Registration Process in the Web Porta ttps://kotakbank.auctiontiger.net). For any query or assistance, bidders are advised to contact M/s. e-Procure echnologies Ltd.: Contact Mr. Ram Sharma Contact number: 8000023297. email id : ramprasad@auctiontiger.ne upport@auctiontiger.net or necessary trainings on e-bidding Process to eligible bidders / prospective purchasers articipate in the online auction. 18. Necessary trainings will be provided by M/s. e-Procurement Technologies Ltd Auction Tiger) for the purpose. 19. The auction by way of e-bidding will be conducted on the date and time indicated i Column (G). 20. The Immovable Property / Secured Asset shall not be sold below the Reserve Price. 21. On sale o ne property the purchaser shall not have any claim of whatsoever nature against Kotak Mahindra Prime Ltd or its horised 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 ever me a bid is offered. The auction would end if there is no bid for a period exceeding five minutes. 23. It shall be at th scretion of the Authorised officer to cancel the auction proceeding for any reason and return the EMD submitted and AllL 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 vithout assigning any reasons thereof and also to modify any of the terms and condition of this sale without pric otice. 25. The sale shall be conferred on the highest bidder subject to confirmation by Secured Creditor. 26. EMD o uccessful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 day om the date of Auction. The Earnest Money Deposit will not carry any interest. 27. Along with Bid Documents, the lidder(s) should also attach his/her photo identity proof such as copy of the passport, election commission card ation 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 mount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the asse 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 orfeited. The balance 75% of offer amount shall be paid within 15 days of confirmation of sale by the Authoriser fficer. If the balance amount is not remitted within stipulated time the amount of 25% will stand forfeited as per the mended 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

rime Ltd nor the service provider shall be responsible for any lapses / failure (Internet failure, Power failure etc.) or ne part of the vendor. In order to ward-off such contingent situation bidders are requested to make all the necessar rrangements / alternatives such as back-up power supply or whatever required so that they are able to participate he auction successfully

> Sd/- Authorised Officer Kotak Mahindra Prime Limited (Secured Creditor)

MARATHON NEXTGEN REALTY LIMITED

Regd. Off.: Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai - 400013

> E-mail: cs@marathonrealty.com Website: www.marathon.in/nextgen/ Notice to the Members

nformation Regarding 48th Annual General Meeting (AGM) to be held through Video Conferencing (VC) facility/Other Audio Visual Means (OAVM)

NOTICE is hereby given that the 48th Annual General Meeting ("AGM") of the Company scheduled to be held on Wednesday, September 24, 2025 at 12:00 Noon (IST) through Video Conferencing ("VC") facility/Other Audio Visual Means ("OAVM") to transact the busines as set out in the AGM Notice. The 48th AGM will be convened in compliance with the applicable provisions of the Companies Act, 2013 ("the Act") and rules made thereunder read with General Circular Nos. 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 05, 2020, 10/2022 dated December 28, 2022 and subsequent circulars ssued in this regard, the latest being 09/2024 dated September 19, 2024 issued by the Ministry of Corporate Affairs ("MCA") read with relevant circulars issued by the Securities and Exchange Board of India ("SEBI"), from time to time (hereinafter collectively referred to s "the Circulars"), in relation to "Clarification on holding of Annual General Meeting ("AGM") through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM")", permitted the nolding of the AGM through VC/OAVM, without the physical presence of the members at a ommon venue. In compliance with the MCA Circulars, the AGM is being held through VC DAVM. The deemed venue for the AGM shall be the registered office.

The Notice of the 48th AGM and the Annual report for the Financial Year 2024-25, inter alia ontaining Board's Report, Auditors' report and Audited Financial Statements for the Financial Year ended March 31, 2025 have been sent on Tuesday, September 2, 2025 in electronic node, to all those Members of the Company whose email addresses are registered with the Company/Registrar & Share Transfer Agent ("RTA")/ Depository Participant(s). Further, in compliance with Regulation 36(1)(b) of the SEBI Listing Regulations, the Company has sent letter containing web-link of the Company's website where the Notice and Annual Report are available to those shareholders whose email addresses are not registered.

Members may note that the Notice of AGM and the Annual report, will also be available or the Company's website at https://marathon.in/nextgen/, the website of the Stock Exchanges e. BSE Limited and NSE Limited at www.bseindia.com and www.nseindia.com respectively and on the website of NSDL (agency for providing the Remote e-Voting facility) i.e www.evoting.nsdl.com. The Physical copy of the Notice along with the Annual Report for the inancial Year 2024-25 shall be sent only to those members who request for the same at cs@marathonrealty.com. The Members can attend and participate in the AGM through VC/ OVAM facility only. The detailed instructions with respect to such participations are provided in the notes to the Notice of the AGM.

Final Dividend and Book Closure

The Shareholders may note that the Board of Directors, at its meeting has recommended a final dividend of Re. 1.00 per fully paid-up equity share of face value of Rs. 5/- each i.e. 20% of the paid up value, for the financial year ended March 31, 2025, subject to the approval o Shareholders at the ensuing AGM.

The Register of Members and Share Transfer Books of the Company will remain closed fron September 20, 2025 to September 24, 2025 (both days inclusive), for determining the ntitlement of Shareholders to the final Dividend for the Financial Year ended 2024-25. The Dividend, if declared, will be paid to the shareholders, whose name appear in the Register o fembers of the Company as on September 19, 2025 and in respect of shares held in Dematerialized form, it will be paid to shareholders whose names are furnished by Depositories as the beneficial owners as on date.

Instructions for remote e-voting and e-voting at the AGM:

Pursuant to the provisions of Section 108 of the Companies Act, 2013, read with Rules made thereof and Regulation 44 of the SEBI (LODR) Regulations, 2015, Members are provided with the facility to cast their votes on all resolutions set forth in the Notice of the AGM using electronic voting system ("remote e-voting"), provided by NSDL. The detailed instructions fo remote e-voting and e-voting during the AGM are given in the Notes to the Notice of the AGM

invembers are requested to note the following:					
Cut-off date for determining the eligibility of members for	Friday, September 19,				
availing remote e-voting facility as well as voting at the AGM	2025				
Day, Date and Time of commencement of remote e-voting	Sunday, September 21, 2025 at 9:00 am IST				
Day, Date and Time of end of remote e-voting	Tuesday, September 23 2025 at 5:00 pm IST				

The remote e-voting module shall be disabled by NSDL for voting thereafter and Members will not be allowed to vote electronically beyond the said date and time.

Members holding shares either in physical form or in dematerialized form as on Septembe 19, 2025 ('Cut-Off date') may cast their vote by remote e-Voting. E-voting shall also be made available during the AGM and Members attending the AGM who have not cast their vote through remote e-voting shall be eligible to vote at the AGM. Members who have cast their vote through remote e-voting prior to the AGM may attend the AGM but shall not be entitled to cast their vote again. Once the vote on a resolution is cast by a Member, the Member shall not be allowed to change it subsequently.

Any person who acquires shares of the Company and becomes a member of the Company after Dispatch of the Notice and holding shares as on the cut-off date i.e Friday, Septembe 19, 2025 may obtain the User id and password by following the procedure given in the Notes to the Notice of AGM. Any person who is not a shareholder as on the cut-off date should trea the Notice for information purpose only.

In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions (FAQs) and e-voting manual available at www.e-voting.nsdl.com or you may call on toll free number at 022-4886 7000 and 022-2499 7000 or send a request to Suketh Shetty at evoting@nsdl.co.in

For Marathon Nextgen Realty Limited

Company Secretary & Compliance Officer

Yogesh Patol

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (4)

Date: September 2, 2025

Place: Mumbai

The Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963,

Bhandari Co-op. Bank building, 2nd floor, P.L.Kale Guruji Marg, Dadar (West), Mumbai-400028

No.DDR-4/Mum./ deemed conveyance/Notice/2966/2025 Date: 01/09/2025 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice Application No. 201 of 2025

Gaurav Aakar C.H.S Ltd. Through Its Secretary/Chairman Having address as Gaurav Garder Bandar Pakhadi Road, Kandivali (West), Mumbai - 400 067. ...Applicant Versus 1. Angeline bastav keni 2. Itur Bastav Keni 3. Maryan Bastav Keni 4. Pasquina Bastav Keni 5. Louisa Mingle Vaity 6. Duming Mingle Vaity 7. Teressa Alias Tareja Mingle Vaity 8. Rocky Mingle Vaity Last Known address of Addressee No. 1 to 8 C.T.S. No. 262, S. No. 97, H. No. 6 Gaurav Garden, Bandar Pakhad Road, Kandivali - (West), Mumbai - 400 067. 9. Domnic Zuzya Vaity 10. Pascal Zuzya Vaity 11. Peter John Zuzya Vaity 12. Antonio Zuzya Vaity 13. Paul Zuzya Vaity 14. Ratin Anthony Ken 11. Dumu Sanjaav Koli 16. Dumu Francis Vaity 17. Johnson Francis Vaity 18. Asha Anthony Koli 19. Josphin Dashrath Bindh 20. Jasita Edward D'souza 21. Joana Dominique Vaity 22. Galana Dominique Vaity 23. Hilda Paskaul Vaity 24. Sibi Paskaul Vaity 25. Magnet Michael Utankar 26. Satan Wilson Naarlekar 27. Silina Milton Koli 28. Tresa Paidu Vaity 29. Subhash Paidu Vaity 30. Edna Anthony Vaity 31. Moces Anthony Vaity 32. Francis Anthony Vaity 33. John Anthon Vaity 34. Charlie Anthony Vaity 35. Anjali Ajit Koli 36. Novail Bastyav Bendomar 37. James Bastyav Bendomar 38. Daina Novail Bendomar 39. Satan Louis Gomas 40. Joice Bastyav Remedy 41) Silbi Deniz Gawadya Last Known address of Addressee No. 9 to 41 C.T.S. No. 266. S. No.7, H. No. 10 Gaurav Garden, Bandar Pakhadi Road, Kandivali - (West), Mumbai - 400 067 42. Andrew Francis Vaithy 43. Budya Andrew Vaithy 44. Zuran Andrew Vaithy 45. Peter Andrew Vaithy 46. Meru Andrew Vaithy 47. Mongibai Sukur Koli 48. Kisan Budya Koli 49. Sitaram Budya Koli 50. Waman Nudta Koli 51. Jankinai Motya Bandari 52. Ganpat Morya Bhandari 53. Anandibai Bhauram Koli 54, Jankibai Damoldar Koli 55, Yamini Shankar Koli 56, Darki Vinavak Koli 57. Hirabai Harishchandra Koli 58. Balkrishna Babya Koli 59. Dayaram Kisan Koli 60. Sitaram Budhya Koli 61. Vaman Budhya Koli 62. Jankibai Motya Bhandari 63. Ganpat Motya Bhandari 64. Gangabai Lalchand Koli 65. Eknath Lalchand Koli 66. Uma Vaikund Koli Last Known address of Addressee No. 42 to 66 C.T.S. No. 267, S. No. 97, H. No. 14 Gaurav Garden, Bandar Pakhadi Road. Kandivali - (West), Mumbai 400 067. **67. Anthone Alias Lichard Kaitan 68. Inas Kaitan 69. Thomas** Kaitan Anthon Kaitan 70. Francis Anthone 71. Joseph Anthone 72. Paksai Zuran Vaithy 73. Janu Francis Keni 74, Janua Pasku Vaithy Last Known address of Addressee No. 67 to 74 C.T.S. No. 268, S. No. 97, H. No. 15 Gaurav Garden, Bandar Pakhadi Road, Kandivali (West), Mumbai - 400 067. 75. Smt. Usha Vasant Bhat Sole Proprietress Of M/S. Usha Construction Pvt. Ltd. Last Known address as C.T.S. No. 263, S. No. 97, H.No. 7 Gaurav Garden, Bandar Pakhadi Road, Kandivali (West), Mumbai - 400 067. **76. Mahesh Purshotam Babani M/s. Ravi Real Estate Developers** Road, Kandivali (East), Mumbai - 400 067. 77. The Additional Collector / Competent Authority (UIc) Mumbai Suburban District New Administrative Building, Near Chetana College, Bandra (East) Mumbai - 400 051. 78. Gaurav Malhar C.H.S. Ltd. 81. Gaurav Bahar C.H.S. Ltd. 82. Gaurav Vista C.H.S. Ltd. 83. Divya Satkar C.H.S. Ltd. 84. Divya Dhrushti Shrushti C.H.S. Ltd. 85. Gaurav Vihar C.H.S. Ltd. 86. Gaurav Jamuna C.H.S. Ltd. 87. Gunjan Garden C.H.S. Ltd. 88. Divya Gunjan C.H.S. Ltd. 89. Gunjan B Wing C.H.S. Ltd. Through Their Chairman/Secretary Address of Opp. No. 78 to 89: Gauray Garden Complex, Banda Pakhadi Road, Kandivali - (West), Mumbai - 400 067. ...PROMOTERS / **OPPONENTS/DEFENDANT** and those, whose interests have been vested in the said property may submit their say at the time of nearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Claimed Area

Unilateral Conveyance of the land admeasuring 749.70 Sq.mtrs. bearing C.T.S. No. 262 corresponding to Survey No. 97 Hissa No. 6, C.T.S. No. 266 corresponding to Survey No. 97 Hissa No. 10, C.T.S. No. 267 corresponding to Survey No. 97 Hissa No. 14 & C.T.S. No. 268 corresponding to Survey No. 97 Hissa No. 15 from totally admeasuring about 31891.20 Sq. mtrs.; alongwith the undivided proportionate share in the R.G., Internal Road, FSI advantage of DP Road, Road Set Back, Access and other common amenities out of larger layout of Gaurav Garden from C.T.S. No. 138, 141, 143 to 146, 148, 156, 157, 159 to 161, 172(pt.), 178, 179, 184, 186 to 188, 191, 192, 193, 195 to 198, 203, 215, 260 to 271, 272(pt.), 273 to 282 in the Revenue Village Kandivali, Taluka Borivali, alongwith the building standing thereon; situated at Gaurav Garden, Bandar Pakhadi Road, Kandivali - (West), Mumbai - 400 067; in the Mumbai Suburban District within the Registration District and sub-District of Mumbai City and Mumbai Suburban in favour of the Applicant Society.

The hearing in the above case has been fixed on 22/09/2025 at 02:00 p.m.



Description of the Property :-

Sd/-(Rajesh Kalidasrao Lovekar) For District Deputy Registrar, Co-operative Societies, Mumbai City (4) Competent Authority U/s 5A of the MOFA, 1963